

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
September 2nd, 2025
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of June 3, 2025

3. Closed Meeting Session

4. Unfinished Business

5. Subdivision Application

- a. Subdivision Application No. 2025-0-095
Castle Mountain Resort
Lots 500-504 & 506-150, Block 3, Plan 1211214
- b. Subdivision Application No. 2025-0-103
Simon Hampson
Lot 1, Block 1, Plan 1111758 within NE 1-7-2 W5
- c. Subdivision Application No. 2025-0-119
Reners Land Inc
Closed Road and NW 35-5-1 W5
- d. Subdivision Application No. 2025-0-123
Dale & Joy Reid, Scott Bonertz and Nina Panchmatia & Peggy Bonertz
N ½ & SE 2-7-29 W4
- e. Subdivision Application No. 2025-0-127
Shawn Boese & Derrick Sproule
SE 18-5-29 W4

6. New Business

7. Next Regular Meeting October 7, 2025 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, June 3rd 2025
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Dave Cox, Tony Bruder, Jim Welsch and John MacGarva,

Staff: Chief Administrative Officer Roland Milligan and Development Officer Laura McKinnon

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

Reeve Rick Lemire called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Dave Cox 25/013

Moved that the Subdivision Authority Agenda for June 3, 2025, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 25/014

Moved that the March 4, 2025, Subdivision Authority Minutes, be approved as amended.

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 25/015

Moved that the Subdivision Authority close the meeting to the public, under the authority of the *Municipal Government Act* Section 197(2.1), the time being 6:01 pm.

Carried

Councillor John MacGarva 25/016

Moved that the Subdivision Authority open the meeting to the public, the time being 6:15 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 3, 2025

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2025-0-062
Doug Jensen, David Jensen & Daniel Jensen
S ½ 32-7-2 W5

Councillor John MacGarva

25/017

THAT the Agricultural subdivision of S1/2 32-7-2-W5M (Certificate of Title No. 251 028 922 +1, 251 028922 +2), to create a 219.68 acre (88.90 ha) parcel from two previously unsubdivided quarter sections of 158.85 acres (64.3 ha) and 160 acres (64.7 ha) respectively, for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 59.95 acres from the SW32 be consolidated with the SE32 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Related to Subdivision and Development Regulation*.
3. The Subdivision Authority is satisfied that with the consolidation; the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Wednesday, July 2nd, 2025; 6:00 pm.

**MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
June 3, 2025**

8. ADJOURNMENT

Councillor John MacGarva

25/018

Moved that the meeting adjourn, the time being 6:16 pm.

Carried

Rick Lemire, Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

DRAFT RESOLUTION

Our File: 2025-0-095

August 22, 2025

Roland Milligan
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

RE: Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, TELUS, ATCO Gas & ATCO Transmission, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Environment Range Department - J. Best, Area Wildlife Biologist, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2025-0-095

M.D. of Pincher Creek No. 9 Residential subdivision of Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M

THAT the Residential subdivision of Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M (Certificate of Title No. 121 105 422, 121 105 422 +1, 121 105 422 +2, 121 105 422 +3, 121 105 422 +4, 121 105 422 +6, 121 105 422 +7, 121 105 422 +8, 121 105 422 +9, 121 105 422 +10, 121 105 422 +13), to create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That a wastewater treatment and disposal system analysis (including a lagoon system capacity assessment and the development servicing capacity) be completed by an APEGA engineer to the satisfaction of the MD of Pincher Creek. And further, that the findings and recommendations of the assessment be completed prior to the endorsement of the final plan of survey.
3. That the existing leasehold lots as described in the Tentative Plan (BOA file 24-16276T) be consolidated in a manner such that the resulting Certificate of Titles could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. Upon completion and acceptance of Condition 2, the Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. The subdivision authority, in considering the written submissions from Rob McNeill, Bill Heidecker, Mark Buckwold, Dale Steele, Curtis Sinnott and Devin Wiens finds that the concerns are focused on the internal workings of Castle Mountain Inc in relation to their leaseholders and future development approvals and are therefore outside the parameters of the subdivision policies pertaining to the proposal.
5. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.
6. The Subdivision Authority has determined that the Castle Mountain Resort Area Structure Plan (ASP) Residential maximum of 225 equivalent dwelling units has been exceeded. The Subdivision Authority for the purposes of this subdivision grants a waiver of ASP Policy 5.2 as allowed under Policy 6.9.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(d) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Although the subdivision has been provided an ASP policy waiver under Reason 5, this waiver does not extend to the development permitting process. The Municipal Planning Commission may or may not grant a similar waiver. It is recommended that Castle Mountain Resort make application to amend the Area Structure Plan in relation to their engineered Wastewater management analysis (Condition 3) and to expand the dwelling unit count prescribed in the ASP.
- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-095. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to create two bareland condominium lots from ten existing lots for residential use. The proposal will accommodate medium density development, and servicing will be by a private sewage treatment plant and municipal water. This proposal complies with the subdivision criteria of the MD of Pincher Creek’s Municipal Development Plan, Castle Mountain Resort Area Structure Plan and Land Use Bylaw.

AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. AHS-EPH recommends connection to an approved municipal or regional drinking water system where feasible.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends connection to an approved municipal wastewater system where feasible. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

(g) Alberta Transportation – Leah Olsen, Development/Planning Technologist:

“This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 774

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 7(6)(d) of the regulation, Transportation and Economic Corridors agrees to waive the referral distance for this particular subdivision application. As far as Transportation and Economic Corridors is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information”

(h) Comments from Rob McNeil, Lot 24 Castle Mountain Resort:

“I am in receipt of the notification regarding the Application For Subdivision Of Land submitted by Castle Mountain Resort Inc. (CMR). I am a stakeholder as owner of Lot 24 at CMR. I am writing to officially lodge my opposition to the subject application for the following reasons;

- CMR has not provided any details in regards to the type of development proposed to neither affected stakeholders or shareholders. Accordingly, the impact of the proposed development on existing owners is impossible to gauge.
- CMR has not provided any details on any engineering studies that indicate existing infrastructure such as water, utilities, sewer systems are capable of accommodating the proposed development. If upgrades are required, there has been no indication if the exiting lot holders will end up sharing in those costs.
- CMR has not addressed potential parking and traffic issues that will arise with increased density.
- CMR has not indicated if they have addressed the potential impact of higher density on emergency services in area, in particular fire response, and hydrant capacity.
- CMR has not indicated what the plan is for removal of green space in the area, the potential impacts on run-off, stream quality and wildlife.
- CMR has not provided a clear understanding of how the originally approved density was derived and whether the revised density will exceed the originally approved values. If the new density does exceed the original, CMR has not indicated so, nor have they indicated why higher density is justified.

- It appears that the subdivided lots will be changed from leasehold to Bareland. It should be pointed out that the majority of the lot owners at Castle are lease holders, with various terms. CMR should be required to offer all leaseholders a similar option that encompasses the value of lease payments and terms. Providing Bareland status to a select few lots within the boundaries of CMR establishes another layer of inequity in the value of owning within the resort.

In short, CMR has done an inadequate job of informing the affected stakeholders and shareholders of even the most basic potential impacts of increased density at the resort. In addition, CMR has not satisfactorily justified that increased density is acceptable from a development perspective. “

(i) Comments from the following adjacent landowners:

- Dale Steele, Co-owners of 907113 AB Ltd - Lot 81A, Castle Mountain Resort
- Devin W., Co-owner of 81 A, Castle Mountain Resort
- Curtis Sinnott, Partial owner of Lot 81A and 81B, Castle Mountain Resort
- Mark Buckwold and Mark Baird, Owners, Lot 80 and 79, Castle Mountain Resort
- William (Bill) Heidecker:
 - “I am a co-owners of Lot 81A along with Curtis Sinnott, Dale Steele, and others. I share the same concerns as Dale Steele has outlined below. These are very serious concerns which will have a major impact on all residents and lot owners. Additionally It will set a very poor planning precedent. Thank you for your consideration.”

The correspondence below was received by all adjacent landowners listed above.

Re: Comments for Practical, Common-Sense Considerations in Future Development

We wish to make comments respecting the proposed subdivision File# 2025-0-095. We are writing as concerned property owners at Castle Mountain Resort regarding the proposed subdivision changes to create two Lots that will share the property line of Lots 79, 80, and 81. We request your thoughtful consideration to the long-term safety and well-being of the community in development approvals.

Simply put - building in the mountains is not the same as building in a prairie town. It requires awareness and preparation for the different environment, especially when it comes to space, snow, and safety. Please review the attached picture as a reference in context of our comments. The current 6 foot setback from property line is certainly not sufficient for new construction, and definitely not for multi-storey, multi-family construction on the two proposed lots.

Snow and Space - Let's Plan for Reality

Everyone who spends time at Castle Mountain knows how much snow we can get. Roofs shed snow, snow drifts pile up, and before long, the space between buildings disappears. In our case, current structures already sit within just a few feet of the property line, and we've seen firsthand how much snow slides off the metal roof of our properties. Past decisions at CRM (before us) created ongoing challenges every winter which restrict property access, and the ability to move around safely under the rooflines.

If the subdivision request is granted without changes, the large new multi-story buildings could be located just 6 feet from our property line, or just 7 to 12 feet away from existing cabins/access, which simply doesn't make sense in mountain snow conditions. Imagine the deepest snowpack in 50 years, with that amount of snow shedding off of current cabins, with large multifamily buildings shedding snow from rooflines 45 feet high, plus unforeseen snow drifting thru tight spaces - it will create a legacy of long-term risk of property damage and safety risks.

We believe it's only reasonable to implement a larger setback or space between multi-family, multi-structure buildings - we suggest 15 meters of setback/space between new multifamily buildings and existing cabins. It's not excessive; it's what's needed for snow management, access, and winter safety.

Safety First - Mountain Communities Need Different Rules

The risk of wildfire is a real concern in mountain communities like ours. We know how fast fire will move when buildings are close together, surrounded by trees, with limited access routes. Historic builds currently have limited space between buildings, and permitting new construction to be only 6 feet from current building on Lot 80 or 20 feet from current buildings on Lot 79 and 81 is dangerous. It's just common sense to leave extra space between structures - space that gives emergency crews room to work and reduces the chance of a small fire becoming a big disaster. We request a 15-meter setback for new multifamily construction isn't just about snow - it's about fire-smart safety, too.

Access for Everyone - Keep Trails Open

The current trail behind Lots 79, 80 & 81 has been used for many years by skiers & walkers, and this trail is the primary ski-in access for our cabins, duplex and staff accommodations. Trails connect the resort and provide people with options to get around safely - especially in winter when snowbanks and ice reduce access and block roads.

Preserving trails was not a priority when Phase 5 was approved 20+ years ago... but in 2025, it is not appropriate to remove trails and reduce access to people and properties. The subdivision notice seeks to remove a historic trail space to construct large multi-family buildings. Maintaining this trail space is important to provide safe access points for all residents and visitors, especially during harsh winters and to mitigate growing risk of wildfires. Removing trails doesn't just affect us — it affects the whole community, including people staying in the new units.

We believe it is reasonable to maintain the current trail, as an easement for a 10 meter wide public trail corridor, to ensure Castle Mountain stays connected, accessible, and enjoyable for everyone.

Let's Get This Right for the Future

We aren't against this development - but this is a second opportunity to plan better, to make better choices on shaping Castle Mountain for decades to come.

A little more setback space, some mountain snow planning, and maintaining trail access routes are simple, common-sense decisions that will prevent major problems and liabilities in the future.

Common sense considerations:

- **Change the current 2 meter setback into a 15-meter setback between new multi-family construction and existing property buildings.**
- **Maintain the current historic trail access, suggesting an easement for a 10-meter public trail corridor for safe, year-round access.**
- **An updated planning approach which recognizes that mountain environment development is different than on flat prairie - as snow management and fire-smart preparation requires different setback standards.**

Please review the attached pictures as a reference in context of some points listed above. The picture is behind lot 80 and that pile of snow is well within the lot boundaries of the condo lot proposed here. Imagine a structure immediately behind and the volume of snow that could form.

Thank you for your time and for considering these reasonable, practical suggestions. We all want Castle Mountain Resort to grow in a way that keeps it safe, functional, and enjoyable for everyone - now and into the future. Simply take a walk through the area in question and these requests will make a lot of sense. Refer to the pictures below for reference to the points above

Sincerely,

Dale Steele

Co-Owners of 907113 AB Ltd - Lot 81A

Castle Mountain Resort

Pic below of back of lot 81 from back of Lot 80 – imagine the added snow-load coming off the roof of a large multi-family building constructed 12 feet from this current cabin on Lot 81A



Pic below of back of lot 80 – the historic placement of this cabin resulted in the steps being on the property line. Imagine the added snow-load coming off the roof of a large multi-family building constructed 6 feet from this current cabin on Lot 80



Pic below of back of lot 79. Imagine the added snow-load coming off the roof of a large multi-family building constructed 20 feet from this current cabin on Lot 79



Pic below from behind lot 81/80 looking uphill. It would be very unfortunate for this trail to be covered with a large multifamily construction. Lets keep this current historic trail and year round access for the CMR community.



No imagine a 1 in 50 year mountain snowfall, or 1 in 100 year mountain snowfall... look back at these pictures and think about the added snow-load coming off the roof of new multifamily construction a mere 6 feet from the property line of current buildings."

- (j) Castle Mountain – Update on 2025 Master Development Plan & Phase 5 Subdivision.
(See Attachment)
- (k) Castle Mountain Resort Inc., Lagoon System Capacity Assessment – Draft
Technical Memo - Prepared by McElhanney, dated August 13, 2025
(See Attachment)

CHAIRMAN

DATE



UPDATE ON 2025 MASTER DEVELOPMENT PLAN & PHASE 5 SUBDIVISION

As many of you know, we have been busy with several projects at CMR. Most of you will be familiar with the Stagecoach Express Project and the RV Park Development. In addition to the lift and RV projects, we have also been working on a new, robust Master Development Plan (MDP), as well as subdivision of the Phase 5 single family lots into two larger multi-family lots. We have realized that it is time to communicate what we've been up to and why.

The viability and sustainability of CMR has been an ongoing challenge since the mountain was founded. CMR Board and Management care about the community and how things are planned and developed going forward. The need for a more robust MDP came about when we determined that our 2017 MDP did not have a well-designed village plan. A well-thought-out village plan is increasingly important as we contemplate our base village and the potential of developing Phase 5 to raise funds.

To help us succeed, early in 2025 we engaged Ecosign Mountain Resort Planners to help us design and plan for the success of both the village and the mountain through the development of a new Master Development Plan (MDP). Ecosign are experts in planning staged growth for communities & resorts that are very similar to Castle's including Sun Peaks Resort, north of Kamloops. One of the first things we learned was that a full Master Development Plan has two main components – a Master Mountain Plan (covering everything skiing related) and a Master Village Plan (covering planning for the village). The village plan contemplates amenities, feel, and flow.

The 2025 Master Development plan will be practical and has short, medium, and longer term phases. Each phase can be constructed and operated independently. The 2025 MDP is much less aspirational and will be actionable from the start. While we have made significant advances on the mountain over the last decade (e.g. snowmaking and now the Stagecoach Express), there has been a gap in village planning and development. With Ecosign's help, we are working on a robust plan for the village. This includes:

- Analyzing and planning for pedestrian movement including designated multi-use trails and public gathering areas
- Rental accommodation designed to fit market expectations and is attractive to a variety of developers that will give the village character and diversity while still achieving a cohesive village development.
- Consideration given to the relationship between new development within the context of the surrounding residences including: building massing, views, landscape buffers, and public spaces.
- Recognition that the local community and residents add liveliness and atmosphere to the village and guest experience.
- Creation of a welcoming mixed-use pedestrian-oriented village that provides a central gathering space with commercial services for locals, employees, and guests.

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- Establish critical mass with an appropriately sized village center that incorporates warm beds to attract tourists/ guests for 2 to 3 days or longer to increase mid-week visitation and create a vibrant year-round destination.
- Employee and workforce housing units that are integrated into the overall resort development to encourage a lively, work and play community development.
- Development nodes linked with multi use trails.
- Landscaping to ensure new buildings are integrated with nature.
- Careful building massing to maintain important site-lines and maximize sun exposure.
- Easy access for guests to lifts and amenities; easy access for maintenance, servicing, and emergencies.
- Consideration given to proposed building heights and step-backs or step-downs on certain sections of buildings that considers the density of the existing surrounding homes.
- Compatibility with both existing and new development.

Discussions have also identified that with limited land in the base area we need to focus on the sale and development of multi-family properties. We currently have a significant shortfall in terms of multi-family, cost effective accommodation.

One advantage of working with a company like Ecosign has been that, while we believed that parking was going to be a growing issue at CMR, as development progressed, we didn't have a way to verify this. Ecosign has confirmed that parking is a limited resource at CMR and that all new buildings will need to include parking. Going forward, we need to maximize the use of the space in the base area. Ecosign's MDP will help us envision the village into the future, but also will provide a practical roadmap to go forward with. Lot owners will benefit from a potential increase in property value. CMR is expected to benefit from an increase in skier visits that will ensure the resort becomes sustainable on a year over year basis. Based on discussion with CMR leadership, Ecosign has included multi-use trail networks throughout the village, including a multi-use trail on the south side of the phase 5 development. Phase 5 development agreements will include an easement for a multi-use trail along the south side of the property.

Sincerely,

Dean Parkinson

General Manager

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FREQUENTLY ASKED QUESTIONS

Will the proposed building site in Phase 5 fit in aesthetically?

We have heard concerns around what sort of development may occur. All new buildings at CMR must meet CMR Development Guidelines and MD of Pincher Creek's relevant bylaws. The purpose of CMR's development guidelines is as follows:

The design guidelines are created to ensure, protect, and maintain the aesthetic quality and integrity of Castle Mountain Resort (CMR). It is essential that the physical appearance of all structures, including but not limited to single-detached dwelling, semi-detached dwelling (duplex), multi-unit dwelling, commercial buildings and operational, maintenance and lift facilities, be aesthetically and architecturally compatible. The objective is to allow for flexibility of creative design and expression by property owners while maintaining harmony between the individual homes, the community and the natural beauty of the land. In this way, CMR hopes to protect its current and future projects and ensures prospective buyer's investments are in turn protected.

CMR's Development Guidelines can be found by clicking [here](#).

When will we get to see Ecosign's MDP? When will the new CMR Master Development Plan that Ecosign is developing be shared with shareholders and leaseholders?

We are working with Ecosign to have our 2025 MDP complete by October 2025. We will be sharing parts of the MDP as we move into the fall and we are closer to the final plan.

Will new buildings be required to adhere to FireSmart principles?

FireSmarting is addressed in CMR's current development guidelines and will remain important for future development.

The Development Guidelines require the use of fire-resistant materials for construction. Ideal building materials may include metal roofs, cement board siding, & vinyl decking materials. Roof sprinklers can be installed to aid in fire protection in the event of a fire. Per CMR Development guidelines: The Westcastle Valley is located in a high-risk zone for wildfires. It is the responsibility of all residents to ensure buildings and vegetation on their lots adhere to FireSmart principles, as outlined in the following [FireSmart Alberta](#) resources:

- FireSmart Begins at Home
- FireSmart Canada Home Development Guide

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- FireSmart Guide to Landscaping

How will rooftop snow be managed?

Snow load is addressed in CMR's current development guidelines and will remain important for future development.

Per CMR development guidelines: Architectural drawings must include snow retention devices. The basic building form must be conducive to snow management; Snow must be positively shed or retained. Snow and drainage from roofs may not be dumped onto adjoining streets of properties; The owner must use snow diverters, snow retainers or vary roof pitch for snow retention. All new metal roofs with a pitch greater than 3:12 must be equipped with snow retention devices that are designed as an integral part of the roof slope. Entrances and pedestrian routes must be fully protected from snow sheds and icicles. Shedding snow must be deflected from pedestrian areas by dormers, roof angles, canopies or other means. Additionally, a snow management plan prepared by a professional engineer must be submitted as part of the application process. It will include a written explanation and scaled drawings showing the following:

- How building roofs are to retain snow
- How snow and ice will be managed on-site
- How pedestrian entry points, walkways, ski runs, and vehicles will be protected from snow and ice shedding.

CMR has created the initial Phase 5 lot such that the building will have a North South orientation – this means that the roof will shed snow to the east and west, but not to the north or south. This precludes snow from falling off the building onto adjacent properties to the south.

What is the plan for the phase 5 lots?

CMR is working on a Request for Proposal to gauge developer's interest in the two proposed Phase 5 multi-family lots. The submissions will provide insight into the developer's interest in working with CMR to ensure that all our development guidelines are achieved and will incorporate design work by Ecosign. CMR's ideal building is expected to be two floors with 10 units per floor. The units are expected to be a mix of different sizes ranging from studio to two-bedroom units. Prices should be across a range, reflecting the different sizes, and are expected to be affordable to a wider range of people. Parking will be required underneath the building. A multi-use trail easement will be created on the south side of the building that will eventually connect with other planned multi-use trails in the Ecosign MDP.

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403.627.5101



How will setbacks be dealt with?

Setbacks are determined by the MD of Pincher Creek in our Area Structure Plan. The current setback for the south side of the phase 5 development is 2.5 meters. This applies to both the CMR owned lots in phase 5 as well as the leaseholder lots backing onto the phase 5 area. Both parties are required to build no closer than 2.5 meters from the property line. Nevertheless, CMR will require developers to provide an easement on the south property line to allow room for a multi-use trail. This trail will eventually connect to the other multi-use trails identified in the 2025 MDP.

CASTLE MOUNTAIN RESORT

PINCHER CREEK, AB, CANADA.

SKICASTLE.CA

INFO@SKICASTLE.CA

403.627.5101

TECHNICAL MEMO

To

Dean Parkinson,
General Manager

From

Cristina Hutchison, P.Eng.
Project Manager

Castle Mountain Resort Inc.
PO Box 610.
Pincher Creek,
Alberta. T0K 1W0

Karen Sutherland, M. Eng, P. Eng,
Water / Wastewater Engineer
McElhanney Ltd.

Re

Castle Mountain Resort Inc.
Lagoon System Capacity Assessment - DRAFT

Date

May 5, 2025

1. Introduction

McElhanney Ltd. (McElhanney) was engaged by Castle Mountain Resort Inc. (CMR) for engineering services in support of assessing the existing wastewater treatment system and developing upgrade options to address and mitigate the bubbling of the lagoon liner in the storage cell along with upgrade options to increase capacity of the existing system. Detailed findings and discussions are presented in the *Castle Mountain Resort – Lagoon System Study* (McElhanney, 2025).

This memo summarizes key information related to the existing capacity, for ease of reference, along with priority upgrades to ensure a robust operating system and maximize the treatment capacity of the existing facility.

2. Regulatory Requirements

2.1. CODE OF PRACTICE

The CMR wastewater treatment system falls under the *Code of Practice for Wastewater Systems Using a Wastewater Lagoon - Registration No. 18777-02-00* (Alberta Environmental and Sustainable Resource Development, January 17, 2014).

To meet the Code of Practice requirements, the facultative cell must have a 2-month retention time, and the storage cell must have a minimum 7-month retention time, based on average annual daily flows (AADF). Additional constraints that need to be met to allow the lagoon effluent to be used for irrigation include treated effluent quality, timing of discharge, and monitoring requirements.

3. Existing System Treatment Capacity

3.1. EXISTING SYSTEM CAPACITY

The existing volume of the facultative and storage cell were calculated. The maximum flow rate while meeting regulations was calculated to determine which of the two cells had the limiting capacity.

3.1.1. Facultative Cell

Two scenarios were considered when calculating the treatment volume of the facultative cell based on sludge depth:

- **Scenario 1:** Operating volume of 5,385 m³ and a sludge depth of 0.4 m, similar to the depth estimated by Hydrasurvey
- **Scenario 2:** Operating volume of 5,850 m³ and a sludge depth of 0.15 m, based on the original design.

The average flow to maintain the two-month treatment period was calculated for both scenarios.

Table 1. Facultative 2-Month Capacity

	Sludge Depth (m)	Treatment Volume (m ³)	Average Flow (m ³ /d)
Scenario 1	0.4	5,385	89
Scenario 2	0.15	5,850	97

The existing facultative cell has a capacity to treat an AADF of approximately 88 – 97 m³/d, depending on the sludge depth.

3.1.1. Storage Cell

The storage cell has an operating depth of 3.3 m, slightly more than the original 3.0 m design elevation, plus a 1 m freeboard based on record drawings. Assuming 0.15 m of solids deposition and cell volume that cannot be drained, the key storage cell parameters and volumes are presented in the following table.

Based on a 6-week irrigation period, the maximum AADF which could be stored was calculated. See Table 2.

Table 2. Storage Cell Capacity

Parameter	Value
Storage Cell	
Total Volume	40,235 m ³
Operating Volume	29,548 m ³
Storage Volume, excl solids deposition	28,385 m ³
Max. Annual Avg. Daily Flow Rate based on 6-week irrigation (320 days of storage required)	89 m ³ /d

The storage cell operating volume is the governing volume and can provide seven months of storage based on an AADF of approximately 89 m³/d.

Thus, the existing facultative cell and storage lagoon have a capacity to treat and store an AADF of approximately 89 m³/d, depending on the sludge depth. Knowing that the sludge depth represents the worst-case scenario, desludging the facultative lagoon to increase treatment volume would provide a factor of safety if the AADF were to slightly exceed 89 m³/d.

3.2. EQUIVALENT NO. OF UNITS AND DAY SKIERS

Using the AADF of 89 m³/d, the equivalent number of units and day users was estimated based on the following assumptions:

- The number of single family, multi-family, and day skiers would increase at the same rate.
- There would be no change in the number of hostel beds (50), hotel rooms (20), or RV lots (50 lots).
- The litre per capita per day (lpcd) remained constant with differentiation between overnight guests, day users, and RV lots; *thus, the estimate does not account for reduced water use.*
- The occupancy rate would remain similar as the original estimate as this appears to correlate well with current flows. Occupancies are assumed to vary mid-week versus weekends versus holidays and based on seasons.
- There would be one year-round caretaker.

Applying a factor of 1.35% to the current base case results in an AADF of 89 m³/d.

Table 3. Equivalent No. of Units and Day Users based on AADF treatment capacity

Average Annual Daily Flows (m ³ /d)	Total No. of Equivalent Units	Single Family	Multi-Family	Hostel + Hotel Equivalent	Annual No. Day Users
89	338	198	105	34	175,500

The above estimates do not account for reduced water usage.

3.3. EXISTING TREATMENT / EFFLUENT QUALITY

The current treatment system is based on the minimum treatment requirement for wastewater irrigation in Alberta: primary treatment followed by seven months of storage. The long storage time results in most of the potentially harmful microorganisms being killed over time due to exposure to sunlight (UV) and high temperatures. Disinfection is only required when warranted due to potential public exposure (golf course, parks, etc.). The treated effluent quality for wastewater irrigation outlined in the Code of Practice is summarized in the last column of Table 4.

Based on effluent data provided by CMR, although generally the effluent quality for irrigation meets the effluent limits, there are some excursions, highlighted in red.

Table 4. Treated Effluent Sample Results from 2021 to 2023

Parameter	Sample 1 12-May 21	Sample 2 11-Oct 22	Sample 1 16-May-23	Sample 2 17-Oct-23	Effluent Limit
BOD5 (mg/L)	<15	19	21 (4)	24 (6)	
CBOD (mg/L)	14	26(4)	22	27 (5)	<100 mg/L
COD (mg/L)	110	164	137	154	<150 mg/L
TSS (mg/L)	26	88(4)	180	300	<100 mg/L
pH	7.34	8.65	9.43	7.65	6.5 to 8.5
EC (µs/cm)	520	490	290	530	<2.5 dS/m (2000 µs/cm)
SAR	0.8	0.74	0.71	0.84	Adsorption Ratio <9
Ca (mg/L)	25	47	27	51	
Mg (mg/L)	8.9	13	8.3	15	
Na (mg/L)	18	22	17	26	
Cl (mg/L)	24	28	19	28	<2.0 mg/L
TKN (mg/L)	32.1	15.6	11.3	11.8	
PO4-P (mg/L)	4	3.6	2.4	4.5	
Total Coliforms (MPN/100ml)	590	>12000(7)	>4800	>4800	<1000/100 mL ¹
<i>E. Coli</i> (MPN/100ml)	52	6500(3)	<2.0 (2)	260 (1)	<200/100 mL ¹
Notes:					
1. Based on monthly geometric mean.					

The bubbling in the storage cell liner which displaces the sludge that has settled to the bottom and causes resuspension of settled solids is likely the cause of the TSS exceedances. In addition, infiltration of groundwater into the lagoon might explain the Total Coliform and *E. Coli* exceedances.

The cause of the continuously high chlorine exceedances is unclear and could not be explained by staff as the effluent is not chlorinated.

4. Existing System Deficiencies and Priority Projects

The McElhanney Study (2025) provides a detailed assessment of the existing infrastructure along with options for increasing treatment capacity beyond the existing 89m³/d AADF.

Table 5 provides a summary of key action items related to data reporting, deficiencies that should be remedied to avoid environmental spills, and means of maximizing the treatment capacity of the existing system.

Table 5: Summary of Priority Action Items

Item	DESCRIPTION	Category
1.0	Review Sampling Protocol: Effluent sampling req'd at start and mid-season of irrigation	Data Reporting
2.0	Data Collection QA/QC: Ensure data is updated yearly	Data Reporting
3.0	Secure 200 PVC overflow piping currently connected w/ Fernco rubber fitting	Environmental
4.0	Install back-up high level float in LS or stilling well	Environmental
5.0	Storage Cell: Replace leaking storage cell liner Sludge survey, desludging, liner replacement, gas venting, groundwater collection	Environmental
6.0	Facultative Cell: Conduct sludge survey and desludge Cost of desludging included in treatment options – special site works	Treatment Capacity

Estimates assume tasks 3 and 4 can be done in conjunction with other work on site; otherwise, the contractor costs will likely be significantly higher.

5. Next Steps: When Flows Exceed the Existing System Capacity

McElhanney investigated a few treatment options in the study based on maximizing existing infrastructure while minimizing power requirements and complexity. Options considered a phased approach and included cost estimates, assuming all the flow would need to be treated to meet more stringent regulations as the system would no longer fall under the Code of Practice.

If treated to a higher quality level, the long storage times are no longer required, making the existing infrastructure redundant. However, there may be an opportunity to maximize reusing the existing infrastructure for up to 89 m³/d on average, while treating a smaller stream to a higher level.

Ultimately, once AADF exceeds the current capacity, the next steps will depend on what regulators will allow and how the treated wastewater would be disposed of or reused:

- **Option 1:** All flow is treated to higher quality level to meet “*Standards and Guidelines for Municipal Waterworks, Wastewater and Storm Drainage Systems*” (the Standards)
- **Option 2:** Existing system is maintained, and a side-stream is treated to a higher quality level to meet the Standards.

Discussions with regulators are thus recommended in advance to solicit guidance and buy-in.

6. Closure

This memo has been prepared by McElhanney for the benefit of the Castle Mountain Resort Inc. The information and data contained herein represent McElhanney's best professional judgement in light of the knowledge and information available to McElhanney at the time of preparation. If there are any questions or comments on the above, please contact the undersigned at your earliest convenience.

McElhanney Ltd. denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss, or damage suffered by such parties arising from their use of, or reliance upon, this document or any of its content without the express written consent of McElhanney and Castle Mountain Resort Inc.

McElhanney Ltd.

EGBC Permit to Practice No. 1003299

Prepared by:



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778-476-8136

Reviewed by:



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250 961 5741

APPENDIX A

Statement of Limitations

Statement of Limitations

Use of this Report. This report was prepared by McElhanney Ltd. ("McElhanney") for the particular site, design objective, development and purpose (the "**Project**") described in this report and for the exclusive use of the client identified in this report (the "**Client**"). The data, interpretations and recommendations pertain to the Project and are not applicable to any other project or site location and this report may not be reproduced, used or relied upon, in whole or in part, by a party other than the Client, without the prior written consent of McElhanney. The Client may provide copies of this report to its affiliates, contractors, subcontractors and regulatory authorities for use in relation to and in connection with the Project provided that any reliance, unauthorized use, and/or decisions made based on the information contained within this report are at the sole risk of such parties. McElhanney will not be responsible for the use of this report on projects other than the Project, where this report or the contents hereof have been modified without McElhanney's consent, to the extent that the content is in the nature of an opinion, and if the report is preliminary or draft. This is a technical report and is not a legal representation or interpretation of laws, rules, regulations, or policies of governmental agencies.

Standard of Care and Disclaimer of Warranties. This report was prepared with the degree of care, skill, and diligence as would reasonably be expected from a qualified member of the same profession, providing a similar report for similar projects, and under similar circumstances, and in accordance with generally accepted engineering and scientific judgments, principles and practices. McElhanney expressly disclaims any and all warranties in connection with this report.

Information from Client and Third Parties. McElhanney has relied in good faith on information provided by the Client and third parties noted in this report and has assumed such information to be accurate, complete, reliable, non-fringing, and fit for the intended purpose without independent verification. McElhanney accepts no responsibility for any deficiency, misstatements or inaccuracy contained in this report as a result of omissions or errors in information provided by third parties or for omissions, misstatements or fraudulent acts of persons interviewed.

Effect of Changes. All evaluations and conclusions stated in this report are based on facts, observations, site-specific details, legislation and regulations as they existed at the time of the site assessment/report preparation. Some conditions are subject to change over time and the Client recognizes that the passage of time, natural occurrences, and direct or indirect human intervention at or near the site may substantially alter such evaluations and conclusions. McElhanney should be requested to re-evaluate the conclusions of this report and to provide amendments as required prior to any reliance upon the information presented herein upon any of the following events: a) any changes (or possible changes) as to the site, purpose, or development plans upon which this report was based, b) any changes to applicable laws subsequent to the issuance of the report, c) new information is discovered in the future during site excavations, construction, building demolition or other activities, or d) additional subsurface assessments or testing conducted by others.

Independent Judgments. McElhanney will not be responsible for the independent conclusions, interpretations, interpolations and/or decisions of the Client, or others, who may come into possession of

this report, or any part thereof. This restriction of liability includes decisions made to purchase, finance or sell land or with respect to public offerings for the sale of securities.

DRAFT

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: June 16, 2025

Date of Receipt:

May 29, 2025

Date of Completeness:

June 4, 2025

TO: Landowner: Castle Mountain Resort Inc.

Agent or Surveyor: Thomas C. Penner, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas & ATCO Transmission, AB Health Services - South Zone, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Environment Range Department - J. Best, Area Wildlife Biologist, AB Transportation, AER, Canada Post

Adjacent Landowners: 907113 Alberta Ltd., 961078 Alberta Ltd., Adam Judd, Samantha Judd, Aimee Trudel, Amco Holdings Ltd., Andrew Searby, Anne Whiteside, Anthony J Gomes, Louise Dalphond, Anthony Herold, Sheri Herold, Bill Bezooyen, Bill Rettie, Caroline Rettie, Billy Rideout, Vicky Lavoie, Birthe Perry, Brian J Murray, Brian J Murray, Tyler J Murray, Brian Hodgson, Brian Mccurk, Brian Seleski, Judy Seleski, Cameron Hazell, Carly Hazell, Castle Mountain Resort Inc., Chad Tyler Lerner, Lori-Ann Lerner, Chad Kuzyk, Dena Kuzyk, Chris Mccue, Linda Mccue, Christian Y Letellier, Carin E Hernskog, Clayton Braun, Angela Braun, Craig Haavardsrud, Cheryne Lowe, Curtis Trim, Dale Edward Steele, William Arthur Heidecker, Curtis G Sinnott, Dale Munro, Dan Gallagher, Carrie Gallagher, Darlene Dorothy Greenan, David Joseph Beckman, Barbara Florence Beckman, Mark Blair Beckman, Marcia Mary Kwasnicki, David William Irwin, Lindsay Beth Irwin, David Clement, Caralee Marriott, David Loucks, Nancy Tynan, David Warkentin, Valerie Warkentin, Dean Prodan, Dene Gardner, Dennis Miller, Don Penner Seeds Ltd., Doris Foden, William Foden, Doug Loughhead, Lotta Lennartsson, Eldan William Bosik, Garry Smith, Marga Smith, Geraldine Trautman, Gerry Deleeuw, Cheryl Deleeuw, Glenn A Downey, S Jane Downey, Glenn Armstrong, Carolyn Armstrong, Goldie Weeks, Gayle Weeks, Gordon Hamilton, Gordon Klack, Gwen Klack, Greg Skeith, Gregory Robert Lundmark, Anne Lundmark, Linette Louise Lahey, Haaf Capital Ltd., Harold Perry, Jill Perry, Harvey James Tetzlaff, Sandra Hope Tetzlaff, Harvey Lee Poulsen, Della Marie Poulsen, Ian Miller, Jacinta Miller, Jacky Nicole Bryk, William Gerald Bryk, Jacqueline Frances Macknight, Jacques Nelis, Lis Nelis, James Edward Hammerton, Katherine Brooke Seleski, Jan Bennen, Ida Bennen, Lucas Bennen, Lindsey Bennen, Jacob Bennen, Alicia Bennen, Jan Davies, Jeff Klooster, Jeff Zdunich, Jim Hill & Dennis Lloyd, Joel Bond, Kristy Bond, John David Annis, Sandra Annis, John Clarkson, Darlene Kozub, John Howe, Monique Howe, Johnathon Myles, Elizabeth Reeve, Josh Clow, Hilary Clow, Jim Clow, Bev Clow, Karen Harker, Kelly Catherine Switzer, Ken R Brisebois, Jennifer L Geddes, Ken Greeno, Kevin William Finn, Michele Elaine Fraser, Kevin Wright, Caroline Wright, Kyra Morgan Freeman, Emma Katherine Freeman, Sarah Alexandra Freeman, L Y Investments Ltd., Jawd Holdings Inc., L Y Investments Ltd., Jawd Holdings Inc., Gc & Jc Investments Ltd., Larry Kundrik, Laurent Marechal, Lynne Davies, Lawrence John Cooper, Kerry Lee Jeanne Peacock-Cooper, Leo Groenewoud, Shanne Matthews, Lisa Stackeryd, Mark Buckwold, Marc Denis Mercier, Kelly Marie Mercier, Mariko Fujimaki, Shamus Morley Belle, Mark Babick, Matt Douglas Schoenroth, Heather Dee Schoenroth,

George Nathan Shenton, Leslie Rose Shenton, Matthew Alston, Michael Jeffrey Wright, Kumi Wright, Mike Furuya, Kelly Furuya, Mireille Cloutier, Andre Laroche, Monty Sailer, Shelly Sailer, Murphy Five Investments Ltd., Murray Pritchard, Nevenka Pritchard, Kendall Baldwin, Janelle Pritchard, Kristina Pritchard, Laren Pritchard, No Data / Non-Titled Parcel, Paola Smith, Patrick T Rogers, Peter Neufeld, Rae Neufeld, Peter Sanden, Debra Sanden, Lindsay Sanden, Stephanie Sanden, Trisha Sanden, Chelsey Sanden, Pieter Janse Van Rensburg, Tania Janse Van Rensburg, Randall Jonathan Van Seters, Karen Lynne Van Seters, Raymond George Bussey, Jill Casa Bussey, Robert James Lawson, Robert Ward McNeill, Robert Walker, Lorraine Walker, Roderick Vair Lanier, Rosscoe John Mccarthy, Jean Mccarthy, Russel Orcutt, Lisa Talbot Orcutt, Ryan David Motz, S.D. Kooy Holdings Ltd., Scott Althen, Margo Schneyder, John Althen, Suzanne Tivadar, Scott Soenen, Sean David Annis, Tayla Jacklynn Annis, Sean Pell, Stephanie Yaremko, Thomas Yaremko, Steven Motta, Tim Luke, Andrea Anthony-Luke, Tim Mclellan, Timothy John Davis, Taneill Davis, Todd Mccarthy, Michelle Mccarthy, Trellus Holdings Ltd., Tyler Murray, Brian Murray, Vitor Da Silva, Roxanne Baril, Wesley David Lynn Orr, Janet Kathleen Orr, Willem Torsius, Elbertha Torsius

Planning Advisor: Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **July 7, 2025**. (Please quote our File No. 2025-0-095 in any correspondence with this office).

File No.:	2025-0-095
Legal Description:	Lots 500-504 & 506-510, Block 3, Plan 1211214 and part of Lot 1, Block 3, Plan 9911497 all within NE1/4 24-4-4-W5M
Municipality:	M.D. of Pincher Creek No. 9
Land Designation: (Zoning)	Castle Mountain Resort Medium Density Residential – MDR
Existing Use:	Residential
Proposed Use:	Residential
# of Lots Created:	2
Certificate of Titles:	121 105 422, 121 105 422 +1, 121 105 422 +2, 121 105 422 +3, 121 105 422 +4, 121 105 422 +6, 121 105 422 +7, 121 105 422 +8, 121 105 422 +9, 121 105 422 +10, 121 105 422 +13
Proposal:	To create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use.

Planner's Preliminary Comments:

The purpose of this application is to create two bareland condominium lots being 0.56 acre (0.226 ha) and 1.01 acre (0.410 ha) respectively, from ten leasehold lots containing 1.57 acres (0.636 ha) for residential use.

The proposal is to accommodate the subdivision of individual leasehold lots into Bareland condominium lots to accommodate medium density development. Access to the lot is presently granted via an internal road network from an existing approach off Highway 774. The development area is serviced by a private sewage treatment plant and municipal water.

The proposal is located within the Castle Mountain Resort Area Structure Plan which limits the number of dwelling units within the resort to 225 equivalent units based on the formula provided in the plan. The subdivision authority is not being presented with the proposed development density which by Castle Mountain Resorts own calculation is close to the density threshold. The Development Authority may deny proposals for development density where it has exceeded the threshold.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan, Castle Mountain Resort Area Structure Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
3. Consideration of adjacent landowners and referral agencies comments.
4. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
5. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
6. That the existing leasehold lots as described in the Tentative Plan (BOA file 24-16276T) be consolidated in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(d) of the MGA, as it has been previously satisfied.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: <u>\$450.00</u>	File No: <u>2005-0-095</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>May 29, 2005</u>	Received By: <u>[Signature]</u>
Date Delivered Complete: <u>June 4, 2005</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: CASTLE MOUNTAIN RESORT INC
Mailing Address: BOX 610 **City/Town:** PINCHER CREEK
Postal Code: T0K 1W0 **Telephone:** [REDACTED] **Cell:** _____
Email: [REDACTED] **Preferred Method of Correspondence:** Email ☒ Mail ☐
Name of Agent (Person Authorized to act on behalf of Registered Owner): _____
Mailing Address: _____ **City/Town:** _____
Postal Code: _____ **Telephone:** _____ **Cell:** _____
Email: _____ **Preferred Method of Correspondence:** Email ☐ Mail ☐
Name of Surveyor: Thomas C. Penner, ALS brown okamura & associates ltd.
Mailing Address: 2830 - 12 Avenue North **City/Town:** Lethbridge
Postal Code: T1H 5J9 **Telephone:** 403-329-4688 ex 128 **Cell:** _____
Email: thomas@bokamura.com **Preferred Method of Correspondence:** Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the _____ ¼ Section _____ Township _____ Range _____ West of _____ Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit 500-5048506-510 // 1 Block 3 // 3 Plan 1211214 // 9911497
- Total area of existing parcel of land (to be subdivided) is: 17.41 hectares 43.01 acres
- Total number of lots to be created: 2 Size of Lot(s): 0.226ha & 0.410ha
- Rural Address (if applicable): unassigned
- Certificate of Title No.(s): 121105422 to 121105422+4, 121105422+6 to 121105422+10 & 121105422+13

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of MD OF PINCHER CREEK NO. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☐ No ☒
If "yes" the highway is No. _____
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒
If "yes", state its name _____
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown ☒ Yes ☐ No ☐

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes ☐ No ☒

Provincial agencies and regulatory bodies:

- ☐ Alberta Energy and Utilities Board (AEUB)
- ☐ Alberta Energy Regulator (AER)
- ☐ Alberta Utilities Commission (AUC)
- ☐ Energy Resources Conservation Board (ERCB)
- ☐ Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes ☐ No ☒

*The Minister is responsible for the following Acts:

- ☐ Alberta Environmental Protection Act
- ☐ Alberta Land Stewardship Act
- ☐ Alberta Public Lands Act
- ☐ Alberta Surveys Act
- ☐ Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land BARE LAND - 10 RESIDENTIAL LOTS
- b. Proposed use of the land BARE LAND CONDO - 2 UNITS

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) SLOPED
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) TREES
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) ROCKY

- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☒ No ☐

If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes ☐ No ☒
- f. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

a. Describe existing source of potable water:

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☒ N/A

b. Describe proposed source of potable water

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☒ LOCAL WATER

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☒ N/A Year Installed _____

b. Describe proposed sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☒ LOCAL SEPTIC SYSTEM Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, THOMAS PENNER hereby certify that

☐ I am the registered owner

☒ I am authorized to act on behalf of the registered owner

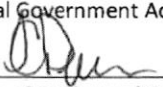
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: 

Date: May 29, 2025

9. RIGHT OF ENTRY

I, Thomas Penner do ☒ / do not ☐ (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act

Signature of  Registered Owner(s)

Surveyor



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0035 207 654

9911497;3;1

121 105 422 +13

LEGAL DESCRIPTION

PLAN 9911497

BLOCK 3

LOT 1

CONTAINING 18.07 HECTARES (44.65 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	0913558	0.303	0.75	
SUBDIVISION	1010299	0.306	0.76	
SUBDIVISION	1211214	0.688	1.70	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 5;4;4;24;E

ATS REFERENCE: 5;4;4;25;S

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

OWNERS

CASTLE MOUNTAIN RESORT INC.

OF P.O. BOX 610

PINCHER CREEK

ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

901 220 354 27/08/1990 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : EASEMENT

CAVEATOR - FORTISALBERTA INC.

320-17 AVE SW

CALGARY

ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT
021225058)

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

(DATA UPDATED BY: TRANSFER OF CAVEAT
091229180)

961 266 577 12/11/1996 UTILITY RIGHT OF WAY

GRANTEE - FORTISALBERTA INC.

320 - 17 AVENUE S.W.

CALGARY

ALBERTA T2S2Y1

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001302131)

(DATA UPDATED BY: CHANGE OF NAME 051029566)

981 005 991 06/01/1998 AGREEMENT

SELL BACK AGREEMENT :

PURSUANT TO SECTION 20 (1) OF THE
PUBLIC LANDS ACT

981 132 112 08/05/1998 CAVEAT

RE : LEASE

CAVEATOR - ALPENLAND SKI & SPORTS LTD.

C/O MILNE, MC CALLUM & PRITCHARD

807, 400-4 AVE S

LETHBRIDGE

ALBERTA T1J4E1

AGENT - F.MURRAY PRITCHARD

991 127 491 10/05/1999 UTILITY RIGHT OF WAY

GRANTEE - FORTISALBERTA INC.

320-17 AVE SW

CALGARY

ALBERTA T2S2V1

PORTION DESCRIBED

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 021236733)

(DATA UPDATED BY: CHANGE OF ADDRESS 091159840)

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 091229182)

991 127 492 10/05/1999 UTILITY RIGHT OF WAY

GRANTEE - TELUS COMMUNICATIONS INC.

PORTIONS DESCRIBED

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

121 105 422 +13

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
991 127 493	10/05/1999	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 PORTION DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 021236734) (DATA UPDATED BY: CHANGE OF ADDRESS 091159840) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 091229181)
991 128 335	10/05/1999	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9. BOX 279, PINCHER CREEK ALBERTA T0K1W0
001 276 854	28/09/2000	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9. BOX 279, PINCHER CREEK ALBERTA T0K1W0
001 323 235	09/11/2000	LEASE LESSEE - KEVIN WRIGHT LESSEE - CAROLINE WRIGHT BOTH OF: 628-16A ST NW CALGARY ALBERTA T2N2C8 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF AUGUST , 1999 "LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3 LOT 61"
001 323 696	09/11/2000	LEASE LESSEE - MONTY SAILER C/O 1405-41 ST N LETHBRIDGE ALBERTA T1H6G3 LESSEE - SHELLY SAILER C/O 1405-41 ST N LETHBRIDGE ALBERTA T1H6G3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 85"

011 019 611 19/01/2001 LEASE
LESSEE - JOHN CLARKSON
LESSEE - DARLENE KOZUB
BOTH OF:
BOX 1
SITE 2
RR #2
COCHRANE
ALBERTA T0L0W0
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 60"

011 019 612 19/01/2001 LEASE
LESSEE - HARRY GREENAN
170 CHRISTIE KNOLL HEIGHTS
CALGARY
ALBERTA T3H2R7
FOR A TERM OF 40 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 69"

011 019 639 19/01/2001 LEASE
LESSEE - GERRY DELEEUEW
LESSEE - CHERYL DELEEUEW
BOTH OF:
322 OAKHILL PLACE S.W.
CALGARY
ALBERTA T2V3X5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 87"

011 019 640 19/01/2001 LEASE
LESSEE - SHURRON POWELL
6309 50 STREET
TABER
ALBERTA T1G1J7
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

LOT 80"

011 019 667 19/01/2001 LEASE
LESSEE - DOUG LOUGHEAD
LESSEE - LOTTA LENNARTSSON
BOTH OF:
1803 BOWNESS RD. N.W.
CALGARY
ALBERTA T2N3K5
FOR A TERM OF 40 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 86"

011 019 668 19/01/2001 LEASE
LESSEE - PAUL ST.AMAND
BOX 27028 DT P O
RED DEER
ALBERTA T0N6X8
FOR A TERM OF 40 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 74"

011 019 727 19/01/2001 LEASE
LESSEE - HAROLD PERRY
LESSEE - JILL PERRY
BOTH OF:
BOX 899
COALALE
ALBERTA T1M1M7
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR LOT 62 IN BLOCK 3
ON PLAN 0012472

011 019 728 19/01/2001 LEASE
LESSEE - IKE LANIER
LESSEE - DIANA LANIER
BOTH OF:
BOX 537
LETHBRIDGE
ALBERTA T1J3Z4
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR LOT 65 IN BLOCK 3
ON PLAN 0012472

011 019 729 19/01/2001 LEASE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LESSEE - JACQUES NELIS
LESSEE - LIS NELIS
BOTH OF:
196 HERITAGE BLVD. W
LETHBRIDGE
ALBERTA T1K6X1
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR LOT 67 IN BLOCK 3
ON PLAN 0012472

011 019 921 19/01/2001 LEASE
LESSEE - DENNIS KLOOSTER
36 PRINCETON ROAD WEST
LETHBRIDGE
ALBERTA T1K5A2
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR LOT 63 IN BLOCK 3
ON PLAN 0012472

011 019 922 19/01/2001 LEASE
LESSEE - EMILE ST. AMAND
LESSEE - RHONDA ST. AMAND
BOTH OF:
BOX 581
MILK RIVER
ALBERTA T1K1M0
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR LOT 77 IN BLOCK 3
ON PLAN 0012472

011 020 480 19/01/2001 LEASE
LESSEE - DERRIL MURPHY
LESSEE - PEARL MURPHY
BOTH OF:
33 SUMMIT POINT DRIVE
DEWINTON
ALBERTA T0K0X0
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 70

011 020 481 19/01/2001 LEASE
LESSEE - DERRIL MURPHY
LESSEE - PEARL MURPHY
BOTH OF:

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 7

REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

33 SUMMIT POINT DRIVE
DEWINTON
ALBERTA T0K0X0
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472
BLOCK 3 LOT 83

011 020 664 19/01/2001 LEASE
LESSEE - STEVEN MOTTA
3603 UMBER PLACE NW
CALGARY
ALBERTA T2N4B1
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472
BLOCK 3 LOT 72

011 020 665 19/01/2001 LEASE
LESSEE - GERRY STEFANSON
LESSEE - LYNN STEFANSON
LESSEE - BREE STEFANSON
ALL OF :
P.O. BOX 610
PINCHER CREEK
ALBERTA T0K0L9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472
BLOCK 3 LOT 58

011 029 141 30/01/2001 LEASE
LESSEE - PETER ALLAN
LESSEE - BEV BRUDER ALLAN
BOTH OF:
637 - 17 STREET SOUTH
LETHBRIDGE
ALBERTA T1J3C5
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 59"

011 029 142 30/01/2001 LEASE
LESSEE - IAN B. HURDLE & E.W. DODD PROFESSIONAL
CORPORATION.
LESSEE - ROBIN BRIGHT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

BOTH OF:

1016 - 20 STREET SOUTH

LETHBRIDGE

ALBERTA T1K2C9

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1999

"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

LOT 64"

011 032 599 02/02/2001 LEASE

LESSEE - JIM HILL

1398 O 20 AVENUE SOUTH

LETHBRIDGE

ALBERTA T1K1E9

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1999

"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

LOT 57"

011 032 600 02/02/2001 LEASE

LESSEE - KAREN HARKER

606 - 28 STREET SOUTH

LETHBRIDGE

ALBERTA T1J3T2

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1999

"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

LOT 56"

011 033 391 02/02/2001 LEASE

LESSEE - PETER SAID

LESSEE - KAREN URSEL

BOTH OF:

BOX 2105

PINCHER CREEK

ALBERTA T0K1W0

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1999

LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

LOT 76

011 039 648 09/02/2001 LEASE

LESSEE - 363573 ALBERTA LTD.

606-28 ST S

LETHBRIDGE

ALBERTA T1J3T2

FOR A TERM OF 040 YEARS

COMMENCING ON THE 01 DAY OF AUGUST , 1999

LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

LOT 71

011 044 657 15/02/2001 LEASE
LESSEE - ROBERT O'CALLAGHAN
LESSEE - ALISON O'CALLAGHAN
BOTH OF:
BOX 17
SITE 17, RR#8
CALGARY
ALBERTA T2J2T9
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 73

011 044 703 15/02/2001 LEASE
LESSEE - DWIGHT PERRY
LESSEE - CAROLE PERRY
BOTH OF:
BOX 991
COALDALE
ALBERTA T1M1M8
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 78

011 047 862 21/02/2001 LEASE
LESSEE - ANTHONY J GOMES
LESSEE - LOUISE DALPHOND
BOTH OF:
537 NORMANDY ROAD SOUTH
LETHBRIDGE
ALBERTA T1J4E8
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 66

011 064 332 09/03/2001 LEASE
LESSEE - JIM BAIRD
LESSEE - BARBARA BAIRD
LESSEE - MARK BAIRD
ALL OF :
BOX 1120
CARDSTON
ALBERTA T0K0K0
AS JOINT TENANTS

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 10

121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 79

011 064 359 09/03/2001 LEASE
LESSEE - MILES PRODAN
LESSEE - DEAN PRODAN
BOTH OF:
712-32 AVE SW
CALGARY
ALBERTA T2S0S6
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 82

011 073 287 20/03/2001 LEASE
LESSEE - 398667 ALBERTA LTD.
RR8 - S20 - C26
LETHBRIDGE
ALBERTA T1J4P4
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
"LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 84"

011 078 001 23/03/2001 LEASE
LESSEE - LAURENT MARECHAL
LESSEE - DIANA LYNNE DAVIES
BOTH OF:
4903-15 ST SW
CALGARY
ALBERTA T2T4B2
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3
LOT 88

011 109 412 26/04/2001 LEASE
LESSEE - KEN R BRISEBOIS
LESSEE - JENNIFER L GEDDES
BOTH OF:
354 ENCINAL AVENUE
MENLO PARK, CALIFORNIA
USA, 94024
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1999
LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

LOT 75

011 172 141	20/06/2001	<p>LEASE</p> <p>LESSEE - TOM TATARYN</p> <p>PO BOX 610</p> <p>PINCHER CREEK</p> <p>ALBERTA T0K1W0</p> <p>FOR A TERM OF 040 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1999</p> <p>TERMINATING ON THE 01 DAY OF JULY , 2039</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0012472 BLOCK 3</p> <p>LOT 68</p>
031 374 627	29/10/2003	<p>CAVEAT</p> <p>RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL</p> <p>GOVERNMENT ACT</p> <p>CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK</p> <p>NO. 9.</p> <p>C/O JASMAN & EVANS, LAW OFFICE</p> <p>BOX 2530</p> <p>985 EAST AVE</p> <p>PINCHER CREEK</p> <p>ALBERTA T0K1W0</p> <p>AGENT - DOUGLAS J EVANS</p>
051 423 994	09/11/2005	<p>CAVEAT</p> <p>RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL</p> <p>GOVERNMENT ACT</p> <p>CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK</p> <p>NO. 9.</p> <p>BOX 279, PINCHER CREEK</p> <p>ALBERTA T0K1W0</p> <p>AGENT - MAT BONERTZ.</p>
061 005 387	05/01/2006	<p>LEASE</p> <p>LESSEE - BILL BEZOoyEN</p> <p>BOX 1133</p> <p>COALDALE</p> <p>ALBERTA T1M1M9</p> <p>FOR A TERM OF 040 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 6</p>
061 038 191	25/01/2006	<p>LEASE</p> <p>LESSEE - MARK SWITZER</p> <p>1243-6A AVENUE SOUTH</p> <p>LETHBRIDGE</p> <p>ALBERTA T1J1G9</p>

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 13

061 038 427 25/01/2006 LEASE
LESSEE - KIM MASSONG
LESSEE - SUSAN MASSONG
BOTH OF:
520-24 STREET W
HIGH RIVER
ALBERTA T1V1B6
AS JOINT TENANTS
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
"LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4
LOT 42"

061 075 417 21/02/2006 LEASE
LESSEE - ANNE WHITESIDE
226 CORVETTE CRESCENT SOUTH
LETHBRIDGE
ALBERTA T1J3X8
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 55

061 077 928 23/02/2006 LEASE
LESSEE - ROBERT KENDALL
LESSEE - EMILY DUNCAN
BOTH OF:
3012-4 STREET SW
CALGARY
ALBERTA T2S1X8
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF DECEMBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 45

061 093 694 06/03/2006 LEASE
LESSEE - DALE MUNRO
2019-19 AVENUE NORTH
LETHBRIDGE
ALBERTA T1H4G4
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 13

REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

BLOCK 4 LOT 9

061 099 675 08/03/2006 LEASE
LESSEE - ANTHONY HEROLD
LESSEE - SHERI HEROLD
BOTH OF:
239 LAKEWILLOW ROAD SE
CALGARY
ALBERTA T2J3T9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 41

061 104 431 13/03/2006 LEASE
LESSEE - REG ARESHENKO
635-15 STREET SOUTH
LETHBRIDGE
ALBERTA T1J2Z9
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 32

061 125 042 28/03/2006 LEASE
LESSEE - HANS PFEFFEL
LESSEE - IRENE SECRETAN
BOTH OF:
3177 - 5TH AVENUE S.
LETHBRIDGE
ALBERTA T1H0P2
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED AS PLAN 0512644 BLOCK 4
LOT 47 BY 061 124 960

061 135 525 05/04/2006 LEASE
LESSEE - TODD MCCARTHY
LESSEE - GRANT MCCARTHY
BOTH OF:
RR2, SITE 216, BOX 64
ST.ALBERT
ALBERTA T8N1M9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
"LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4
LOT 2"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER	DATE (D/M/Y)	PARTICULARS
061 135 590	05/04/2006	<p>LEASE</p> <p>LESSEE - DAVE CLEMENT</p> <p>LESSEE - CARALEE MARRIOTT</p> <p>BOTH OF:</p> <p>BOX 57</p> <p>MILLARVILLE</p> <p>ALBERTA T0L1K0</p> <p>AS JOINT TENANTS</p> <p>FOR A TERM OF 040 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 5</p>
061 135 666	05/04/2006	<p>LEASE</p> <p>LESSEE - KEN GREENO</p> <p>GENERAL DELIVERY</p> <p>NEW DAYTON</p> <p>ALBERTA T0K1P0</p> <p>FOR A TERM OF 020 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 18</p>
061 135 754	05/04/2006	<p>LEASE</p> <p>LESSEE - LARRY KUNDRIK</p> <p>78 SARCEE PL.W.</p> <p>LETHBRIDGE</p> <p>ALBERTA T1K5H5</p> <p>FOR A TERM OF 020 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 28</p>
061 135 868	05/04/2006	<p>LEASE</p> <p>LESSEE - ANDREW SEARBY</p> <p>LESSEE - VALERIE SEARBY</p> <p>BOTH OF:</p> <p>BOX 101</p> <p>LANGDON</p> <p>ALBERTA T0J1X0</p> <p>AS JOINT TENANTS</p> <p>FOR A TERM OF 040 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 54</p>
061 216 072	01/06/2006	<p>LEASE</p> <p>LESSEE - DESTINATION DEVELOPMENTS INC.</p> <p>213 COULEE CREEK MANOR</p>

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LETHBRIDGE
ALBERTA T1K8B9
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0611811
BLOCK 4 LOT 413

061 216 073 01/06/2006 LEASE
LESSEE - DESTINATION DEVELOPMENTS INC.
213 COULEE CREEK MANOR
LETHBRIDGE
ALBERTA T1K8B9
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0611811
BLOCK 4 LOT 414

061 216 074 01/06/2006 LEASE
LESSEE - DESTINATION DEVELOPMENTS INC.
213 COULEE CREEK MANOR
LETHBRIDGE
ALBERTA T1K8B9
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0611811
BLOCK 4 LOT 415

061 216 075 01/06/2006 LEASE
LESSEE - DESTINATION DEVELOPMENTS INC.
213 COULEE CREEK MANOR
LETHBRIDGE
ALBERTA T1K8B9
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0611811
BLOCK 4 LOT 416

061 216 295 01/06/2006 RESTRICTIVE COVENANT

061 216 296 01/06/2006 RESTRICTIVE COVENANT

061 216 297 01/06/2006 RESTRICTIVE COVENANT

061 216 298 01/06/2006 RESTRICTIVE COVENANT

061 230 215 09/06/2006 LEASE
LESSEE - KEITH GREENO
2502-6 AVENUE SOUTH
LETHBRIDGE
ALBERTA T1J1C4

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 17

061 230 436 09/06/2006 LEASE
LESSEE - JIM HARKER
LESSEE - KAREN HARKER
BOTH OF:
PO BOX 1076
LETHBRIDGE
ALBERTA T1J0A2
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 37

061 234 375 13/06/2006 LEASE
LESSEE - BRIAN SELESKI
42 SIMON FRASER BLVD.W
LETHBRIDGE
ALBERTA T1K4L4
LESSEE - JUDY SELESKI
42 SIMON FRASER BLVD. W
LETHBRIDGE
ALBERTA T1K4L4
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 50

061 252 491 23/06/2006 LEASE
LESSEE - DARRELL COX
1210-31 STREET NORTH
LETHBRIDGE
ALBERTA T1H1E9
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 21

061 252 757 23/06/2006 LEASE
LESSEE - INEKE BOON LERMER
1332-20 AVENUE SOUTH
LETHBRIDGE
ALBERTA T1K1E9
FOR A TERM OF 040 YEARS

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 23

061 258 659 28/06/2006 LEASE
LESSEE - DAVID ANNIS
62 TUDOR BLVD S
LETHBRIDGE
ALBERTA T1K5C2
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 25

061 269 549 05/07/2006 RESTRICTIVE COVENANT

061 281 076 13/07/2006 LEASE
LESSEE - IAN MILLER
LESSEE - JACINTA MILLER
BOTH OF:
226 FALCON RIDGE WAY
LETHBRIDGE
ALBERTA T1J4R9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 52

061 284 010 14/07/2006 LEASE
LESSEE - DENISE SMITH
1810-6 AVENUE SOUTH
LETHBRIDGE
ALBERTA T1J1B6
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 40

061 307 236 31/07/2006 LEASE
LESSEE - JEAN MCCARTHY
LESSEE - ROSSCOE JOHN MCCARTHY
BOTH OF:
38 CANYON CLOSE W
LETHBRIDGE
ALBERTA T1K6W6
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

LEASEHOLD INTEREST - PLAN 0512644 BLOCK 4 LOT 1

061 307 352 31/07/2006 LEASE
LESSEE - TODD KRATCHMER
LESSEE - CARLA KRATCHMER
BOTH OF:
1505 - 31ST STREET NORTH
LETBRIDGE
ALBERTA T1H5G8
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD INTEREST - PLAN 0512644 BLOCK 4 LOT 22

061 318 725 08/08/2006 LEASE
LESSEE - CHRISTIAN Y LETELLIER
LESSEE - CARIN E HERNESKOG
BOTH OF:
38 SPRINGBANK RISE SW
CALGARY
ALBERTA T2H4J6
AS JOINT TENANTS
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 8

061 329 156 15/08/2006 LEASE
LESSEE - ANDREW LEFFERS
LESSEE - HELEN LEFFERS
BOTH OF:
BOX 652
COALDALE
ALBERTA T1M1M6
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 16

061 335 449 18/08/2006 LEASE
LESSEE - MICHAEL KEYSER
7 MANYHORSES CRES
REDWOOD MEADOWS
ALBERTA T3Z1A2
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 3

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
061 354 085	29/08/2006	RESTRICTIVE COVENANT
061 357 413	31/08/2006	LEASE LESSEE - MURRAY PRITCHARD LESSEE - NEVENKA PRITCHARD BOTH OF: 1705-7 AVENUE SOUTH LETHBRIDGE ALBERTA T1J1L9 AS JOINT TENANTS FOR A TERM OF 020 YEARS COMMENCING ON THE 01 DAY OF AUGUST , 1996 LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4 LOT 26
061 362 924	05/09/2006	LEASE LESSEE - TIM MCLENNAN PO BOX 118 222 FAIRWAY DR COALDALE ALBERTA T1M1M2 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF AUGUST , 1996 LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4 LOT 11
061 364 079	05/09/2006	RESTRICTIVE COVENANT
061 365 506	06/09/2006	LEASE LESSEE - JIM LAWSON LESSEE - CHERYL LAWSON BOTH OF: 1702-14 AVENUE SOUTH LETHBRIDGE ALBERTA T1K0T9 AS JOINT TENANTS FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF AUGUST , 1996 LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4 LOT 31
061 366 559	06/09/2006	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC.
061 370 745	08/09/2006	LEASE LESSEE - PATRICK T ROGERS LESSEE - THERESA ROGERS BOTH OF: 347 VARSITY CLOSE NW

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CALGARY
ALBERTA T3B2Y9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF DECEMBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0612547
BLOCK 3 LOT 111

061 375 863 12/09/2006 LEASE
LESSEE - DENNIS MILLER
LESSEE - VICKY MILLER
BOTH OF:
80 CAMBRIDGE ROAD WEST
LETHBRIDGE
ALBERTA T1K4V9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 15

061 394 577 25/09/2006 LEASE
LESSEE - FRASER STEWART
LESSEE - MONICA STEWART
BOTH OF:
806-17 STREET SOUTH
LETHBRIDGE
ALBERTA T1J3C9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 48

061 406 658 02/10/2006 LEASE
LESSEE - COLLEEN HOYT
LESSEE - KEN BABICK
BOTH OF:
RR8-32-22
LETHBRIDGE
ALBERTA T1J4P4
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 46

061 411 019 04/10/2006 LEASE
LESSEE - GOLDIE WEEKS

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LESSEE - GAYE WEEKS
BOTH OF:
5 ELM CRESCENT SOUTH
LETHBRIDGE
ALBERTA T1K4W8
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 49

061 423 878 12/10/2006 LEASE
LESSEE - ROBERT WALKER
LESSEE - LORRAINE WALKER
BOTH OF:
836 CANNA CRESCENT SW
CALGARY
ALBERTA T2W1N9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 7

061 424 280 13/10/2006 LEASE
LESSEE - PETER NEUFELD
LESSEE - RAE NEUFELD
BOTH OF:
2226-10A STREET
COALDALE
ALBERTA T1M1B8
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 38

061 435 107 20/10/2006 RESTRICTIVE COVENANT

061 436 002 20/10/2006 LEASE
LESSEE - GORDON KLACK
10840 BRAE ROAD SW
CALGARY
ALBERTA T2W1E1
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 4

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
061 436 041	20/10/2006	<p>LEASE</p> <p>LESSEE - WERNER SCHMIEGELT</p> <p>LESSEE - JANET L WELSH</p> <p>BOTH OF:</p> <p>66 WENTWORTH GROVE SW</p> <p>CALGARY</p> <p>ALBERTA T3H5K3</p> <p>AS JOINT TENANTS</p> <p>FOR A TERM OF 040 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 29</p>
061 436 155	20/10/2006	<p>LEASE</p> <p>LESSEE - BRIAN HODGSON</p> <p>BOX 355</p> <p>PINCHER CREEK</p> <p>ALBERTA T0K1W0</p> <p>FOR A TERM OF 040 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 39</p>
061 436 170	20/10/2006	<p>LEASE</p> <p>LESSEE - GORDON HAMILTON</p> <p>BOX 2494</p> <p>PINCHER CREEK</p> <p>ALBERTA T0K1W0</p> <p>FOR A TERM OF 020 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 44</p>
061 436 175	20/10/2006	<p>LEASE</p> <p>LESSEE - DERRILL MURPHY</p> <p>LESSEE - PEARL MURPHY</p> <p>BOTH OF:</p> <p>BOX 566</p> <p>PINCHER CREEK</p> <p>ALBERTA T0K1W0</p> <p>AS JOINT TENANTS</p> <p>FOR A TERM OF 040 YEARS</p> <p>COMMENCING ON THE 01 DAY OF AUGUST , 1996</p> <p>LEASEHOLD TITLE ISSUED FOR PLAN 0512644</p> <p>BLOCK 4 LOT 53</p>
061 441 730	24/10/2006	<p>LEASE</p> <p>LESSEE - ALLEN TRAUTMAN</p> <p>LESSEE - GERALDINE TRAUTMAN</p>

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

BOTH OF:
RR8-16-10
LETHBRIDGE
ALBERTA T1J4P4
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 33

061 468 090 09/11/2006 LEASE
LESSEE - MIREILLE CLOUTIER
LESSEE - ANDRE LAROCHE
BOTH OF:
51 KINGS MEWS SOUTH
LETHBRIDGE
ALBERTA T1K5G8
AS JOINT TENANTS
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 20

061 478 659 17/11/2006 LEASE
LESSEE - WES GREER
322 MCMASTER BLVD W
LETHBRIDGE
ALBERTA T1K4R5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 34

061 492 507 27/11/2006 LEASE
LESSEE - LAURENT MARECHAL
4903-15TH STREETS.W.
CALGARY
ALBERTA T2T4B7
LESSEE - LYNNE DAVIES
4903-15TH STREET S.W.
CALGARY
ALBERTA T2T4B7
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF DECEMBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 061 2547,
BLOCK 3, LOT 110

061 492 565 27/11/2006 LEASE

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

LESSEE - MARK BABICK
118 CANYON CLOSE W
LETHBRIDGE
ALBERTA T1K6W5
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 43

061 515 474 13/12/2006 LEASE
LESSEE - BRIAN DEBOECK
1108-9 STREET SE
CALGARY
ALBERTA T2G3B4
AS TO 1/2 INTEREST
LESSEE - GLEN ARMSTRONG
LESSEE - CAROLYN ARMSTRONG
BOTH OF:
1108-9 STREET SE
CALGARY
ALBERTA T2G3B4
AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 51

061 515 502 13/12/2006 LEASE
LESSEE - LEO GROENEWOUD
LESSEE - SHANNE MATTHEWS
BOTH OF:
2534-11 AVENUE NW
CALGARY
ALBERTA T2N1H5
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 30

061 530 548 28/12/2006 LEASE
LESSEE - DESTINATION DEVELOPMENTS INC.
213 COULEE CREEK MANOR
LETHBRIDGE
ALBERTA T1K8B9
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
LEASEHOLD TITLE ISSUED FOR
PLAN 0614779 BLOCK 4 LOT 417

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER	DATE (D/M/Y)	PARTICULARS
061 530 549	28/12/2006	<p>LEASE LESSEE - DESTINATION DEVELOPMENTS INC. 213 COULEE CREEK MANOR LETHBRIDGE ALBERTA T1K8B9 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0614779 BLOCK 4 LOT 418</p>
061 530 550	28/12/2006	<p>LEASE LESSEE - DESTINATION DEVELOPMENTS INC. 213 COULEE CREEK MANOR LETHBRIDGE ALBERTA T1K8B9 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0614779 BLOCK 4 LOT 419</p>
061 530 551	28/12/2006	<p>LEASE LESSEE - DESTINATION DEVELOPMENTS INC. 213 COULEE CREEK MANOR LETHBRIDGE ALBERTA T1K8B9 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0614779 BLOCK 4 LOT 420</p>
071 018 302	12/01/2007	<p>LEASE LESSEE - ROBERT WARD MCNEILL 1743-7 AVENUE NW CALGARY ALBERTA T2N0Z5 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF AUGUST , 1996 LEASEHOLD TITLE ISSUED FOR PLAN 0512644 BLOCK 4 LOT 24</p>
071 041 232	25/01/2007	<p>LEASE LESSEE - JAMES FREEMAN LESSEE - CATHERINE FREEMAN BOTH OF: BOX 681 PINCHER CREEK ALBERTA T0K1W0 AS JOINT TENANTS FOR A TERM OF 020 YEARS</p>

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER DATE (D/M/Y) PARTICULARS

COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 10

071 062 540 07/02/2007 LEASE
LESSEE - TIMBEROCK MOUNTAIN CHALETs LTD.
#200, 1115 11TH AVENUE SW
CALGARY
ALBERTA T2R0G5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
LEASEHOLD TITLE ISSUED AS PLAN 0513736 BLOCK 4
LOT 96 BY 071 062 501, FEBRUARY 7, 2007

071 066 382 08/02/2007 LEASE
LESSEE - GORDIE MCNAB
LESSEE - LINA MCNAB
BOTH OF:
1420 - 15TH AVENUE SOUTH
LETHBRIDGE
ALBERTA T1K0W5
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0710664
BLOCK 4 LOT 401

071 066 560 08/02/2007 LEASE
LESSEE - 1111896 ALBERTA LTD.
1420-15 AVENUE SOUTH
LETHBRIDGE
ALBERTA T1K0W5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0710664 BLOCK 4
LOT 402 FEBRUARY 8, 2007 BY # 071 066 321

071 066 651 08/02/2007 LEASE
LESSEE - RHONDA HAMILTON
29 SOMME MANOR SW
CALGARY
ALBERTA T2T6M8
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0710664 BLOCK 4
LOT 403 FEBRUARY 8, 2007 BY # 071 066 519

071 066 681 08/02/2007 LEASE
LESSEE - DARRYL MEDORUMA

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LESSEE - LISA MEDORUMA
BOTH OF:
629 - 19 STREET NORTH
LETHBRIDGE
ALBERTA T1H3L1
AS JOINT TENANTS AS TO AN UNDIVIDED 60% INTEREST
LESSEE - SHAWN SATOSHI SAKAMOTO
433 DIEPPE BLVD. S.
LETHBRIDGE
ALBERTA
AS TO 40% INTEREST
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF NOVEMBER , 2005
LEASEHOLD TITLE ISSUED FOR PLAN 0710664 BLOCK 4
LOT 404 FEBRUARY 8, 2007 BY # 071 066 633

071 071 216 12/02/2007 LEASE
LESSEE - RYAN DAVID MOTZ
205-7 AVENUE NW
MEDICINE HAT
ALBERTA T1A8C6
FOR A TERM OF 020 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 36

071 170 155 10/04/2007 LEASE
LESSEE - ROBERT PIGGOTT
1167 GLACIER DRIVE SOUTH
LETHBRIDGE
ALBERTA T1K3G4
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 14

071 170 157 10/04/2007 LEASE
LESSEE - DENE GARDNER
LESSEE - MARY GREENAN
BOTH OF:
320 SPRINGMERE WAY
CHESTERMERE
ALBERTA T1X1N9
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644
BLOCK 4 LOT 19

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER	DATE (D/M/Y)	PARTICULARS
071 206 890	30/04/2007	LEASE LESSEE - 907113 ALBERTA LTD. 11 CHILCOTIN WAY LETHBRIDGE ALBERTA T1K7L8 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF AUGUST , 1999 LEASEHOLD TITLE ISSUED FOR PLAN 0712207 BLOCK 1 LOT 1
071 206 891	30/04/2007	LEASE LESSEE - 907113 ALBERTA LTD. 11 CHILCOTIN WAY LETHBRIDGE ALBERTA T1K7L8 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF AUGUST , 1999 LEASEHOLD TITLE ISSUED FOR PLAN 0712207 BLOCK 1 LOT 2
071 282 152	07/06/2007	LEASE LESSEE - 1213907 ALBERTA LTD. P.O. BOX 1732 FERNIE BRITISH COLUMBIA V0B1M0 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF JANUARY , 2006 LEASEHOLD TITLE ISSUED FOR PLAN 0713028 BLOCK 4 LOT 409.
071 282 247	07/06/2007	LEASE LESSEE - 1213907 ALBERTA LTD. P.O. BOX 1732 FERNIE BRITISH COLUMBIA V0B1M0 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF JANUARY , 2006 LEASEHOLD TITLE ISSUED FOR PLAN 0713028 BLOCK 4 LOT 410.
071 282 305	07/06/2007	LEASE LESSEE - 1213907 ALBERTA LTD. P.O. BOX 1732 FERNIE BRITISH COLUMBIA V0B1M0 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF JANUARY , 2006 LEASEHOLD TITLE ISSUED FOR PLAN 0713028 BLOCK 4 LOT 411

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

121 105 422 +13

NUMBER	DATE (D/M/Y)	PARTICULARS
071 282 614	07/06/2007	LEASE LESSEE - 1213907 ALBERTA LTD. P.O. BOX 1732 FERNIE BRITISH COLUMBIA V0B1M0 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF JANUARY , 2006 LEASEHOLD TITLE ISSUED FOR PLAN 07130287 BLOCK 4 LOT 412
071 285 830	08/06/2007	LEASE LESSEE - BACK COUNTRY HOLDINGS INC. 115 W.T. HILL BLVD. SOUTH LETHBRIDGE ALBERTA T1J4T6 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF DECEMBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0713062, BLOCK 4, LOT 405
071 285 878	08/06/2007	LEASE LESSEE - BACK COUNTRY HOLDINGS INC. 115 W.T. HILL BLVD. SOUTH LETHBRIDGE ALBERTA T1J4T6 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF DECEMBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0713062, BLOCK 4, LOT 406
071 285 918	08/06/2007	LEASE LESSEE - BACK COUNTRY HOLDINGS INC. 115 W.T. HILL BLVD. SOUTH LETHBRIDGE ALBERTA T1J4T6 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF DECEMBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0713062, BLOCK 4, LOT 407
071 285 941	08/06/2007	LEASE LESSEE - BACK COUNTRY HOLDINGS INC. 115 W.T. HILL BLVD. SOUTH LETHBRIDGE ALBERTA T1J4T6 FOR A TERM OF 040 YEARS COMMENCING ON THE 01 DAY OF DECEMBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0713062, BLOCK 4, LOT 408

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

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NUMBER	DATE (D/M/Y)	PARTICULARS
071 414 289	18/08/2007	UTILITY RIGHT OF WAY GRANTEE - CASTLE MOUNTAIN RESORT INC. AS TO PORTION OR PLAN:0513737
071 441 592	04/09/2007	UTILITY RIGHT OF WAY GRANTEE - CASTLE MOUNTAIN RESORT INC.
071 477 827	24/09/2007	LEASE LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD. #200, 1115 11TH AVENUE SW CALGARY ALBERTA T2R0G5 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0513736 BLOCK 4 LOT 98
071 477 931	24/09/2007	LEASE LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD. #200, 1115 11TH AVENUE SW CALGARY ALBERTA T2R0G5 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0714678 BLOCK 4 LOT 425
071 477 978	24/09/2007	LEASE LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD. #200, 1115 11TH AVENUE SW CALGARY ALBERTA T2R0G5 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 0714678 BLOCK 4 LOT 426
071 538 161	31/10/2007	LEASE LESSEE - SCOTT ALTHEN 43 DISCOVERY RIDGE GREEN SW CALGARY ALBERTA T3H4Y4 AS TO 1/4 INTEREST LESSEE - MARGO SCHNEYDER PO BOX 26 MAGRATH ALBERTA T0K1J0 AS TO 1/4 INTEREST LESSEE - JOHN ALTHEN

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 31

121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RR8, SITE 6, COMP 7
LETHBRIDGE
ALBERTA T1J4P4
AS TO 1/4 INTEREST
LESSEE - SUZANNE TIVADAR
2857- 6 AVENUE SOUTH
LETHBRIDGE
ALBERTA T1J1E1
AS TO 1/4 INTEREST
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF AUGUST , 1996
LEASEHOLD TITLE ISSUED FOR PLAN 0512644, BLOCK 4,
LOT 12

071 586 801 04/12/2007 LEASE
LESSEE - BIRTHE PERRY
PO BOX 899
COALDALE
ALBERTA T1M1M7
FOR A TERM OF 040 YEARS
COMMENCING ON THE 01 DAY OF JANUARY , 2007
LEASEHOLD TITLE ISSUED FOR
PLAN 0512644 BLOCK 4 LOT 104

081 016 959 11/01/2008 LEASE
LESSEE - SCOTT DYKES
LESSEE - LORI DYKES
BOTH OF:
BOX 58, SITE 8, RR 1
OKOTOKS
ALBERTA T1S1A1
AS JOINT TENANTS
FOR A TERM OF 040 YEARS
COMMENCING ON THE 21 DAY OF DECEMBER , 2007
LEASEHOLD TITLE ISSUED FOR
LOT 99 BLOCK 4 PLAN 0513736

091 123 527 06/05/2009 LEASE
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.
#200, 1115 11TH AVENUE SW
CALGARY
ALBERTA T2R0G5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 437
BY 091 123 126 ON MAY 6, 2009

091 123 528 06/05/2009 LEASE
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 32

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REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

#200, 1115 11TH AVENUE SW
CALGARY
ALBERTA T2R0G5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 438
BY 091 123 169 ON MAY 5, 2009

091 123 529 06/05/2009 LEASE
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.
#200, 1115 11TH AVENUE SW
CALGARY
ALBERTA T2R0G5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 439
BY 091 123 207 ON MAY 5, 2009

091 123 530 06/05/2009 LEASE
LESSEE - TIMBEROCK MOUNTAIN CHALETS LTD.
#200, 1115 11TH AVENUE SW
CALGARY
ALBERTA T2R0G5
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2005
TITLE ISSUED FOR PLAN 0912441 BLOCK 4 LOT 440
BY 091 123 223 ON MAY 5, 2009

091 254 597 28/08/2009 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
PO BOX 1600
PINCHER CREEK
ALBERTA T0K1W0
ORIGINAL PRINCIPAL AMOUNT: \$2,340,000

091 254 598 28/08/2009 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ALBERTA TREASURY BRANCHES.
C/O NORTH & COMPANY LLP
PO BOX 818
PINCHER CREEK
ALBERTA T0K1W0
AGENT - VALERIE L SAJE

101 154 328 27/05/2010 ENCROACHMENT AGREEMENT
OVER AND FOR BENEFIT OF -
SEE INSTRUMENT FOR PORTION DESCRIBED

101 154 329 27/05/2010 EASEMENT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 33

121 105 422 +13

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		OVER AND FOR BENEFIT OF - SEE INSTRUMENT FOR PORTION DESCRIBED
101 154 330	27/05/2010	ENCROACHMENT AGREEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT FOR PORTION DESCRIBED
101 154 331	27/05/2010	EASEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT FOR PORTION DESCRIBED
101 154 332	27/05/2010	ENCROACHMENT AGREEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT FOR PORTION DESCRIBED
101 154 333	27/05/2010	EASEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT FOR PORTION DESCRIBED
101 154 334	27/05/2010	ENCROACHMENT AGREEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT FOR PORTION DESCRIBED
101 154 335	27/05/2010	EASEMENT OVER AND FOR BENEFIT OF - SEE INSTRUMENT FOR PORTION DESCRIBED
101 265 796	07/09/2010	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - ALBERTA TREASURY BRANCHES. C/O MANAGER #240, 719 4 AVE SOUTH LETHBRIDGE ALBERTA T1J0P1 AGENT - JAMES R FARRINGTON SEE CAVEAT FOR INTEREST
101 265 797	07/09/2010	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ALBERTA TREASURY BRANCHES. C/O MANAGER #240, 719 4 AVE SOUTH LETHBRIDGE ALBERTA T1J0P1 AGENT - JAMES R FARRINGTON
111 116 179	11/05/2011	LEASE LESSEE - DESTINATION DEVELOPMENTS INC. 213 COULEE CREEK MANOR LETHBRIDGE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 34

REGISTRATION

121 105 422 +13

NUMBER	DATE (D/M/Y)	PARTICULARS
		ALBERTA T1K8B9 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4 LOT 421
111 116 180	11/05/2011	LEASE LESSEE - DESTINATION DEVELOPMENTS INC. 213 COULEE CREEK MANOR LETHBRIDGE ALBERTA T1K8B9 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4 LOT 422
111 116 181	11/05/2011	LEASE LESSEE - DESTINATION DEVELOPMENTS INC. 213 COULEE CREEK MANOR LETHBRIDGE ALBERTA T1K8B9 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4 LOT 423
111 116 182	11/05/2011	LEASE LESSEE - DESTINATION DEVELOPMENTS INC. 213 COULEE CREEK MANOR LETHBRIDGE ALBERTA T1K8B9 FOR A TERM OF 040 YEARS COMMENCING ON THE 15 DAY OF OCTOBER , 2005 LEASEHOLD TITLE ISSUED FOR PLAN 1111567 BLOCK 4 LOT 424
191 184 481	10/09/2019	AMENDING AGREEMENT AFFECTS INSTRUMENT: 011073287
211 174 003	10/09/2021	MORTGAGE MORTGAGEE - ATB FINANCIAL. 8008-104 ST EDMONTON ALBERTA T6E4E2 ORIGINAL PRINCIPAL AMOUNT: \$1,450,000
211 174 004	10/09/2021	CAVEAT RE : ASSIGNMENT OF RENTS AND LEASES CAVEATOR - ATB FINANCIAL.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 35

121 105 422 +13

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O NORTH & COMPANY LLP
600, 220-4 ST S
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

211 174 005 10/09/2021 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
701, 400 - 4 AVE S
LETHBRIDGE
ALBERTA T1J4E1
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
C/O NORTH & COMPANY LLP
600, 220-4 STREET SOUTH
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT
AMOUNT: \$2,100,000
AFFECTS INSTRUMENT: 211174005

241 129 553 24/05/2024 LEASE
LESSEE - L Y INVESTMENTS LTD.
C/O PO BOX 4225, STATION MAIN
TABER
ALBERTA T1G2X7
AS TO 1/2 INTEREST
LESSEE - JAWD HOLDINGS INC.
C/O PO BOX 4225, STATION MAIN
TABER
ALBERTA T1G2X7
AS TO 1/4 INTEREST
LESSEE - JAWD HOLDINGS INC.
C/O PO BOX 4225, STATION MAIN
TABER
ALBERTA T1G2X7
AS TO 1/4 INTEREST
FOR A TERM OF 040 YEARS
COMMENCING ON THE 15 DAY OF OCTOBER , 2015
LEASEHOLD TITLES ISSUED RE:
PLAN 231671 BLOCK 4 LOTS 429, 430, 431 AND 432
ON MAY 24, 2024 BY 241 129 230

TOTAL INSTRUMENTS: 164

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2025 AT 09:26 A.M.

ORDER NUMBER: 53846534

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 207 661 1211214;3;500 121 105 422

LEGAL DESCRIPTION
PLAN 1211214
BLOCK 3
LOT 500
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

OWNERS

CASTLE MOUNTAIN RESORT INC.
OF P.O. BOX 610
PINCHER CREEK
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

901 220 354 27/08/1990 CAVEAT
RE : EASEMENT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT
021225058)

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

121 105 422

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
091229180)

961 266 577	12/11/1996	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001302131) (DATA UPDATED BY: CHANGE OF NAME 051029566)
981 005 991	06/01/1998	AGREEMENT SELL BACK AGREEMENT : PURSUANT TO SECTION 20 (1) OF THE PUBLIC LANDS ACT
991 128 335	10/05/1999	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9. BOX 279, PINCHER CREEK ALBERTA T0K1W0
001 276 854	28/09/2000	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9. BOX 279, PINCHER CREEK ALBERTA T0K1W0
031 374 627	29/10/2003	CAVEAT RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9. C/O JASMAN & EVANS, LAW OFFICE BOX 2530 985 EAST AVE PINCHER CREEK ALBERTA T0K1W0 AGENT - DOUGLAS J EVANS
051 423 994	09/11/2005	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

121 105 422

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO. 9.
BOX 279, PINCHER CREEK
ALBERTA T0K1W0
AGENT - MAT BONERTZ.

061 216 295 01/06/2006 RESTRICTIVE COVENANT

061 216 296 01/06/2006 RESTRICTIVE COVENANT

061 216 297 01/06/2006 RESTRICTIVE COVENANT

061 216 298 01/06/2006 RESTRICTIVE COVENANT

061 269 549 05/07/2006 RESTRICTIVE COVENANT

061 354 085 29/08/2006 RESTRICTIVE COVENANT

061 364 079 05/09/2006 RESTRICTIVE COVENANT

061 366 559 06/09/2006 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.

061 435 107 20/10/2006 RESTRICTIVE COVENANT

071 441 592 04/09/2007 UTILITY RIGHT OF WAY
GRANTEE - CASTLE MOUNTAIN RESORT INC.

121 105 424 04/05/2012 EASEMENT
AS TO PORTION OR PLAN:1211215
OVER AND FOR BENEFIT OF
SEE INSTRUMENT

211 174 003 10/09/2021 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
8008-104 ST
EDMONTON
ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 004 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ATB FINANCIAL.
C/O NORTH & COMPANY LLP
600, 220-4 ST S
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

211 174 005 10/09/2021 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
701, 400 - 4 AVE S

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

121 105 422

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LETHBRIDGE
ALBERTA T1J4E1
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
C/O NORTH & COMPANY LLP
600, 220-4 STREET SOUTH
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT
AMOUNT: \$2,100,000
AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 023

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2025 AT 09:26 A.M.

ORDER NUMBER: 53846534

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 207 679 1211214;3;501 121 105 422 +1

LEGAL DESCRIPTION
PLAN 1211214
BLOCK 3
LOT 501
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

OWNERS

CASTLE MOUNTAIN RESORT INC.
OF P.O. BOX 610
PINCHER CREEK
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

901 220 354 27/08/1990 CAVEAT
RE : EASEMENT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT
021225058)

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

121 105 422 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
091229180)

961 266 577 12/11/1996 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320 - 17 AVENUE S.W.
CALGARY
ALBERTA T2S2Y1
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001302131)
(DATA UPDATED BY: CHANGE OF NAME 051029566)

981 005 991 06/01/1998 AGREEMENT
SELL BACK AGREEMENT :
PURSUANT TO SECTION 20 (1) OF THE
PUBLIC LANDS ACT

991 128 335 10/05/1999 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK
NO. 9.
BOX 279, PINCHER CREEK
ALBERTA T0K1W0

001 276 854 28/09/2000 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK
NO. 9.
BOX 279, PINCHER CREEK
ALBERTA T0K1W0

031 374 627 29/10/2003 CAVEAT
RE : RESTRICTIVE COVENANT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK
NO. 9.
C/O JASMAN & EVANS, LAW OFFICE
BOX 2530
985 EAST AVE
PINCHER CREEK
ALBERTA T0K1W0
AGENT - DOUGLAS J EVANS

051 423 994 09/11/2005 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

121 105 422 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO. 9.
BOX 279, PINCHER CREEK
ALBERTA T0K1W0
AGENT - MAT BONERTZ.

061 216 295 01/06/2006 RESTRICTIVE COVENANT

061 216 296 01/06/2006 RESTRICTIVE COVENANT

061 216 297 01/06/2006 RESTRICTIVE COVENANT

061 216 298 01/06/2006 RESTRICTIVE COVENANT

061 269 549 05/07/2006 RESTRICTIVE COVENANT

061 354 085 29/08/2006 RESTRICTIVE COVENANT

061 364 079 05/09/2006 RESTRICTIVE COVENANT

061 366 559 06/09/2006 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.

061 435 107 20/10/2006 RESTRICTIVE COVENANT

071 441 592 04/09/2007 UTILITY RIGHT OF WAY
GRANTEE - CASTLE MOUNTAIN RESORT INC.

121 105 424 04/05/2012 EASEMENT
AS TO PORTION OR PLAN:1211215
OVER AND FOR BENEFIT OF
SEE INSTRUMENT

211 174 003 10/09/2021 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
8008-104 ST
EDMONTON
ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 004 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ATB FINANCIAL.
C/O NORTH & COMPANY LLP
600, 220-4 ST S
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

211 174 005 10/09/2021 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
701, 400 - 4 AVE S

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

REGISTRATION

121 105 422 +1

NUMBER DATE (D/M/Y) PARTICULARS

LETHBRIDGE
ALBERTA T1J4E1
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
C/O NORTH & COMPANY LLP
600, 220-4 STREET SOUTH
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT
AMOUNT: \$2,100,000
AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 023

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TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
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ORDER NUMBER: 53846534

CUSTOMER FILE NUMBER:



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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 207 687 1211214;3;502 121 105 422 +2

LEGAL DESCRIPTION
PLAN 1211214
BLOCK 3
LOT 502
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

OWNERS

CASTLE MOUNTAIN RESORT INC.
OF P.O. BOX 610
PINCHER CREEK
ALBERTA T0K 1W0
(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

901 220 354 27/08/1990 CAVEAT
RE : EASEMENT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
(DATA UPDATED BY: TRANSFER OF CAVEAT
021225058)
(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

121 105 422 +2

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
091229180)

961 266 577	12/11/1996	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001302131) (DATA UPDATED BY: CHANGE OF NAME 051029566)
981 005 991	06/01/1998	AGREEMENT SELL BACK AGREEMENT : PURSUANT TO SECTION 20 (1) OF THE PUBLIC LANDS ACT
991 128 335	10/05/1999	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - THE MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9. BOX 279, PINCHER CREEK ALBERTA T0K1W0
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ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

121 105 422 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

NO. 9.
BOX 279, PINCHER CREEK
ALBERTA T0K1W0
AGENT - MAT BONERTZ.

061 216 295 01/06/2006 RESTRICTIVE COVENANT

061 216 296 01/06/2006 RESTRICTIVE COVENANT

061 216 297 01/06/2006 RESTRICTIVE COVENANT

061 216 298 01/06/2006 RESTRICTIVE COVENANT

061 269 549 05/07/2006 RESTRICTIVE COVENANT

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061 364 079 05/09/2006 RESTRICTIVE COVENANT

061 366 559 06/09/2006 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.

061 435 107 20/10/2006 RESTRICTIVE COVENANT

071 441 592 04/09/2007 UTILITY RIGHT OF WAY
GRANTEE - CASTLE MOUNTAIN RESORT INC.

121 105 424 04/05/2012 EASEMENT
AS TO PORTION OR PLAN:1211215
OVER AND FOR BENEFIT OF
SEE INSTRUMENT

211 174 003 10/09/2021 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
8008-104 ST
EDMONTON
ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 004 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ATB FINANCIAL.
C/O NORTH & COMPANY LLP
600, 220-4 ST S
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

211 174 005 10/09/2021 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
701, 400 - 4 AVE S

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

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LETHBRIDGE
ALBERTA T1J4E1
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
C/O NORTH & COMPANY LLP
600, 220-4 STREET SOUTH
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT
AMOUNT: \$2,100,000
AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 023

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2025 AT 09:26 A.M.

ORDER NUMBER: 53846534

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 207 695 1211214;3;503 121 105 422 +3

LEGAL DESCRIPTION
PLAN 1211214
BLOCK 3
LOT 503
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

OWNERS

CASTLE MOUNTAIN RESORT INC.
OF P.O. BOX 610
PINCHER CREEK
ALBERTA T0K 1W0
(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

901 220 354 27/08/1990 CAVEAT
RE : EASEMENT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
(DATA UPDATED BY: TRANSFER OF CAVEAT
021225058)
(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

121 105 422 +3

REGISTRATION

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961 266 577 12/11/1996 UTILITY RIGHT OF WAY
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(DATA UPDATED BY: CHANGE OF NAME 051029566)

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ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

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701, 400 - 4 AVE S

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ENCUMBRANCES, LIENS & INTERESTS

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AFFECTS INSTRUMENT: 211174005

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LAND TITLE CERTIFICATE

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

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091229180)

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ENCUMBRANCES, LIENS & INTERESTS

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GRANTEE - CASTLE MOUNTAIN RESORT INC.

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OVER AND FOR BENEFIT OF
SEE INSTRUMENT

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MORTGAGEE - ATB FINANCIAL.
8008-104 ST
EDMONTON
ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

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RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ATB FINANCIAL.
C/O NORTH & COMPANY LLP
600, 220-4 ST S
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

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MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
701, 400 - 4 AVE S

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

REGISTRATION

121 105 422 +4

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LETHBRIDGE
ALBERTA T1J4E1
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

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RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
C/O NORTH & COMPANY LLP
600, 220-4 STREET SOUTH
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT
AMOUNT: \$2,100,000
AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 023

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 207 729 1211214;3;506 121 105 422 +6

LEGAL DESCRIPTION
PLAN 1211214
BLOCK 3
LOT 506
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

OWNERS

CASTLE MOUNTAIN RESORT INC.
OF P.O. BOX 610
PINCHER CREEK
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

901 220 354 27/08/1990 CAVEAT
RE : EASEMENT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT
021225058)

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

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PAGE 2

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MORTGAGEE - ATB FINANCIAL.
8008-104 ST
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ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

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ENCUMBRANCES, LIENS & INTERESTS

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061 435 107 20/10/2006 RESTRICTIVE COVENANT

071 441 592 04/09/2007 UTILITY RIGHT OF WAY
GRANTEE - CASTLE MOUNTAIN RESORT INC.

121 105 424 04/05/2012 EASEMENT
AS TO PORTION OR PLAN:1211215
OVER AND FOR BENEFIT OF
SEE INSTRUMENT

211 174 003 10/09/2021 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
8008-104 ST
EDMONTON
ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 004 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ATB FINANCIAL.
C/O NORTH & COMPANY LLP
600, 220-4 ST S
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

211 174 005 10/09/2021 MORTGAGE
MORTGAGEE - BUSINESS DEVELOPMENT BANK OF CANADA.
701, 400 - 4 AVE S

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

121 105 422 +7

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

LETHBRIDGE
ALBERTA T1J4E1
ORIGINAL PRINCIPAL AMOUNT: \$1,450,000

211 174 006 10/09/2021 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - BUSINESS DEVELOPMENT BANK OF CANADA.
C/O NORTH & COMPANY LLP
600, 220-4 STREET SOUTH
LETHBRIDGE
ALBERTA T1J4J7
AGENT - GLEN W WRIGHT

221 051 036 10/03/2022 AMENDING AGREEMENT
AMOUNT: \$2,100,000
AFFECTS INSTRUMENT: 211174005

TOTAL INSTRUMENTS: 023

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF MAY,
2025 AT 09:26 A.M.

ORDER NUMBER: 53846534

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 207 745 1211214;3;508 121 105 422 +8

LEGAL DESCRIPTION
PLAN 1211214
BLOCK 3
LOT 508
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

121 105 422 04/05/2012 SUBDIVISION PLAN

OWNERS

CASTLE MOUNTAIN RESORT INC.
OF P.O. BOX 610
PINCHER CREEK
ALBERTA T0K 1W0

(DATA UPDATED BY: CHANGE OF ADDRESS 211174002)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

901 220 354 27/08/1990 CAVEAT
RE : EASEMENT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1

(DATA UPDATED BY: TRANSFER OF CAVEAT
021225058)

(DATA UPDATED BY: CHANGE OF ADDRESS 091058697)

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ENCUMBRANCES, LIENS & INTERESTS

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961 266 577 12/11/1996 UTILITY RIGHT OF WAY
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CALGARY
ALBERTA T2S2Y1

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OF WAY 001302131)

(DATA UPDATED BY: CHANGE OF NAME 051029566)

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0035 207 753 1211214;3;509 121 105 422 +9

LEGAL DESCRIPTION
PLAN 1211214
BLOCK 3
LOT 509
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ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

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LEGAL DESCRIPTION
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BLOCK 3
LOT 510
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;4;4;24;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 101 018 152 +1

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SUBDIVISION SKETCH - EXISTING

LOTS 500-504 & 506-10, BLOCK 3, PLAN 1211214 & PORTION OF LOT 1,
 BLOCK 3, PLAN 9911497 WITHIN NE 1/4 SEC 24, TWP 4, RGE 4, W 5 M
 MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

DATE: JUNE 4, 2025

FILE No: 2025-0-095



REMAINDER OF
TITLE IN
LOT 1, BLOCK 3
16.89±ha
(41.23±ac)

UNIT 2,
BLOCK 3
0.410±ha
(1.01±ac)

UNIT 1,
BLOCK 3
0.226±ha
(0.56±ac)

ACCESS R/W
(1211215)

AREA A {0712207}

9711993

NE24

3112
0913558

NE24

779911497
3-76 {0012472}

78 79 80 81 82

14 15 16 17 18 19 20 21 23

105
1211214

31.00 53.99 30.00 14.71 72.01 74.10 44.66 1.81 40.08 7.57 31.07

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16276T

DATE: JUNE 4, 2025



SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 24-16276T

LOTS 500-504 & 506-10, BLOCK 3, PLAN 1211214 & PORTION OF LOT 1,
BLOCK 3, PLAN 9911497 WITHIN NE 1/4 SEC 24, TWP 4, RGE 4, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK

DATE: JUNE 4, 2025

FILE No: 2025-0-095



June 04, 2025 N:\Subdivision\2025\2025-0-095.dwg

AERIAL PHOTO DATE: 2018



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

DRAFT RESOLUTION

Our File: 2025-0-103

August 22, 2025

Roland Milligan
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

RE: Lot 1, Block 1, Plan 1111758 and part of NE1/4 1-7-2-W5M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, ATCO Gas & ATCO Transmission, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AER, Canada Post and South Lundbreck Water Co-op Ltd.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2025-0-103

M.D. of Pincher Creek No. 9 **Agricultural and Country Residential** subdivision of Lot 1, Block 1, Plan 1111758 and part of NE1/4 1-7-2-W5M

THAT the Agricultural and Country Residential subdivision of Lot 1, Block 1, Plan 1111758 and part of NE1/4 1-7-2-W5M (Certificate of Title No. 111 277 327), to create a 12.50 acre (5.06 ha) parcel from the original parcel which was 10.50 acre (4.25 ha) by swapping portions with the quarter section, for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the portions of NE1 and portions of Lot 1 Block 1 (as depicted in the proposed subdivision sketch) be consolidated in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the applicant obtain water co-op approval and provide the subdivision authority with a copy of the approval prior to endorsement of the subdivision. In the case that the approval is not granted that the landowner provides proof of a water cistern installation that is suitable to serve the property prior to endorsement of the subdivision.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
5. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (e) Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions. Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-103. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is a reconfiguration to create a parcel for country residential use. The existing lot contains two dwellings. Existing water services to the residence is from South Lundbreck Water Co-op Ltd. and sewage services by a septic system.

AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. AHS-EPH recommends connection to an approved municipal or regional drinking water system where feasible.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: July 2, 2025

Date of Receipt:

June 6, 2025

Date of Completeness:


June 9, 2025

TO: Landowner: Simon Ashley Hampson

Agent or Surveyor: Zachary J. Prosper, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas & ATCO Transmission, AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AER, Canada Post, South Lundbreck Water Co-op Ltd.

Adjacent Landowners: Audy Voytko, Elizabeth Ann Evans, Joan M Likuski, Gary William Poulsen, Eva Nancy Poulsen, Mark Zoratti, Patricia Zoratti, Riverside Ranch (Zoratti) Ltd., William Neil Everts, Willowbrake Dairy Ltd.

Planning Advisor: Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **July 21, 2025**. (Please quote our File No. 2025-0-103 in any correspondence with this office).

File No.: 2025-0-103

Legal Description: Lot 1, Block 1, Plan 1111758 and part of NE1/4 1-7-2-W5M

Municipality: M.D. of Pincher Creek No. 9

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural and Country Residential

Proposed Use: Agricultural and Country Residential

of Lots Created: 1 (Reconfiguration)

Certificate of Title: 111 277 327

Proposal: To create a 12.50 acre (5.06 ha) parcel from the original parcel which was 10.50 acre (4.25 ha) by swapping portions with the quarter section, for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 12.50 acre (5.06 ha) parcel from the original parcel which was 10.50 acre (4.25 ha) by swapping portions with the quarter section, for country residential use.

The proposal is to accommodate a boundary line adjustment subdivision of an existing farmyard, which presently contains two dwellings, garage, shop, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the east, off of a developed municipal road allowance. The existing residence is serviced by a septic system and water from South Lundbreck Water Co-op Ltd. The application is requesting to capture solar array, pump well cavity, fence line issues, access to barn from the east, large wood rack, and elimination of the access and water well to the south.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That a waiver of the Land Use Bylaw 10 acre maximum parcel size requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek.
7. That the portions of NE1 and portions of Lot 1 Block 1 (as depicted in the proposed subdivision sketch) be consolidated in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
8. That the applicant obtain water co-op approval and provide the subdivision authority with a copy of the approval prior to endorsement of the subdivision.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-103</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>June 6, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>June 9, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: SIMON HAMPSON
Mailing Address: Box 427 City/Town: LUNDBECK
Postal Code: TOK 1H0 Telephone: - Cell: 403-870-5462
Email: SIMON.HAMPSON2@GMAIL.COM Preferred Method of Correspondence: Email ☒ Mail ☐
Name of Agent (Person Authorized to act on behalf of Registered Owner):
Mailing Address: City/Town:
Postal Code: Telephone: Cell:
Email: Preferred Method of Correspondence: Email ☐ Mail ☐
Name of Surveyor: BROWN & OKAMURA ZACK PROSPER
Mailing Address: 2830 - 12 AVE N. City/Town: LETHBRIDGE
Postal Code: T1H 5J9 Telephone: 403-329-4688 Cell:
Email: Preferred Method of Correspondence: Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- a. All/part of the NE $\frac{1}{4}$ Section 1 Township 7 Range 2 West of 5 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
b. Being all/part of: Lot/Unit 1 Block 1 Plan 1111758
c. Total area of existing parcel of land (to be subdivided) is: hectares \pm 12 acres
d. Total number of lots to be created: 1 Size of Lot(s): \pm 12 ACRES
e. Rural Address (if applicable): 7026 RANGE Rd 2-0
f. Certificate of Title No.(s): 111 277 327

3. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is located in the municipality of MD OF PINCHER CREEK No. 9
b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is
c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☐ No ☒
If "yes" the highway is No.
d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒
If "yes", state its name
e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown ☐ Yes ☐ No ☒

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application the subject of a licence, permit, approval, or other authorization granted by the Natural Resources Conservation Board, Energy Resources Conservation Board, Alberta Energy Regulator, Alberta Energy and Utilities Board or Alberta Utilities Commission? Yes ☐ No ☒

If 'yes', please describe: _____

- g. Is the land subject of the application the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*? Yes ☐ No ☒

If 'yes', please describe: _____

*The Minister is responsible for the following Acts: AB Land Stewardship Act, Environmental Protection Act, Public Lands Act, Surveys Act, Water Act.

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land ACREAGE DWELLING
- b. Proposed use of the land ACREAGE DWELLING

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) HILLSIDE/ROLLING
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)

WILLOW, POPLAR, SPRUCE TREES, BRUSH, ARTISIAN WELL

- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) CLAY

- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☐ No ☒

If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

PARCEL IS DEVELOPED, APPLICATION IS FOR BOUNDARY REVISION

- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes ☐ No ☒

- f. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒

- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

- a. Describe existing source of potable water WATER COOP.
- b. Describe proposed source of potable water WATER COOP.

7. SEWER SERVICES

- a. Describe existing sewage disposal: Type SEPTIC SYSTEM Year Installed UNKNOWN - 80
- b. Describe proposed sewage disposal: Type NO CHANGES FROM EXISTING

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, SIMON HAMPSON hereby certify that

☒ I am the registered owner ☐ I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: Simon Hampson Date: JUNE 5, 2025

9. RIGHT OF ENTRY

I, SIMON HAMPSON do ☒ / do not ☐ (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act

Simon Hampson
Signature of Registered Owner(s)

Personal information collected on this form is collected in accordance with Section 653 of the Alberta Municipal Government Act and Section 33(c) of the Freedom of Information and Protection of Privacy Act. Please note that such information may be made public. If you have any questions about the information being collected, contact the Oldman River Regional Services Commission FOIP Coordinator at 403-329-1344.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 811 364 1111758;1;1 111 277 327

LEGAL DESCRIPTION
PLAN 1111758
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.25 HECTARES (10.5 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;7;1;NE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 111 129 421

REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

111 277 327 26/10/2011 TRANSFER OF LAND \$491,500 \$491,500

OWNERS

SIMON ASHLEY HAMPSON
OF PO BOX 427
LUNDBRECK
ALBERTA T0K 1H0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

761 148 504 01/12/1976 UTILITY RIGHT OF WAY
 GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
 LIMITED.
801 125 918 20/08/1980 UTILITY RIGHT OF WAY
 GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
 LIMITED.
911 010 641 15/01/1991 UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

111 277 327

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - SOUTH LUNDBRECK WATER CO-OP LTD.

141 256 791 24/09/2014 EASEMENT
OVER PLAN 1111758 BLOCK 1 LOT 1
FOR BENEFIT OF 5;2;7;1;NE
SEE INSTRUMENT

141 324 042 28/11/2014 MORTGAGE
MORTGAGEE - THE PINCHER CREEK CREDIT UNION,
LIMITED.
750 KETTLES STREET,
PINCHER CREEK
ALBERTA T0K1W0
ORIGINAL PRINCIPAL AMOUNT: \$437,900

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF JUNE,
2025 AT 08:26 P.M.

ORDER NUMBER: 53915682

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0034 811 357 5;2;7;1;NE 121 036 716

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 7
SECTION 1
QUARTER NORTH EAST
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROAD	8911003	0.417	1.03
SUBDIVISION	1111758	4.25	10.50

EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 111 129 421 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
121 036 716	10/02/2012	TRANSFER OF LAND	\$325,000	\$325,000

OWNERS

SIMON ASHLEY HAMPSON
OF PO BOX 427
LUNDBRECK
ALBERTA T0K 1H0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
761 148 504	01/12/1976	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

121 036 716

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
801 125 918	20/08/1980	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
911 010 641	15/01/1991	UTILITY RIGHT OF WAY GRANTEE - SOUTH LUNDBRECK WATER CO-OP LTD.
141 256 791	24/09/2014	EASEMENT OVER PLAN 1111758 BLOCK 1 LOT 1 FOR BENEFIT OF 5;2;7;1;NE SEE INSTRUMENT

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF JUNE,
2025 AT 07:02 P.M.

ORDER NUMBER: 53958406

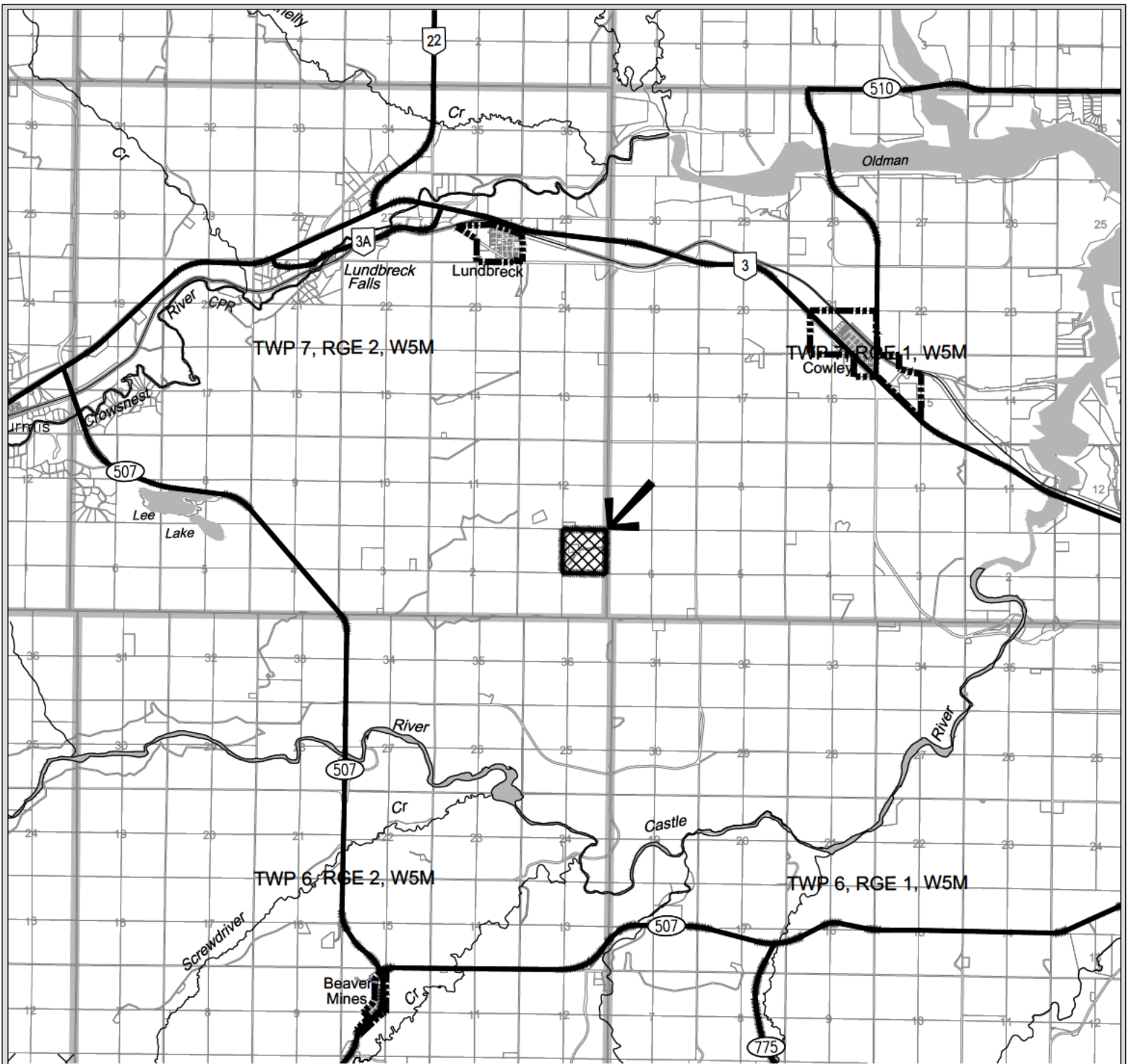
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH

LOT 1, BLOCK 1, PLAN 1111758 &
NE 1/4 SEC 1, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JUNE 11, 2025

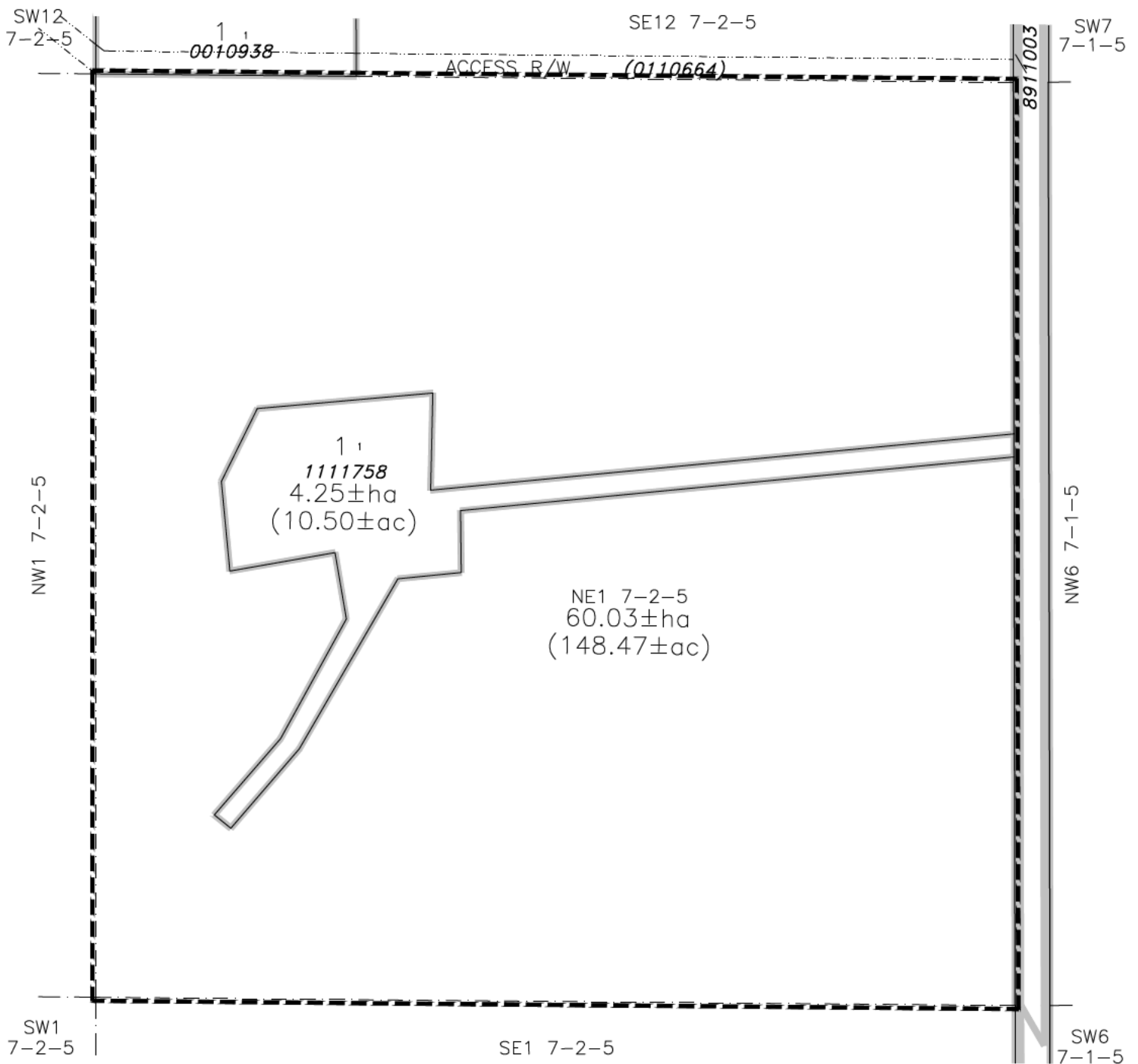
FILE No: 2025-0-103

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5B8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



June 11, 2025 N:\Subdivision\2025\2025-0-103.dwg





SUBDIVISION SKETCH - EXISTING

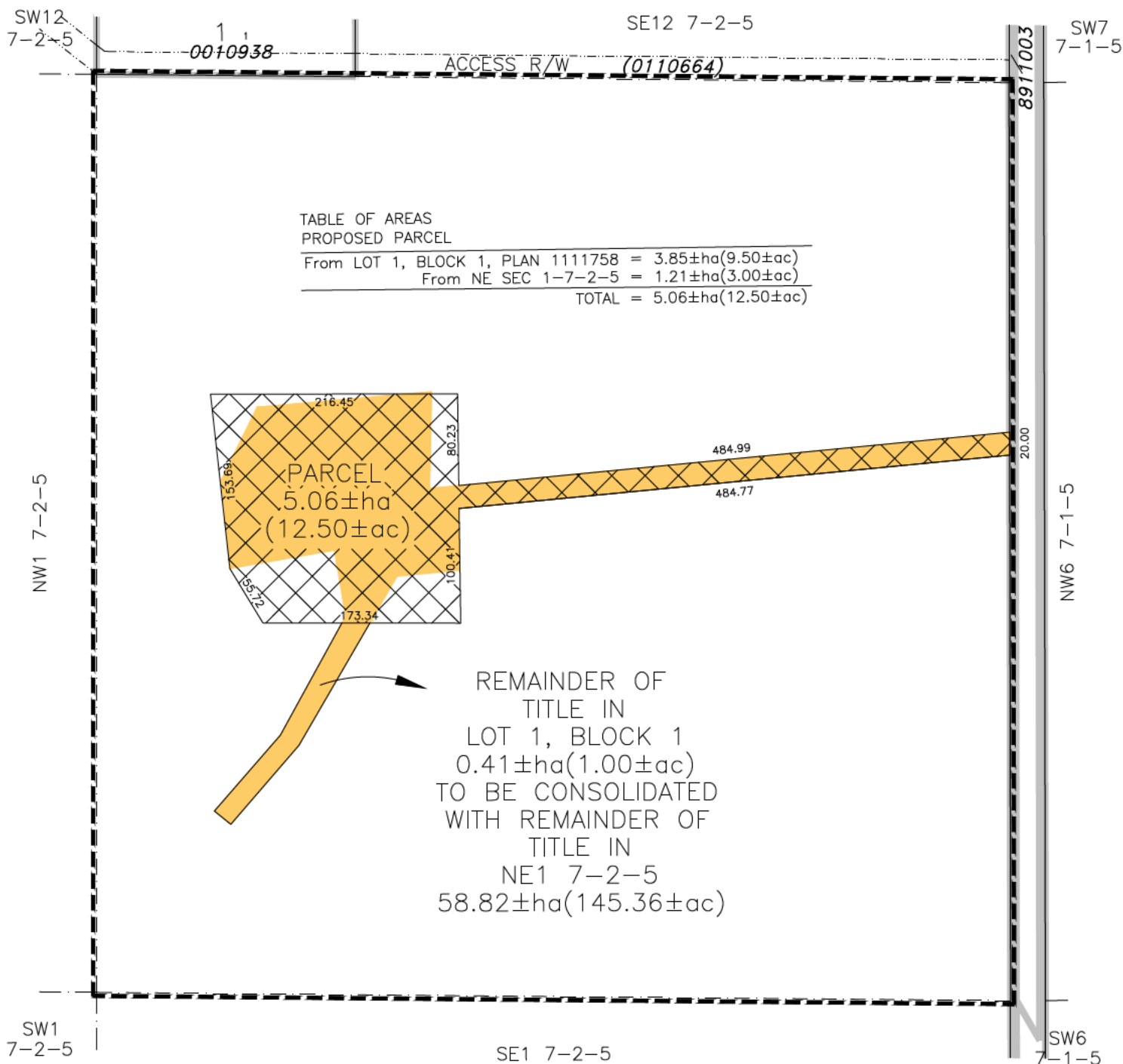
LOT 1, BLOCK 1, PLAN 1111758 &
NE 1/4 SEC 1, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JUNE 11, 2025

FILE No: 2025-0-103





SUBDIVISION SKETCH - PROPOSED

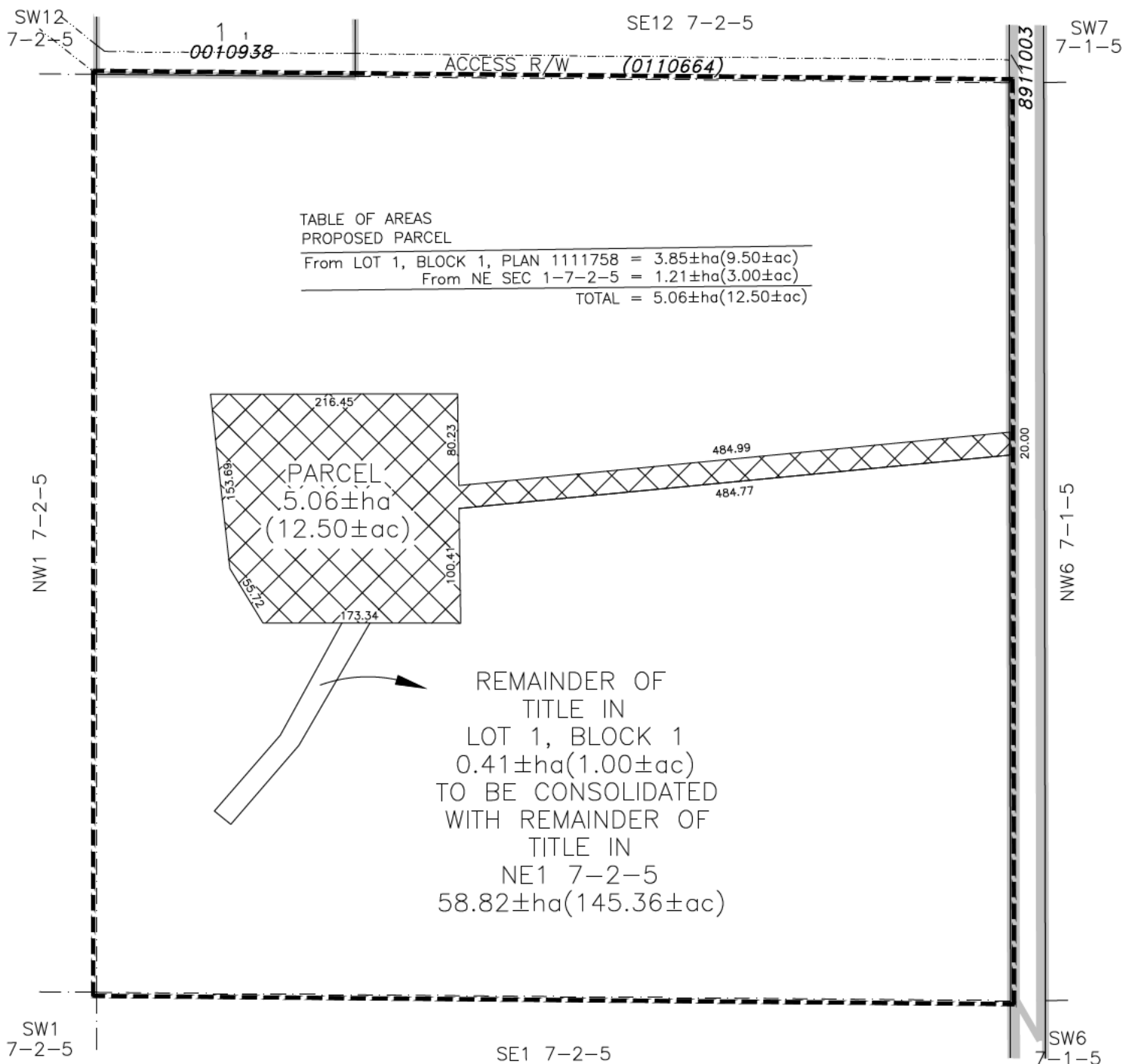
LOT 1, BLOCK 1, PLAN 1111758 &
NE 1/4 SEC 1, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JUNE 11, 2025

FILE No: 2025-0-103





SUBDIVISION SKETCH - PROPOSED

LOT 1, BLOCK 1, PLAN 1111758 &
NE 1/4 SEC 1, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JUNE 11, 2025

FILE No: 2025-0-103



0 100 200 300 400 Metres





SUBDIVISION SKETCH - PROPOSED

LOT 1, BLOCK 1, PLAN 1111758 &
NE 1/4 SEC 1, TWP 7, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JUNE 11, 2025

FILE No: 2025-0-103





OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

DRAFT RESOLUTION

Our File: 2025-0-119

August 22, 2025

Roland Milligan
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

RE: Closed Road and NW1/4 35-5-1-W5M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the ,Livingstone Range School Division, AltaLink, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2025-0-119

M.D. of Pincher Creek No. 9 Country Residential subdivision of Closed Road and NW1/4 35-5-1-W5M

THAT the Country Residential subdivision of Closed Road and NW1/4 35-5-1-W5M (Certificate of Title No. 171 271 548 +8), to create a 15.14 acre (6.13 ha) parcel from a previously unsubdivided quarter section of 164.19 acres (66.45 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the residual portion of Road Plan 2906Q be consolidated with the NW35 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.16.
5. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (e) Easements are required for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned. FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions. Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions

- (f) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify Alberta 1st Call at 1-800-242-3447 to arrange for “field locating” should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-119. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this application is to subdivide a lot for country residential use. There is an existing dwelling, which is serviced by a septic system and on-site domestic well.

AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. The application indicates a well as the potable water source. AHS-EPH recommends that wells be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: July 28, 2025

Date of Receipt:

July 7, 2025


Date of Completeness:

July 11, 2025

TO: Landowner: Reners Land Inc.
Surveyor: Zachary J. Prosper, A.L.S.
Agent: Kevin Reners

Referral Agencies: M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER, Canada Post

Adjacent Landowners: Francis J Bitango, John Braun, Trudy Braun, Charles William Clymer, Helen-Anne Clymer, Wayne Kevin McIntee

Planning Advisor: Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **August 18, 2025**. (Please quote our File No. 2025-0-119 in any correspondence with this office).

File No.: 2025-0-119

Legal Description: Closed Road and NW1/4 35-5-1-W5M

Municipality: M.D. of Pincher Creek No. 9

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Country Residential

of Lots Created: 1

Certificate of Title: 171 271 548 +8

Proposal: To create a 15.14 acre (6.13 ha) parcel from a previously unsubdivided quarter section of 164.19 acres (66.45 ha) for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 15.14 acre (6.13 ha) parcel from a previously unsubdivided quarter section of 164.19 acres (66.45 ha) for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, quonset, barn, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the north, off of a developed municipal road allowance (TR 6-0). Road Plan 2906Q is in the process of being closed and will be consolidated back into the title. The existing residence is serviced by a septic system and on-site domestic well.

This proposal with a waiver of lot size complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That a waiver of the Land Use Bylaw 10 acre maximum lot size requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek.
7. That the residual portion of Road Plan 2906Q be consolidated with the NW35 5-1 W5M in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-119</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>July 7, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>July 11, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Reners Land Inc
Mailing Address: 131 Riverbrook Close West **City/Town:** Lethbridge
Postal Code: T1K 7P2 **Telephone:** _____ **Cell:** _____
Email: _____ **Preferred Method of Correspondence:** Email ☐ Mail ☐

Name of Agent (Person Authorized to act on behalf of Registered Owner): Kevin Reners
Mailing Address: Box 2891 **City/Town:** Pincher Creek
Postal Code: T0K 1W0 **Telephone:** 4 [Redacted] **Cell:** _____
Email: [Redacted] **Preferred Method of Correspondence:** Email ☐ Mail ☐

Name of Surveyor: Zachary J. Prosper, ALS brown okamura & associates ltd.
Mailing Address: 2830 - 12 Avenue North **City/Town:** Lethbridge
Postal Code: T1H 5J9 **Telephone:** 403-329-4688 ex 132 **Cell:** _____
Email: zach@bokamura.com **Preferred Method of Correspondence:** Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the NW ¼ Section 35 Township 5 Range 1 West of 5 Meridian (e.g. SE¼ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 60.7 hectares 150 acres
- Total number of lots to be created: 1 Size of Lot(s): 6.13 hectares (15.14 acres)
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 171 271 548+8

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☐ No ☒
If "yes" the highway is No. _____
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒
If "yes", state its name _____
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown ☐ Yes ☒ No ☐

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes ☐ No ☒

Provincial agencies and regulatory bodies:

- ☐ Alberta Energy and Utilities Board (AEUB)
- ☐ Alberta Energy Regulator (AER)
- ☐ Alberta Utilities Commission (AUC)
- ☐ Energy Resources Conservation Board (ERCB)
- ☐ Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes ☐ No ☒

*The Minister is responsible for the following Acts:

- ☐ Alberta Environmental Protection Act
- ☐ Alberta Land Stewardship Act
- ☐ Alberta Public Lands Act
- ☐ Alberta Surveys Act
- ☐ Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land acreage and pastureland
- b. Proposed use of the land subdivide homestead from remainder of quarter

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) mixed
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mixed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown

- d. Is this a vacant parcel (*void of any buildings or structures*)? Yes ☐ No ☒

If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes ☐ No ☒
- f. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

a. Describe existing source of potable water:

Onsite Well ☒ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☐ _____

b. Describe proposed source of potable water

Onsite Well ☒ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☐ _____

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field ☒ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ _____ Year Installed _____

b. Describe proposed sewage disposal:

Sub-surface treatment field ☒ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ _____ Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, Kevin Peters _____ hereby certify that

☐ I am the registered owner ☒ I am authorized to act on behalf of the register owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: _____ Date: _____

9. RIGHT OF ENTRY

I, _____ do ☐ / do not ☐ (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Signature of Registered Owner(s) _____



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0020 703 245

5;1;5;35;NW

171 271 548 +8

LEGAL DESCRIPTION

MERIDIAN 5

RANGE 1

TOWNSHIP 5

SECTION 35

THOSE PORTIONS OF THE NORTH WEST QUARTER
WHICH LIE EAST AND WEST OF PINCHER CREEK AS
SHOWN ON THE TOWNSHIP PLAN DATED 1 03 1888
CONTAINING 60.7 HECTARES (150 ACRES) MORE OR LESS
EXCEPTING THEREOUT THE ROADWAY ON PLAN 2906Q CONTAINING
.753 HECTARES (1.86 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 881 051 722 P .

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 271 548	30/11/2017	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

RENERS LAND INC.
OF 131 RIVERBROOK CLOSE WEST
LETHBRIDGE
ALBERTA T1K 7P2

(DATA UPDATED BY: CHANGE OF ADDRESS 191144255)

(DATA UPDATED BY: CHANGE OF ADDRESS 221041675)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

171 271 548 +8

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

841 181 512 05/11/1984 UTILITY RIGHT OF WAY
GRANTEE - FORTISALBERTA INC.
320 - 17 AVENUE S.W.
CALGARY
ALBERTA T2S2Y1
"N. 80 M. OF W. 180 M."
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 001293749)
(DATA UPDATED BY: CHANGE OF NAME 051014971)

161 212 492 08/09/2016 UTILITY RIGHT OF WAY
GRANTEE - ALTAGAS UTILITIES INC.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF JUNE,
2025 AT 02:36 P.M.

ORDER NUMBER: 53954931

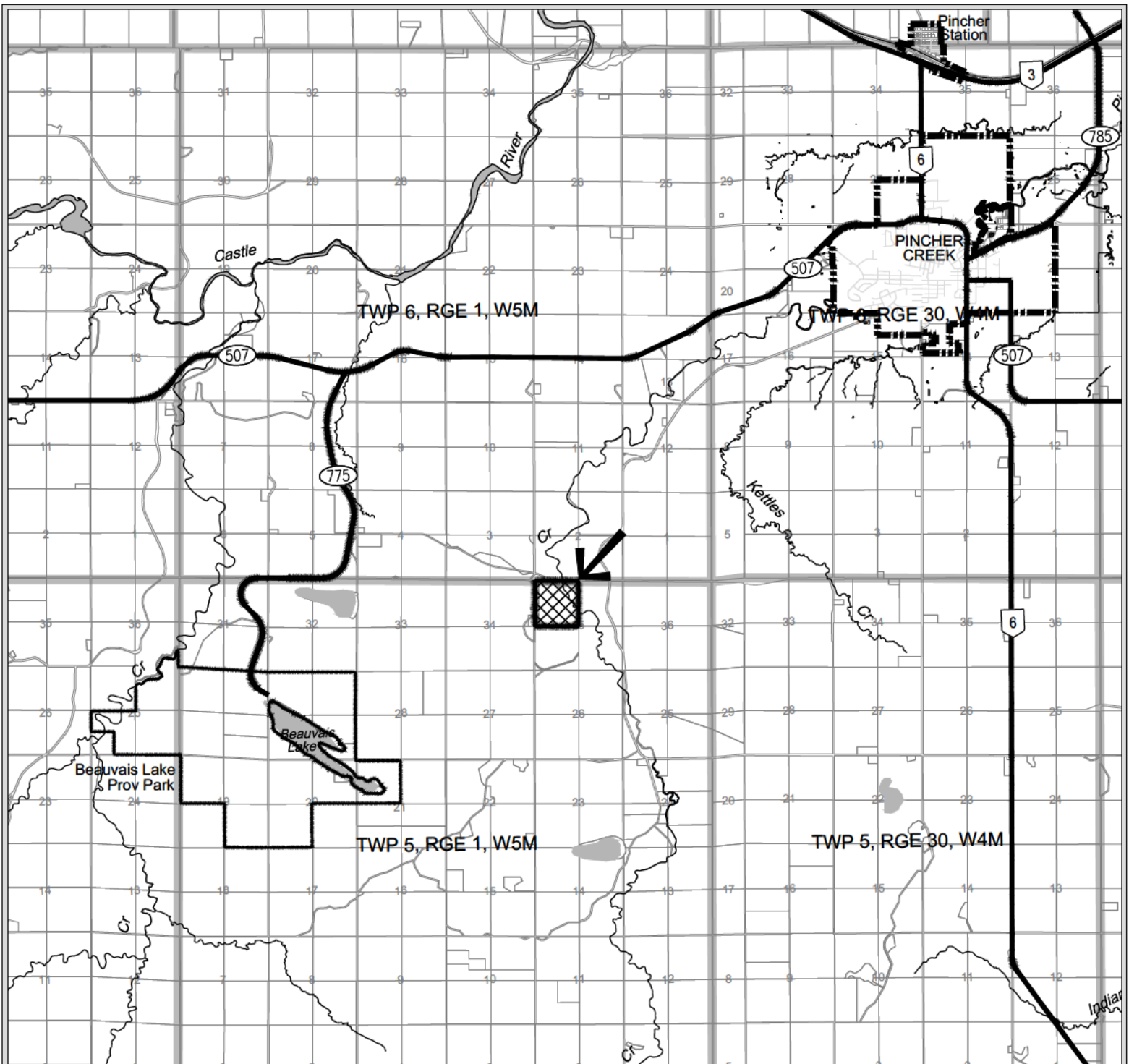
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH

NW 1/4 SEC 35, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 14, 2025

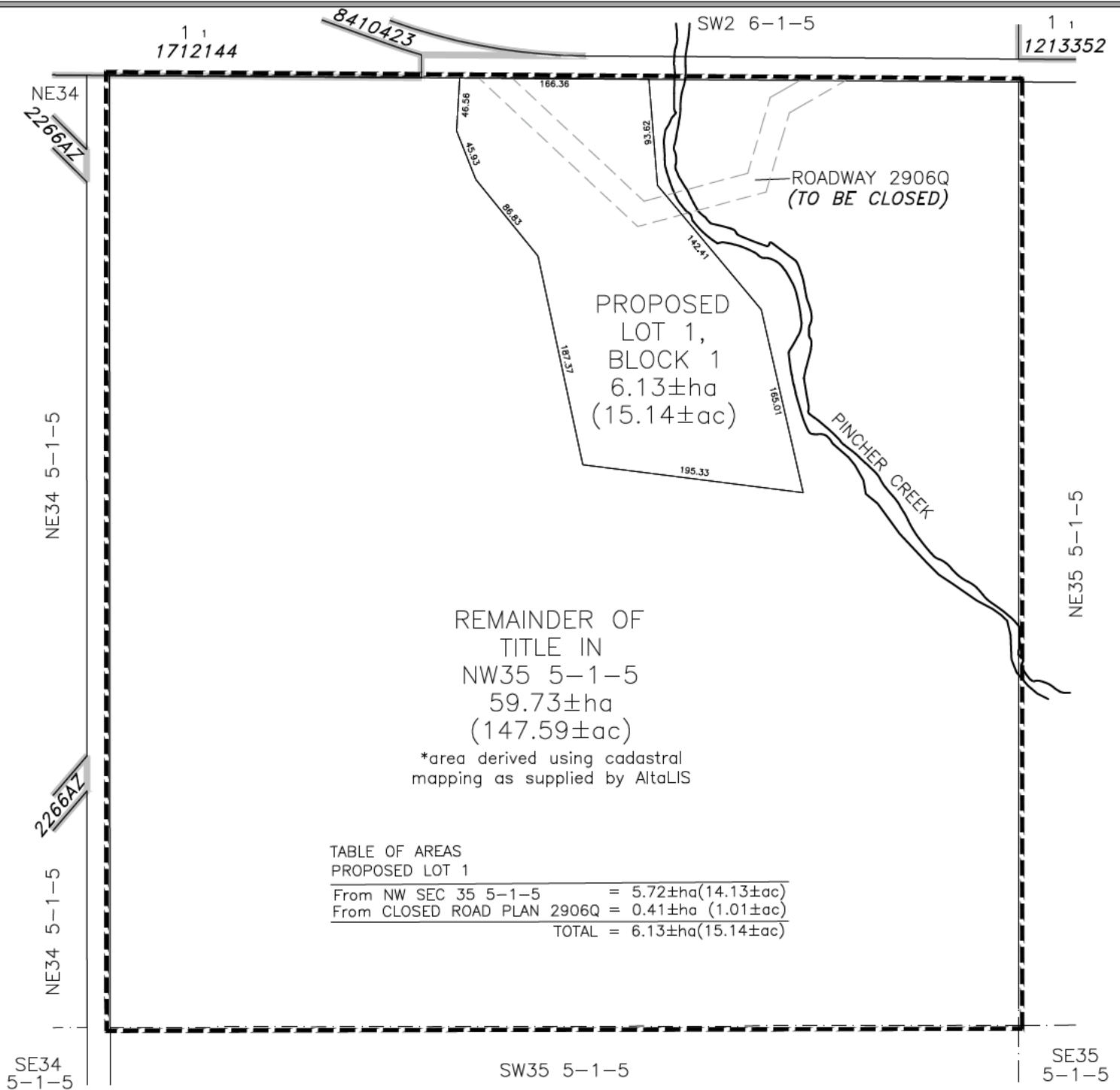
FILE No: 2025-0-119

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, AB T1Y 5B8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



July 14, 2025 N:\Subdivision\2025\2025-0-119.dwg





SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16757TA

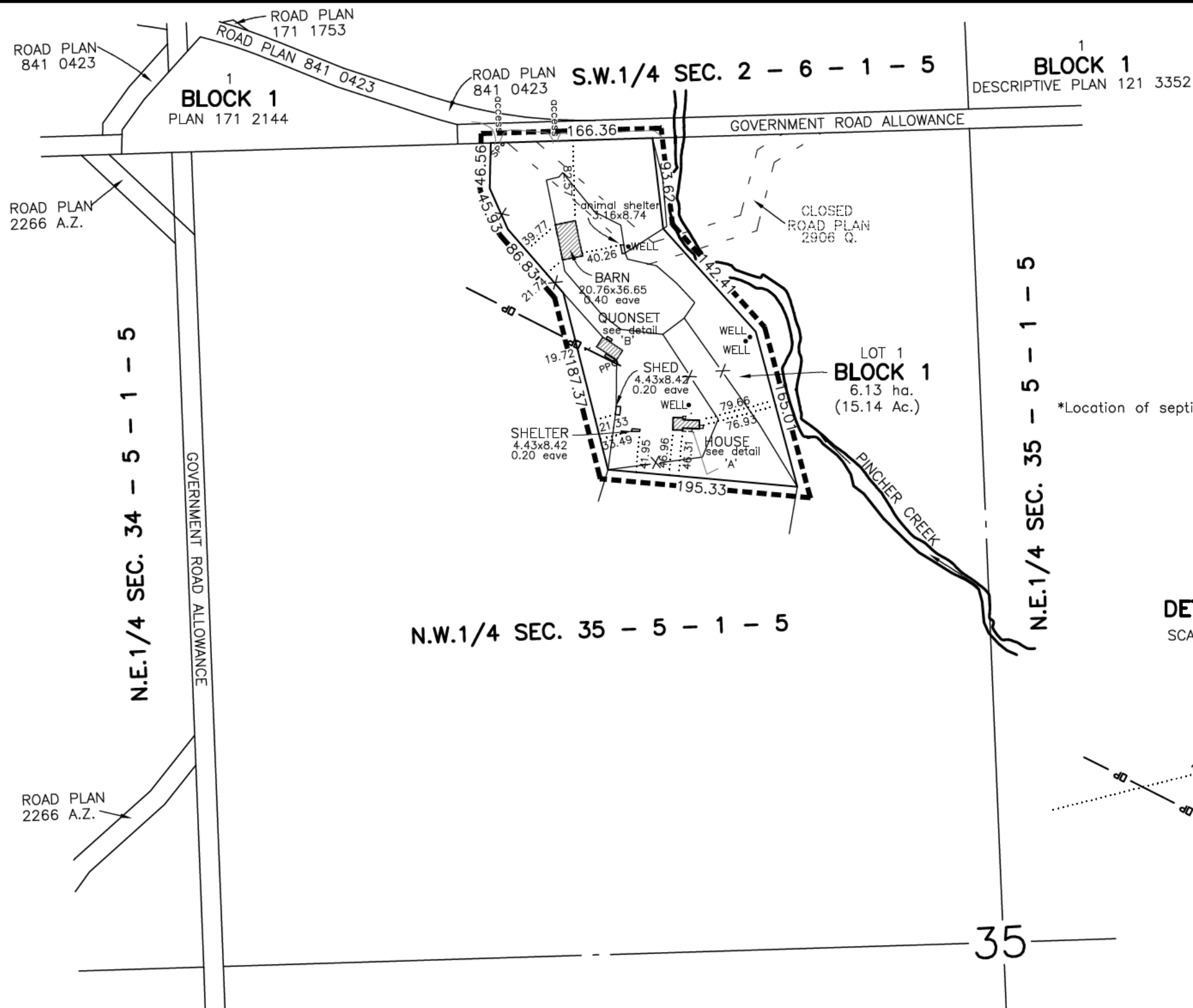
NW 1/4 SEC 35, TWP 5, RGE 1, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

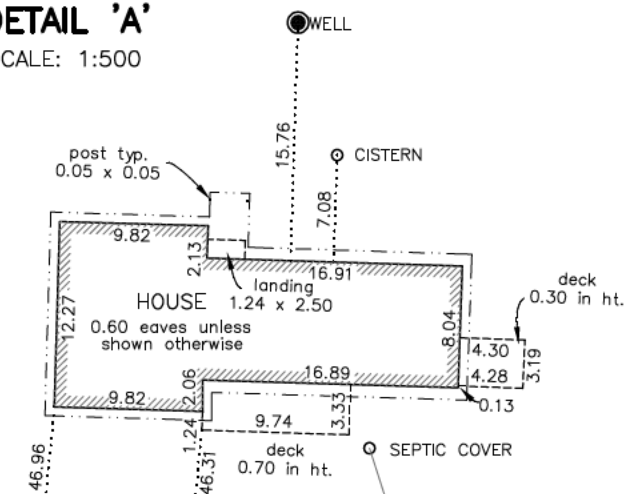
DATE: JULY 14, 2025

FILE No: 2025-0-119



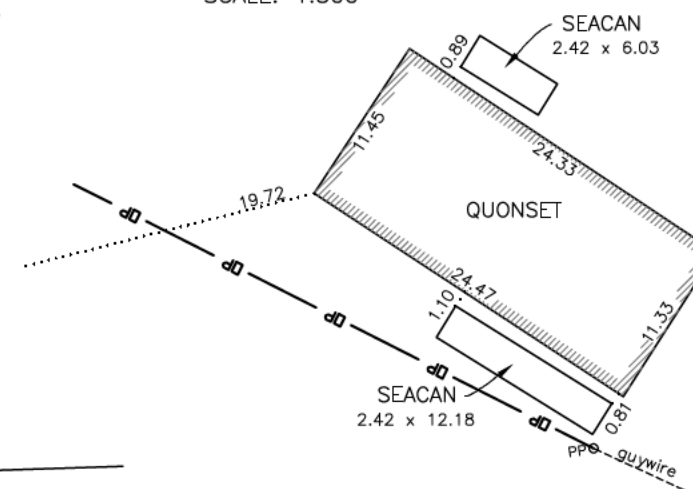


DETAIL 'A'
SCALE: 1:500



*Location of septic is approximate and surveyed as shown by owner.

DETAIL 'B'
SCALE: 1:500



NO.	REVISION	DATE	BY
<p>NOTE : Portion to be approved is outlined thus ----- and contains approximately 6.03 ha. Distances are in metres and decimal parts thereof.</p> <p>Distances and areas are approximate and are subject to change upon final survey.</p>			

KEVIN RENERS

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
N.W.1/4 SEC. 35, TWP. 5, RGE. 1, W.5 M.

M.D. of Pincher Creek No. 9



brown okamura & associates ltd.

Professional Surveyors
2830 - 12 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN MJ	DATE JUNE 9/25
	CHECKED ZJP	JOB 25-16757
	SCALE 1:5000	DRAWING 25-16757TA
Z.J. Prosper, A.L.S.		



OLDMAN RIVER REGIONAL SERVICES COMMISSION

3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrsc.com
Website: www.orrsc.com

DRAFT RESOLUTION

Our File: 2025-0-123

August 22, 2025

Roland Milligan
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

RE: N1/2 & SE1/4 2-7-29-W4M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, Historical Resources Administrator, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2025-0-123

M.D. of Pincher Creek No. 9 Agricultural subdivision of N1/2 & SE1/4 2-7-29-W4M

THAT the Agricultural subdivision of N1/2 & SE1/4 2-7-29-W4M (Certificate of Title No. 171 226 867 +1, 171 226 867 +4), to create a 190.15 acre (76.95 ha) parcel from a two titles of 144.41 acres (58.44 ha) and 135.00 acres (54.63 ha) for agricultural use; BE APPROVED subject to the following:

RESERVE:

- Municipal Reserve is not applicable to the proposed Lot 1 Block 1 and the easterly remainder parcel pursuant to Section 663(b) of the MGA, as the parcels are greater than 40 acres and is to be used for agricultural purposes.
- The payment of the applicable 10% Municipal Reserve on the 19.47 acre westerly remainder parcel in the NW2 7-29 W4M with the actual amount to be determined at the final stage for Municipal Reserve purposes.

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the portion of Certificate of Title 171226867+1 be consolidated with the adjacent portion of Certificate of Title 171226867+4 (as depicted in BOA tentative plan 25-16798TA) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with the Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. That a waiver in accordance with Section 1 of the Municipal Development Plan to waive Subdivision Policy 18.22(c) was deemed appropriate and granted.
5. With the waiver, the proposed subdivision complies with the M.D. of Pincher Creek Municipal Development Plan subdivision policy 18.22.

INFORMATIVE:

- (a) The payment of the applicable 10% Municipal Reserve on the 19.47 acres must be satisfied using Municipal District of Pincher Creek Policy 422. The MD assessor has provided a land value for the 19.47 acre (7.88 ha) being subdivided at \$4,500 per acre. Using the formula from Policy 422, the amount owing to satisfy Municipal Reserve is approximately \$8,761.50 with the actual amount to be determined at the finalization stage for Municipal Reserve purposes.

Since the proposed subdivision complies with Section 663(b) of the Municipal Government Act, Reserve is not required for proposed Lot 1 Block 1 and the easterly remainder parcel.

- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.
- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)
- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.
Please notify Alberta 1st Call at 1-800-242-3447 to arrange for "field locating" should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"Thank you for the opportunity to comment on File No. 2025-0-123. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this subdivision is to create one lot for agricultural use.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns."

- (h) Alberta Transportation – Evan Neilsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 3

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors does not grant approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 are met, therefore no variance is required.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
 2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof.
 3. Any yard lights, area lighting or other lights that are considered distracting to the motoring public, or create a traffic hazard, are not permitted.
 4. The permittee is hereby notified that TEC currently undertaking a functional planning study of Highway 3 from Pincher Creek to Ft Macleod and access to Highway 3 may be altered in the future if/when twinning occurs. The study may take several years to complete, however the existing access to Highway 3 via Range Road 292 may change if and when the recommendations from the study are full implemented. At this point TEC is unable to confirm what, if any recommendations the report may contain regarding the affected section of Highway 3. The permittee is hereby advised that that all highway accesses are considered temporary and that Transportation and Economic Corridors shall not be held liable for any inconvenience, damage, or any other injurious affection resulting from any future removal of access or any other upgrades. Transportation and Economic Corridors shall under no circumstances provide any compensation in regards to the removal of access to accommodate future twinning or any other upgrades. The permittee is furthermore advised that any future accesses to Highway 3 shall be in accordance with the access management standards for a freeway which outline that freeway access shall be limited to interchange locations and that any costs or expenses related to the removal, relocation, or extension of the proposed access shall be borne exclusively by the applicant.
 5. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.
- (i) Alberta Forestry and Parks – Caylee Knowles, Lands Officer:
- “As per Section 3 of the Public Lands Act, the province owns most of the beds and shores of naturally occurring lakes, rivers and streams, including Pincher Creek. No development can occur within bed and shore without authorization. Please refer to the "stepping back from the water" guidelines for development near watercourses.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: August 5, 2025

Date of Receipt:

July 11, 2025

Date of Completeness:

July 21, 2025

TO: Landowner: Dale Wayne Reid and Joy Marilyn Reid, Scott Joseph Bonertz and Nina Panchmatia, Peggy Jo-Anne Bonertz

Agent or Surveyor: Thomas C. Penner, A.L.S.,

Referral Agencies: M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Environment Range Department - J. Best, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Dale Wayne Reid, Joy Marilyn Reid, Nina Panchmatia, Scott Joseph Bonertz, Peggy Jo-Anne Bonertz, Paul Whipple, Tanya Whipple, Joseph G Gilmore, Marguerite A Gilmore, Brent Afdahl, Derek Lyon, Danny Chase, Larinda Chase, Alan Douglas Mcrae, Nicole Valerie Mcrae, Derrick Llyod Sproule, Angie Kate Hays, Jo-Ann Callbeck

Planning Advisor: Gavin Scott *GS*

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **August 25, 2025**. (Please quote our File No. 2025-0-123 in any correspondence with this office).

File No.: 2025-0-123

Legal Description: N1/2 & SE1/4 2-7-29-W4M

Municipality: M.D. of Pincher Creek No. 9

Land Designation: Agriculture - A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 3

Certificate of Title: 171 226 867 +1, 171 226 867 +4

Proposal: To create a 190.15 acre (76.95 ha) parcel from a two titles of 144.41 acres (58.44 ha) and 135.00 acres (54.63 ha) for agricultural use.

Planner's Preliminary Comments:

The purpose of this application is to create a 190.15 acre (76.95 ha) parcel from a two titles of 144.41 acres (58.44 ha) and 135.00 acres (54.63 ha) for agricultural use.

The proposal is to accommodate the subdivision of an existing irrigated land. Access to the westerly parcel is presently granted from an existing approach to the west off of a developed municipal road allowance RR 29-2. The easterly parcel is accessed through the NW2 7-29- W4 via a registered access easement.

To accommodate the proposal the Subdivision Authority must consider a waiver of Municipal Development Plan Subdivision Policy 18.22(c). The policy for Property Realignment requires that no additional parcels are created. This proposal starts with two titles and ends with three titles which violates the policy. One complicating factor is that a portion of the boundary of the current titles is described as the boundary of Pincher Creek. The changes in the creek over time means the creek boundary would need to be reestablished by the surveyor. To do so the south half of the section (which is under separate ownership would need to be involved in the process as a change to the surveyed creek boundary would affect their titles as well. To avoid this issue, the surveyor has presented the consolidation of the irrigation land and left the remainder of the titles un-surveyed.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That a waiver of Municipal Development Plan Subdivision Policy 18.22(c) requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek.
8. That the portion of Certificate of Title 171226867+1 be consolidated with the adjacent portion of Certificate of Title 171226867+4 (as depicted in BOA tentative plan 25-16798TA) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
9. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.

RESERVE:

- Municipal Reserve is not applicable to the proposed Lot 1 Block 1 and the easterly remainder parcel pursuant to Section 663(b) of the MGA, as the parcels are greater than 40 acres and is to be used for agricultural purposes.
- The payment of the applicable 10% Municipal Reserve on the 19.47 acre westerly remainder parcel in the NW2 7-29 W4M with the actual amount to be determined at the final stage for Municipal Reserve purposes.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1450.00</u>	File No: <u>2025-0-123</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>July 11, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>July 21, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: DALE WAYNE REID, JOY MARILYN REID, SCOTT JOSEPH BONERTZ, NINA PANCHMATIA AND PEGGY JO-ANNE BONERTZ

Mailing Address: 4328 GREENVIEW DRIVE NE City/Town: CALGARY

Postal Code: T2E 5R4 Telephone: [REDACTED] Cell: _____

Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☒

Name of Agent (Person Authorized to act on behalf of Registered Owner): _____

Mailing Address: _____ City/Town: _____

Postal Code: _____ Telephone: _____ Cell: _____

Email: _____ Preferred Method of Correspondence: Email ☐ Mail ☐

Name of Surveyor: Thomas C. Penner, ALS brown okamura & associates ltd.

Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 128 Cell: _____

Email: thomas@bokamura.com Preferred Method of Correspondence: Email ☐ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the NW/NE $\frac{1}{4}$ Section 2 Township 7 Range 29 West of 4 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)

b. Being all/part of: Lot/Unit _____ Block _____ Plan _____

c. Total area of existing parcel of land (to be subdivided) is: 113.04 hectares 279.32 acres

d. Total number of lots to be created: 1 Size of Lot(s): 76.13 (190.13 ac.)

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 171226867+1 & 171226867+4

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of MD OF PINCHER CREEK

b. Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒

If "yes", the adjoining municipality is _____

c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐

If "yes" the highway is No. 3

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☒ No ☐

If "yes", state its name PINCHER CREEK

e. Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown ☒ Yes ☐ No ☐

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes ☐ No ☒

Provincial agencies and regulatory bodies:

- ☐ Alberta Energy and Utilities Board (AEUB)
- ☐ Alberta Energy Regulator (AER)
- ☐ Alberta Utilities Commission (AUC)
- ☐ Energy Resources Conservation Board (ERCB)
- ☐ Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes ☐ No ☒

*The Minister is responsible for the following Acts:

- ☐ Alberta Environmental Protection Act
- ☐ Alberta Land Stewardship Act
- ☐ Alberta Public Lands Act
- ☐ Alberta Surveys Act
- ☐ Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land AG
- b. Proposed use of the land AG - request waiver of MDP Subdivision Policy 18.22(c). Access will be granted through surveyed easement

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) CROP
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) UNKNOWN
- d. Is this a vacant parcel (*void of any buildings or structures*)? Yes ☒ No ☐
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes ☐ No ☒
- f. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

a. Describe existing source of potable water:

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____
Other ☒ N/A

b. Describe proposed source of potable water:

Onsite Well ☐ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____
Other ☒ N/A

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐
Other ☒ N/A Year Installed _____

b. Describe proposed sewage disposal:

Sub-surface treatment field ☐ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐
Other ☒ N/A Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, THOMAS PENNER hereby certify that

☐ I am the registered owner ☒ I am authorized to act on behalf of the registered owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: [Signature] Date: July 11, 2025

9. RIGHT OF ENTRY

I, THOMAS PENNER do ☒ / do not ☐ (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Signature of [Signature]
Registered Owner(s)
Surveyor



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 532 016 4;29;7;2;NW 171 226 867 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 29 TOWNSHIP 7
SECTION 2
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES TO THE NORTH WEST OF PINCHER CREEK AS SHOWN ON
A TOWNSHIP PLAN DATED 1 OCTOBER 1887 AND TO THE SOUTH EAST
OF THE RAILWAY RIGHT OF WAY ON PLAN RY14
CONTAINING 58.44 HECTARES (144.35 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 011 263 726

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 226 867	11/10/2017	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DALE WAYNE REID

AND

JOY MARILYN REID

BOTH OF:

4328 GREENVIEW DRIVE NE

CALGARY

ALBERTA T2E 5R4

AS JOINT TENANTS AS TO AN UNDIVIDED 1/3 INTEREST

SCOTT JOSEPH BONERTZ

AND

NINA PANCHMATIA

BOTH OF:

157 WINDERMERE ROAD SW

CALGARY

(CONTINUED)

ALBERTA T3C 3K9
AS JOINT TENANTS AS TO AN UNDIVIDED 1/3 INTEREST

PEGGY JO-ANNE BONERTZ
OF BOX 3374
PINCHER CREEK
ALBERTA T0K 1W0
AS TO AN UNDIVIDED 1/3 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
891 173 320	29/08/1989	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ICG UTILITIES (ALBERTA) LTD. BOX 800, LEDUC ALBERTA AGENT - MYRNA KING
911 012 942	17/01/1991	CAVEAT RE : SEE CAVEAT CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF TRANSPORTATION AND UTILITIES 4 FLR, 4999-98 AVE EDMONTON ALBERTA T6B2X3 AGENT - KIM L MAH
011 088 075	03/04/2001	EASEMENT OVER PTN. OF NW1/4 OF SEC. 2-7-29-W4M FOR BENEFIT OF PTN. OF SW1/4 OF SEC.2-7-29-W4M
011 088 083	03/04/2001	EASEMENT OVER PTN. OF SW1/4 OF SEC. 2-7-29-W4M FOR BENEFIT OF PTN. OF NW1/4 OF SEC.2-7-29-W4M

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF MAY,
2025 AT 02:43 P.M.

ORDER NUMBER: 53771396

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0021 625 570

4;29;7;2;NE,SE

171 226 867 +4

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 29 TOWNSHIP 7

SECTION 2

THAT PORTION OF THE EAST HALF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH EAST CORNER OF SAID HALF SECTION,

THENCE SOUTHERLY ALONG THE EAST BOUNDARY THEREOF, TO ITS

INTERSECTION WITH THE LEFT BANK OF PINCHER CREEK

THENCE SOUTHERLY AND WESTERLY ALONG SAID LEFT BANK OF

PINCHER CREEK TO ITS INTERSECTION WITH THE WEST BOUNDARY

THEREOF,

THENCE NORTHERLY ALONG SAID WEST BOUNDARY TO THE NORTH

BOUNDARY THEREOF,

THENCE EASTERLY ALONG SAID NORTH BOUNDARY TO THE PLACE

OF COMMENCEMENT

CONTAINING 54.6 HECTARES (135 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 011 263 726 +3

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 226 867	11/10/2017	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

DALE WAYNE REID

AND

JOY MARILYN REID

BOTH OF:

4328 GREENVIEW DRIVE NE

CALGARY

ALBERTA T2E 5R4

AS JOINT TENANTS AS TO AN UNDIVIDED 1/3 INTEREST

(CONTINUED)

SCOTT JOSEPH BONERTZ

AND

NINA PANCHMATIA

BOTH OF:

157 WINDERMERE ROAD SW

CALGARY

ALBERTA T3C 3K9

AS JOINT TENANTS AS TO AN UNDIVIDED 1/3 INTEREST

PEGGY JO-ANNE BONERTZ

OF BOX 3374

PINCHER CREEK

ALBERTA T0K 1W0

AS TO AN UNDIVIDED 1/3 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
891 173 318	29/08/1989	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ICG UTILITIES (ALBERTA) LTD. BOX 800, LEDUC ALBERTA AGENT - MYRNA KING "AS TO 4;29;7;2;NE"

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF MAY,
2025 AT 02:43 P.M.

ORDER NUMBER: 53771396

CUSTOMER FILE NUMBER:

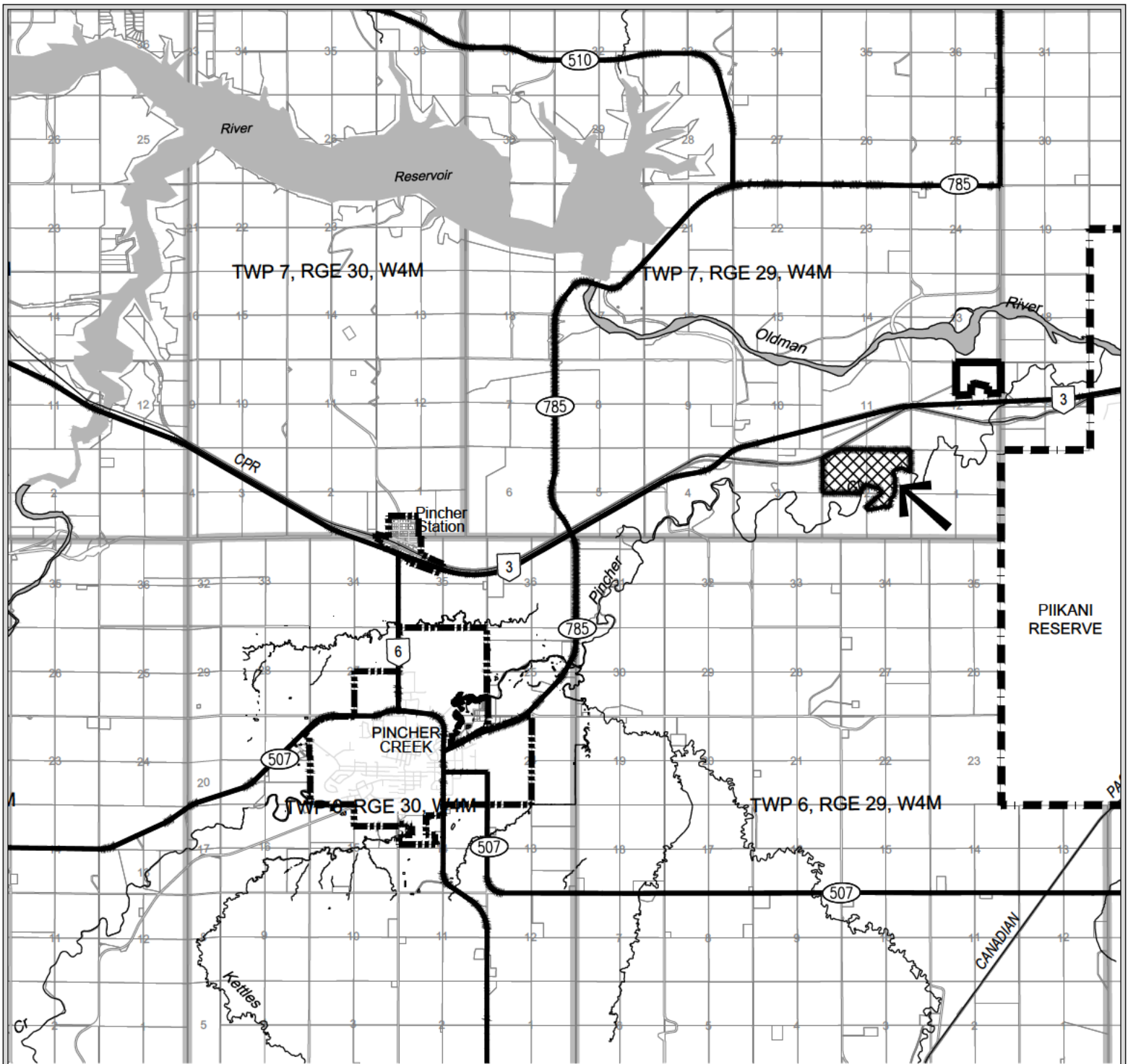


END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



SUBDIVISION LOCATION SKETCH

N 1/2 & SE 1/4 SEC 2, TWP 7, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

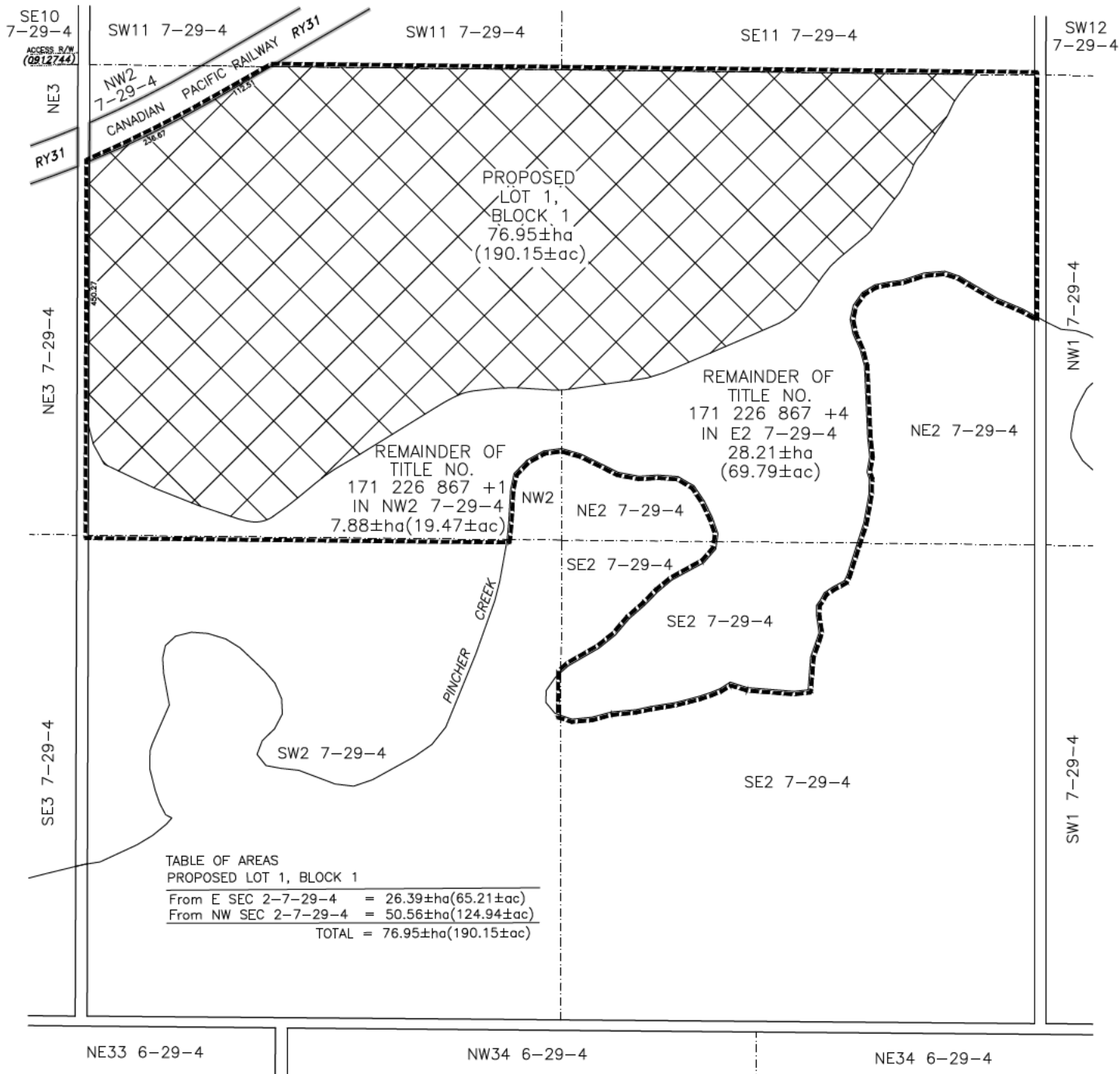
FILE No: 2025-0-123

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8
NOT RESPONSIBLE FOR ERRORS OR OMISSIONS



July 23, 2025 N:\Subdivision\2025\2025-0-123.dwg





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16798TA

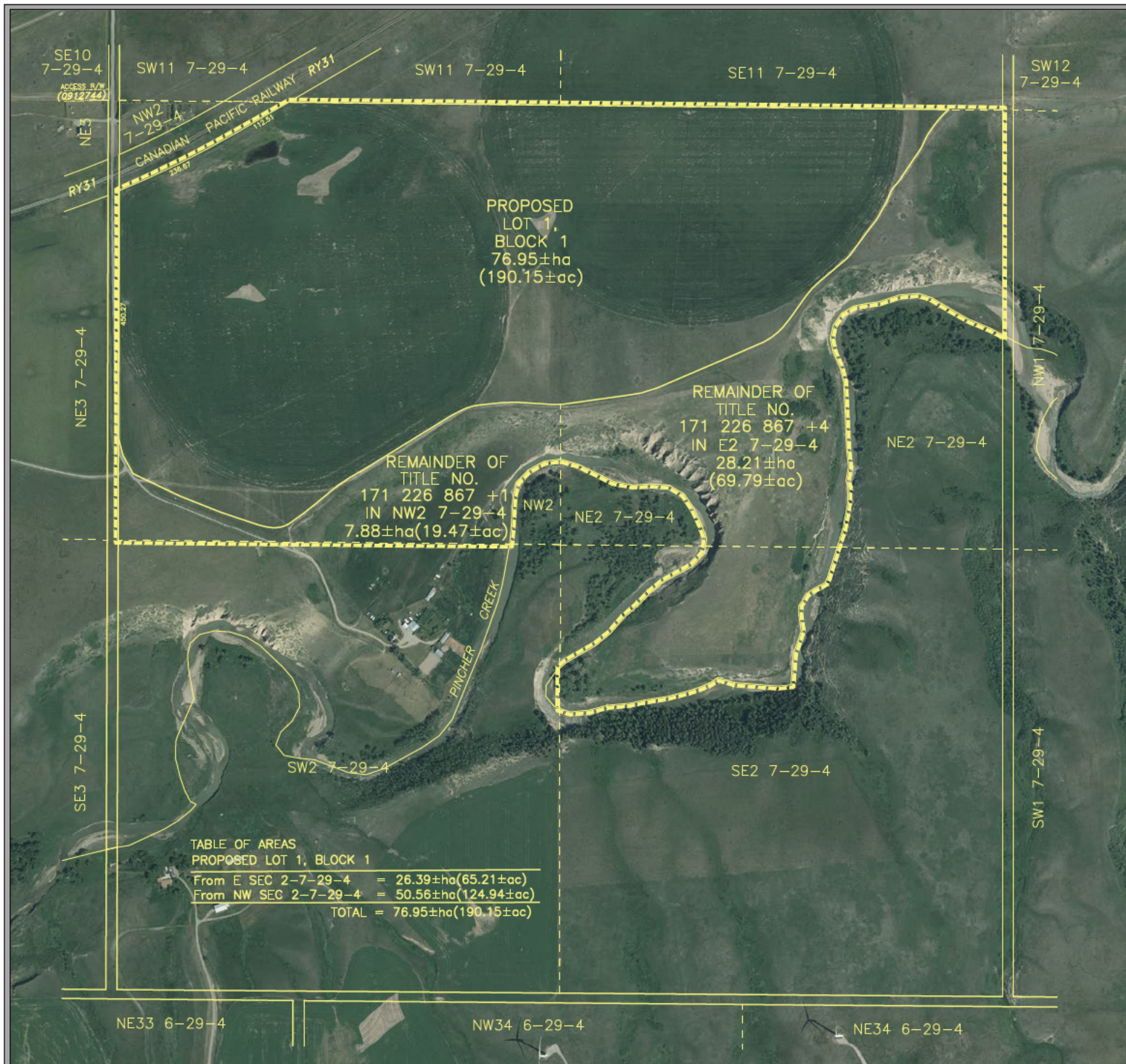
N 1/2 & SE 1/4 SEC 2, TWP 7, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

FILE No: 2025-0-123





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16798TA

N 1/2 & SE 1/4 SEC 2, TWP 7, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

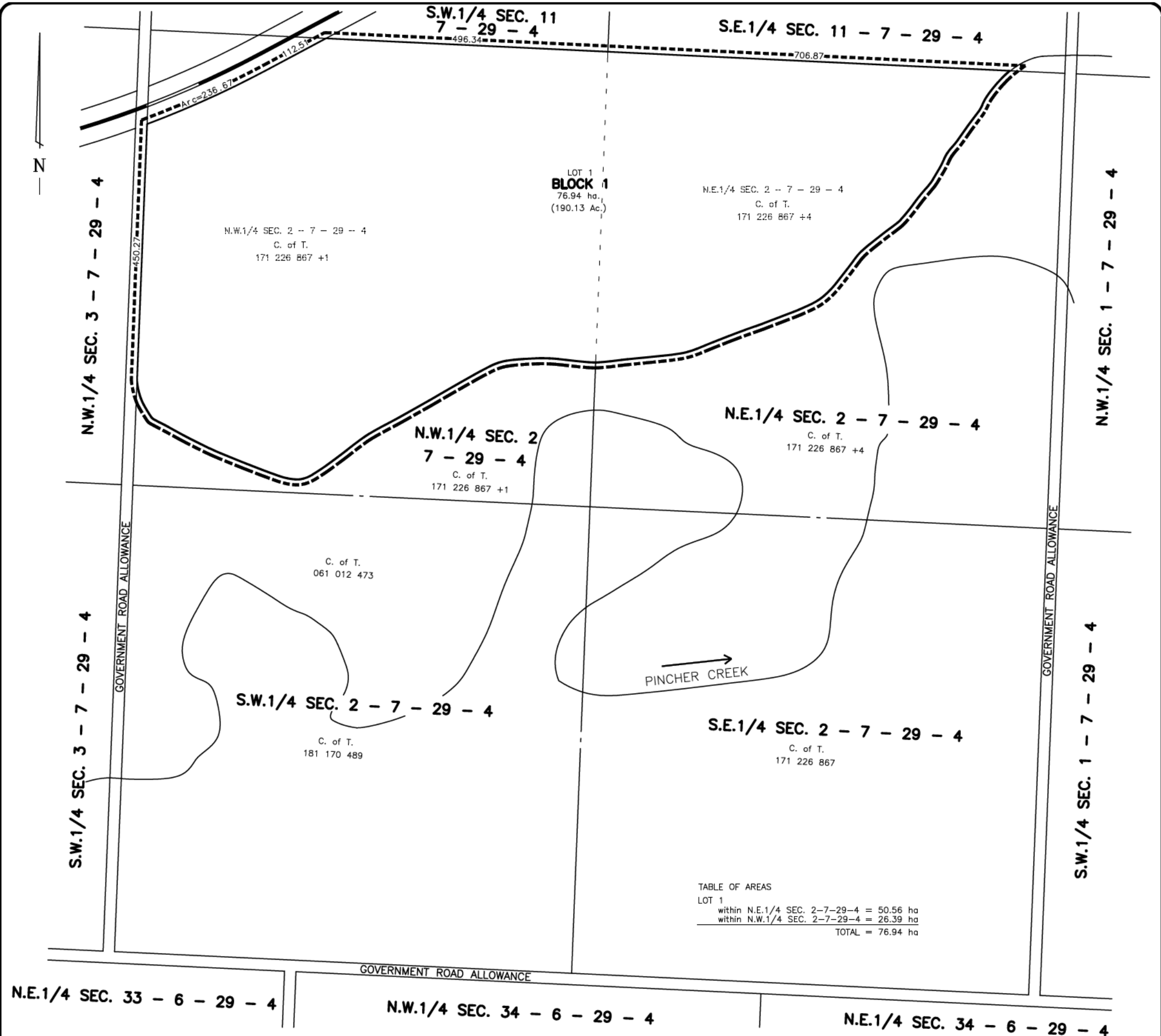
FILE No: 2025-0-123



July 23, 2025 N:\Subdivision\2025\2025-0-123.dwg



AERIAL PHOTO DATE: 2015



				DALE & JOY REID		<div><div>boa</div><div>brown okamura & associates ltd.</div><div>Professional Surveyors</div><div>2830 - 12 Avenue North, Lethbridge, Alberta</div></div>		
NO.	REVISION	DATE	BY	TENTATIVE PLAN SHOWING SUBDIVISION of part of N.1/2 SEC. 2, TWP. 7, RGE. 29, W.4 M.		APPROVED	DRAWN MJ	DATE JUN 18/25
<p>NOTE : Portion to be approved is outlined thus ----- and contains approximately 76.94 ha. Distances are in metres and decimal parts thereof.</p> <p>Distances and areas are approximate and are subject to change upon final survey.</p>				M.D. of Pincher Creek No. 9		T.C. Penner, A.L.S.	CHECKED TCP	JOB 25-16798
							SCALE	DRAWING
							1:5000	25-16798TA

DRAFT RESOLUTION

Our File: 2025-0-127

August 22, 2025

Roland Milligan
Chief Administrative Officer
Municipal District of Pincher Creek No. 9
Box 279
Pincher Creek Alberta T0K 1W0

Dear Mr. Milligan,

RE: SE1/4 18-6-29-W4M / M.D. of Pincher Creek No. 9

With regard to the subdivision application noted above, please find attached a draft resolution for your decision.

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.



Gavin Scott
Senior Planner

GS/jm
Attachment

RESOLUTION

2025-0-127

M.D. of Pincher Creek No. 9 Agricultural and Country Residential subdivision of SE1/4 18-6-29-W4M

THAT the Agricultural and Country Residential subdivision of SE1/4 18-6-29-W4M (Certificate of Title No. 241 192 705, 251 153 744 +25), to create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 1.06 acre (0.43 ha) portion of Certificate of Title 251153744+25 be consolidated with the adjacent Certificate of Title 241192705 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
4. That the applicant comply with the requirements of Alberta Transportation and Economic Corridors as listed under RPATH0053899 whereby the current approach to the existing residence be removed and that a road side development permit be obtained prior to endorsement of the final plan of survey.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the Matters Related to Subdivision and Development Regulation.
3. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
6. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.
- (b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

- (c) The applicant/owner is advised that other municipal, provincial or federal government or agency approvals may be required as they relate to the subdivision and the applicant/owner is responsible for verifying and obtaining any other approval, permit, authorization, consent or license that may be required to subdivide, develop and/or service the affected land (this may include but is not limited to Alberta Environment and Protected Areas, Alberta Transportation, and the Department of Fisheries and Oceans.)

- (d) Thank you for including TELUS in your circulation.

At this time, TELUS has no concerns with the proposed activities.

- (e) Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

- (f) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify Alberta 1st Call at 1-800-242-3447 to arrange for "field locating" should excavations be required within the described area.

We wish to advise that any relocation of existing facilities will be at the expense of the developer and payment of contributions required for new gas facilities will be the responsibility of the developer.

- (g) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

"Thank you for the opportunity to comment on File No. 2025-0-127. Alberta Health Services – Environmental Public Health (AHS-EPH) reviews and provides comment on land use applications from a public health perspective.

It is understood that the purpose of this subdivision is to create a lot for country residential use. There is an existing dwelling, and water services are an onsite well and sewer services are a subsurface treatment field.

AHS-EPH has reviewed the application, and has the following comments:

- Each parcel of residential land should have access to a legal source of potable drinking water as designated by the appropriate regulatory authority. The application indicates a well as the potable water source. AHS-EPH recommends that wells be completely contained on the property being served to avoid future conflicts or access concerns.
- Where water services are provided, sewer services approved by the appropriate agency must also be provided. AHS-EPH recommends that private sewage disposal systems be completely contained on the property being served to avoid future conflicts or access concerns.

AHS-EPH has no concerns with the application provided that the applicant complies with all pertinent regulations, by-laws, and standards.

Please feel free to contact me with any questions or concerns."

- (h) Alberta Transportation – Evan Neilsen, Development/Planning Technologist:

"This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 507

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There are currently three access to the subject lands from Highway 509: a westernmost field access, a central residential/ business access and an easternmost residential/ business access. The department requests the removal of the central residential/ business access as a condition of subdivision approval. Furthermore, the applicant shall ensure that all remaining access meet TEC standards. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act
2. Transportation and Economic Corridors accepts no responsibility for the noise impacts or other impacts of highway traffic upon any development or occupants thereof. The subdivision design should include adequate physical features to ensure that the proposed use of land is compatible with the adjacent provincial highway system. Some of these features might, for example, include landscaping and/or berming, to provide noise attenuation and visual screening from the highway. Implementation of these features is the responsibility of the owner/municipality.
3. As a condition of subdivision approval the applicant shall submit a Roadside Development permit for Development within the Highway Right-of-Way through the RPATH portal for the removal of the central residential/ business access. This application shall also address the conditions of the two remaining accesses and ensure they meet all TEC standards, including minimum width, drainage/ culvert standards, and any other applicable standard for highway access based on the purpose of the access and type of highway. Highway 507 is currently classified as a minor highway as per the TEC Roadside Management Classification Map.
4. The subject land is within the permit area of a highway as outlined in the Highways Development and Protection Regulation. Proposed development on the subject will require the benefit of a Roadside Development Permit from Transportation and Economic Corridors.”

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: August 5, 2025

Date of Receipt:

July 16, 2025

Date of Completeness:


July 22, 2025

TO: Landowner: Shawn Michael Boese, Derrick Lloyd Sproule

Agent or Surveyor: Zachary J. Prosper, A.L.S.,

Referral Agencies: M.D. of Pincher Creek No. 9, Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Apex Utilities Inc., AB Health Services - South Zone, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, AB Water Boundaries, AB Agriculture and Irrigation – Water Infrastructure and Operations Branch, AB Transportation, AER, Canada Post

Adjacent Landowners: Shawn Michael Boese, Derrick Llyod Sproule, Angie Kate Hays, Jo-Ann Callbeck, 2415542 Alberta Ltd., Kelly D Toews, Joanne F Toews, Kelly Reimer, Wendy Reimer

Planning Advisor: Gavin Scott 

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the M.D. of Pincher Creek No. 9. This letter serves as the formal notice that the submitted application has been determined to be complete for the purpose of processing.

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **August 25, 2025**. (Please quote our File No. 2025-0-127 in any correspondence with this office).

File No.: 2025-0-127

Legal Description: SE1/4 18-6-29-W4M

Municipality: M.D. of Pincher Creek No. 9

Land Designation: Agriculture - A
(Zoning)

Existing Use: Agricultural and Country Residential

Proposed Use: Agricultural and Country Residential

of Lots Created: 1

Certificate of Title: 241 192 705, 251 153 744 +25

Proposal: To create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 30.59 acre (12.38 ha) parcel from two titles of 129.86 acres (52.55 ha) and 29.52 acres (11.95 ha) respectively, for country residential use.

The proposal is to accommodate a boundary line adjustment subdivision of an existing first parcel out of the quarter section, which presently contains a dwelling, garage, shop, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the south, off of Highway 507. The access point is understood to be unsafe, and the residence would benefit from a new access point. The removal of the existing access is a matter for Alberta Transportation to determine.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That a waiver of the Land Use Bylaw 10 acre maximum parcel size requirement be granted by the Subdivision Approval Authority of the MD of Pincher Creek.
8. That the 1.06 acre (0.43 ha) portion of Certificate of Title 251153744+25 be consolidated with the adjacent Certificate of Title 241192705 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(a) of the MGA, as it is the first parcel from the quarter section.

Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority.



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-127</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>July 16, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>July 22, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Derrick Lloyd Sproule

Mailing Address: Box 1180 City/Town: Pincher Creek

Postal Code: T0K 1W0 Telephone: _____ Cell: _____

Email: _____ Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Agent (Person Authorized to act on behalf of Registered Owner): Shawn Michael Boese(acquiring)

Mailing Address: Box 2431 City/Town: Pincher Creek

Postal Code: _____ Telephone: _____ Cell: _____

Email: _____ Preferred Method of Correspondence: Email ☒ Mail ☐

Name of Surveyor: Zachary J. Prosper, ALS brown okamura & associates ltd.

Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 132 Cell: _____

Email: zach@bokamura.com Preferred Method of Correspondence: Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the SE $\frac{1}{4}$ Section 18 Township 6 Range 29 West of 4 Meridian (e.g. SE $\frac{1}{4}$ 36-1-36-W4M)
- Being all/part of: Lot/Unit _____ Block _____ Plan _____
- Total area of existing parcel of land (to be subdivided) is: 11.948/52.55 hectares 29.52/129.86 acres
- Total number of lots to be created: 2 Size of Lot(s): subdivide/0.430ha(1.06 Ac) consolidate with acreage
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 241 192 705, 251 153 744+25

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐
If "yes" the highway is No. 507
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☒ No ☐
If "yes", state its name small natural drainage runs through both parcels
- Is the proposed parcel within 1.5 kilometres (0.93 miles) of a sour gas facility? Unknown ☐ Yes ☐ No ☒

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

- f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes ☐ No ☒

Provincial agencies and regulatory bodies:

- ☐ Alberta Energy and Utilities Board (AEUB)
- ☐ Alberta Energy Regulator (AER)
- ☐ Alberta Utilities Commission (AUC)
- ☐ Energy Resources Conservation Board (ERCB)
- ☐ Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

- g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes ☐ No ☒

*The Minister is responsible for the following Acts:

- ☐ Alberta Environmental Protection Act
- ☐ Alberta Land Stewardship Act
- ☐ Alberta Public Lands Act
- ☐ Alberta Surveys Act
- ☐ Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land acreage and outbuildings on one title, farmland for other title
- b. Proposed use of the land realign boundaries of acreage to allow for a safer access point for acreage

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) rolling
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) mixed
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☐ No ☒
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
Current acreage has various buildings, no buildings are near the lands to be swapped
- e. Is there a Confined Feeding Operation on the land or within 1.6 kilometres (1 mile) of the land being subdivided? Yes ☐ No ☒
- f. Are there any active oil or gas wells or pipelines on the land? Yes ☐ No ☒
- g. Are there any abandoned oil or gas wells or pipelines on the land? Yes ☐ No ☒

6. WATER SERVICES

a. Describe existing source of potable water:

Onsite Well ☒ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☐ _____

b. Describe proposed source of potable water

Onsite Well ☒ Offsite Well ☐ Cistern ☐ Water Source for Cistern: _____

Other ☐ _____

7. SEWER SERVICES

a. Describe existing sewage disposal:

Sub-surface treatment field ☒ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ _____ Year Installed _____

b. Describe proposed sewage disposal:

Sub-surface treatment field ☒ Treatment Mound ☐ Open Discharge ☐ Lagoon ☐ Holding Tank ☐

Other ☐ _____ Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

Shawn Boese hereby certify that

☒ I am the registered owner

☒ I am authorized to act on behalf of the register owner

and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval.

Signed: [Signature]

Date: July 16/2025

9. RIGHT OF ENTRY

I, Shawn Boese do ☒ / do not ☐ (please check one) authorize representatives of the Oldman River Regional Service Commission or the municipality to enter my land for the purpose of conducting a site inspection and evaluation in connection with my application for subdivision. This right is granted pursuant to Section 653(2) of the Municipal Government Act

[Signature]
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0035 601 947

4;29;6;18;SE

241 192 705

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 29 TOWNSHIP 6

SECTION 18

THAT PORTION OF THE SOUTH EAST QUARTER

COMMENCING AT THE SOUTH EAST CORNER OF SAID QUARTER SECTION;

THENCE NORTHERLY ALONG THE EAST BOUNDARY THEREOF 218.54 METRES;

THENCE WESTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID

QUARTER SECTION 550.165 METRES; THENCE SOUTHERLY AND PARALLEL

TO THE SAID EAST BOUNDARY TO A POINT ON THE SAID SOUTH BOUNDARY

THENCE EASTERLY THEREON TO THE POINT OF COMMENCEMENT

CONTAINING 12.02 HECTARES (29.71 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
------	--------	----------	-------

ROAD	6756HB	0.057	0.14
------	--------	-------	------

ROAD	1310601	0.020	0.05
------	---------	-------	------

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 131 051 854

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
241 192 705	24/07/2024	TRANSFER OF LAND	\$550,000	\$475,000

OWNERS

SHAWN MICHAEL BOESE

OF PO BOX 2431

PINCHER CREEK

ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

241 192 705

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

4215KL . 20/08/1969 CAVEAT
RE : EASEMENT
CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

241 192 706 24/07/2024 MORTGAGE
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
P.O. BOX 115
COMMERCE COURT POSTAL STN
TORONTO
ONTARIO M5L1E5
ORIGINAL PRINCIPAL AMOUNT: \$350,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF JULY,
2025 AT 11:05 A.M.

ORDER NUMBER: 54269812

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL
0038 805 041	4;29;6;18;SW
0021 534 319	4;29;6;18;SE

TITLE NUMBER
251 153 744 +25

LEGAL DESCRIPTION

FIRST

MERIDIAN 4 RANGE 29 TOWNSHIP 6

SECTION 18

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

2.08 HECTARES (5.13 ACRES) MORE OR LESS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID QUARTER SECTION;

THENCE NORTHERLY ALONG THE WEST BOUNDARY THEREOF 188.67 METRES;

THENCE EASTERLY AND PARALLEL TO THE SOUTH BOUNDARY OF SAID

QUARTER SECTION 110.03 METRES; THENCE SOUTHERLY AND PARALLEL

TO THE SAID WEST BOUNDARY TO A POINT ON THE SAID SOUTH BOUNDARY;

THENCE WESTERLY THEREON TO THE POINT OF COMMENCEMENT

PLAN	NUMBER	HECTARES	ACRES
ROAD	6756HB	0.344	0.85
SUBDIVISION	0013264	0.809	2.00
SUBDIVISION	2110185	0.80	1.98

EXCEPTING THEREOUT ALL MINES AND MINERALS

SECOND

MERIDIAN 4 RANGE 29 TOWNSHIP 6

SECTION 18

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

A) 12.02 HECTARES (29.71 ACRES) MORE OR LESS

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID QUARTER

SECTION; THENCE NORTHERLY ALONG THE EAST BOUNDARY

THEREOF 218.54 METRES; THENCE WESTERLY AND PARALLEL

TO THE SOUTH BOUNDARY OF SAID QUARTER SECTION

550.165 METRES; THENCE SOUTHERLY AND PARALLEL

TO THE SAID EAST BOUNDARY TO A POINT ON THE

SAID SOUTH BOUNDARY;

THENCE EASTERLY THEREON TO THE POINT OF

COMMENCEMENT

PLAN	NUMBER	HECTARES	ACRES
ROAD	6756HB	0.127	0.31

(CONTINUED)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 251 034 197 +9

REGISTRATION	DATE (DMY)	DOCUMENT	REGISTERED OWNER(S) TYPE	VALUE	CONSIDERATION
251 153 744	11/06/2025	TRANSFER OF LAND		\$75,128,639	SEE INSTRUMENT

OWNERS

DERRICK LLYOD SPROULE
OF PO BOX 1180
PINCHER CREEK
ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
4215KL .	20/08/1969	CAVEAT RE : EASEMENT CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD. AFFECTED LAND: 4;29;6;18;SE
171 037 742	09/02/2017	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 3 FLR, 217-16 AVE NW CALGARY ALBERTA T2M0H5 ORIGINAL PRINCIPAL AMOUNT: \$35,000,000
181 213 189	01/10/2018	AMENDING AGREEMENT AFFECTS INSTRUMENT: 171037742
231 203 454	05/07/2023	AMENDING AGREEMENT AMOUNT: \$40,000,000 AFFECTS INSTRUMENT: 171037742

TOTAL INSTRUMENTS: 004

PENDING REGISTRATION QUEUE

PAGE 3

251 153 744 +25

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
G004NF8	05/05/2025	NORTH & COMPANY LLP 403-627-4688 CUSTOMER FILE NUMBER: 137700.000/DJW	
001		AMENDING AGREEMENT	0021 534 319 0038 805 041
G004P5U	05/05/2025	NORTH & COMPANY LLP 403-627-4688 CUSTOMER FILE NUMBER: 137700.000/DJW	
001		AMENDING AGREEMENT	0021 534 319 0038 805 041

TOTAL PENDING REGISTRATIONS: 002

DISCLAIMER: THE DOCUMENT INFORMATION REFLECTED IN THE PENDING REGISTRATION QUEUE HAS NOT BEEN VERIFIED BY LAND TITLES AND MAY BE SUBJECT TO CHANGE UPON REVIEW AND REGISTRATION.

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 11 DAY OF JULY, 2025 AT 11:05 A.M.

ORDER NUMBER: 54269812

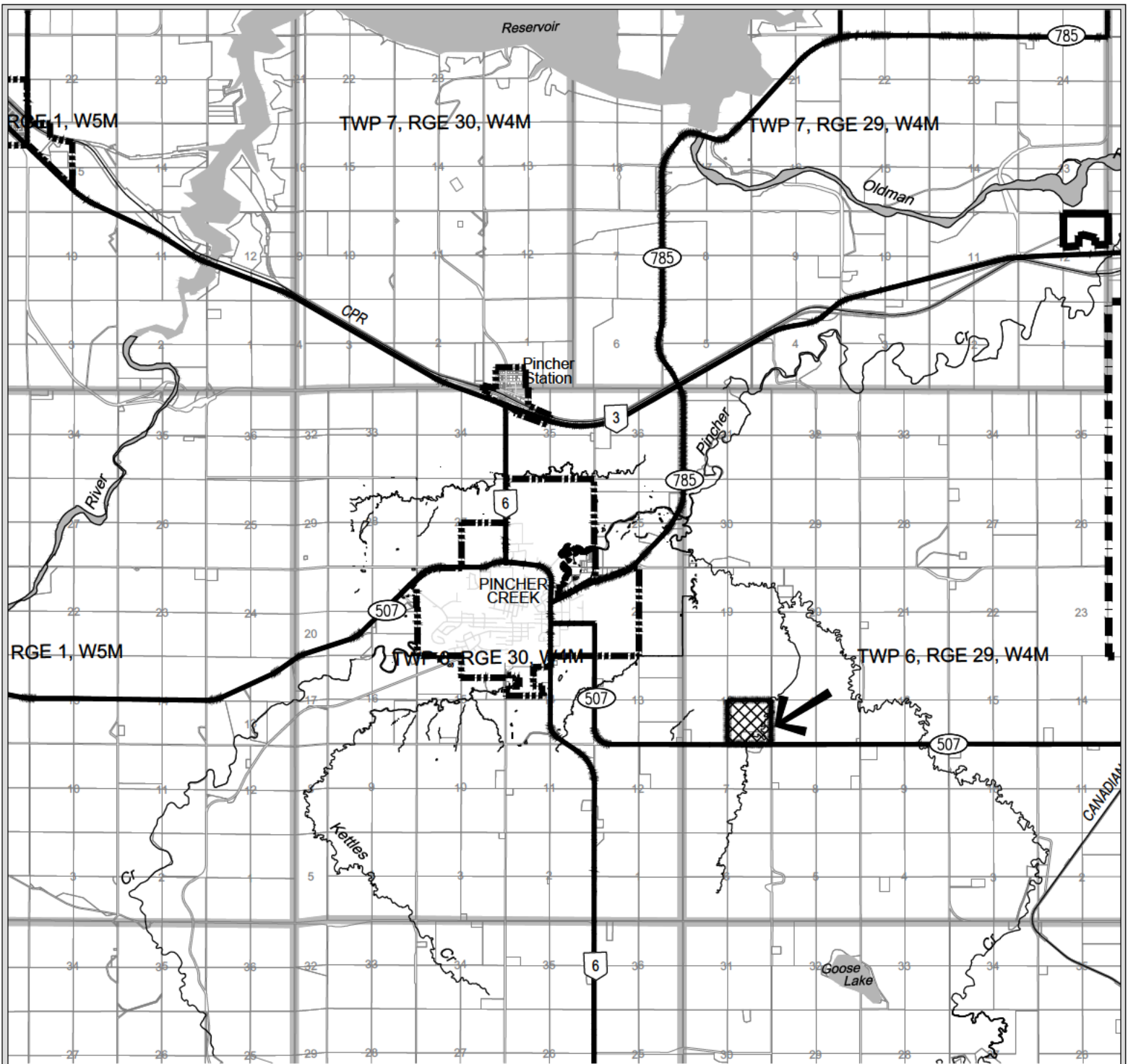
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



SUBDIVISION LOCATION SKETCH

SE 1/4 SEC 18, TWP 6, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

FILE No: 2025-0-127

MAP PREPARED BY:
OLDMAN RIVER REGIONAL SERVICES COMMISSION
3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5B8
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



July 23, 2025 N:\Subdivision\2025\2025-0-127.dwg



NW18

NE18 6-29-4

NW17

TABLE OF AREAS

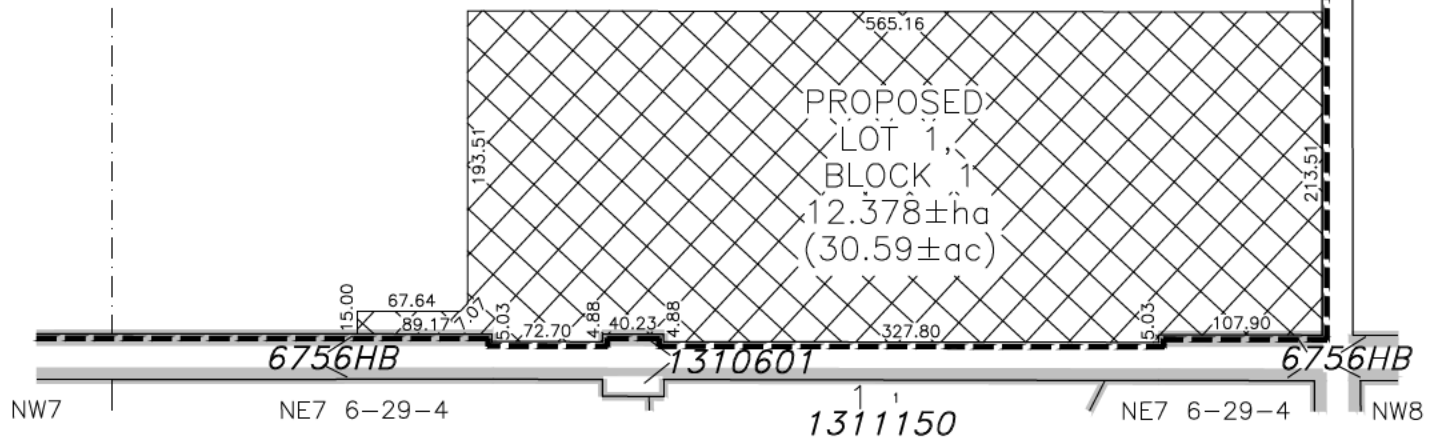
PROPOSED LOT 1, BLOCK 1

From SE 1/4 SEC 18-6-29-4 = $0.430\pm\text{ha}$ ($1.06\pm\text{ac}$) (Title No. 251 153 744 +25)From SE 1/4 SEC 18-6-29-4 = $11.948\pm\text{ha}$ ($29.52\pm\text{ac}$) (Title No. 241 192 705)TOTAL = $12.378\pm\text{ha}$ ($30.59\pm\text{ac}$)

REMAINDER OF
TITLE IN
SE18 6-29-4
 $52.12\pm\text{ha}$
($128.92\pm\text{ac}$)

SW18 6-29-4

SW17 6-29-4

**SUBDIVISION SKETCH - PROPOSED**

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16811T

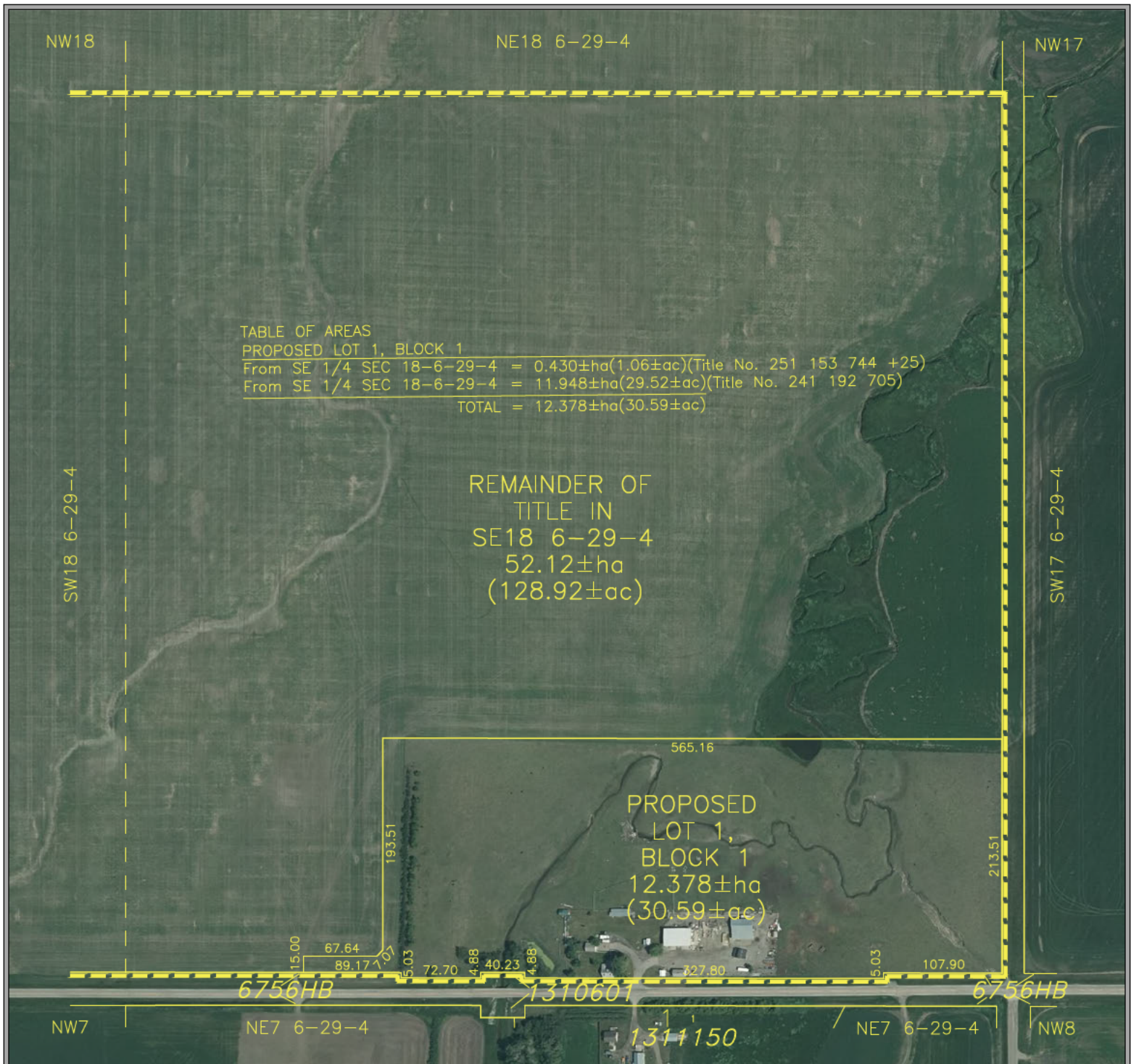
SE 1/4 SEC 18, TWP 6, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

FILE No: 2025-0-127





SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16811T

SE 1/4 SEC 18, TWP 6, RGE 29, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 23, 2025

FILE No: 2025-0-127



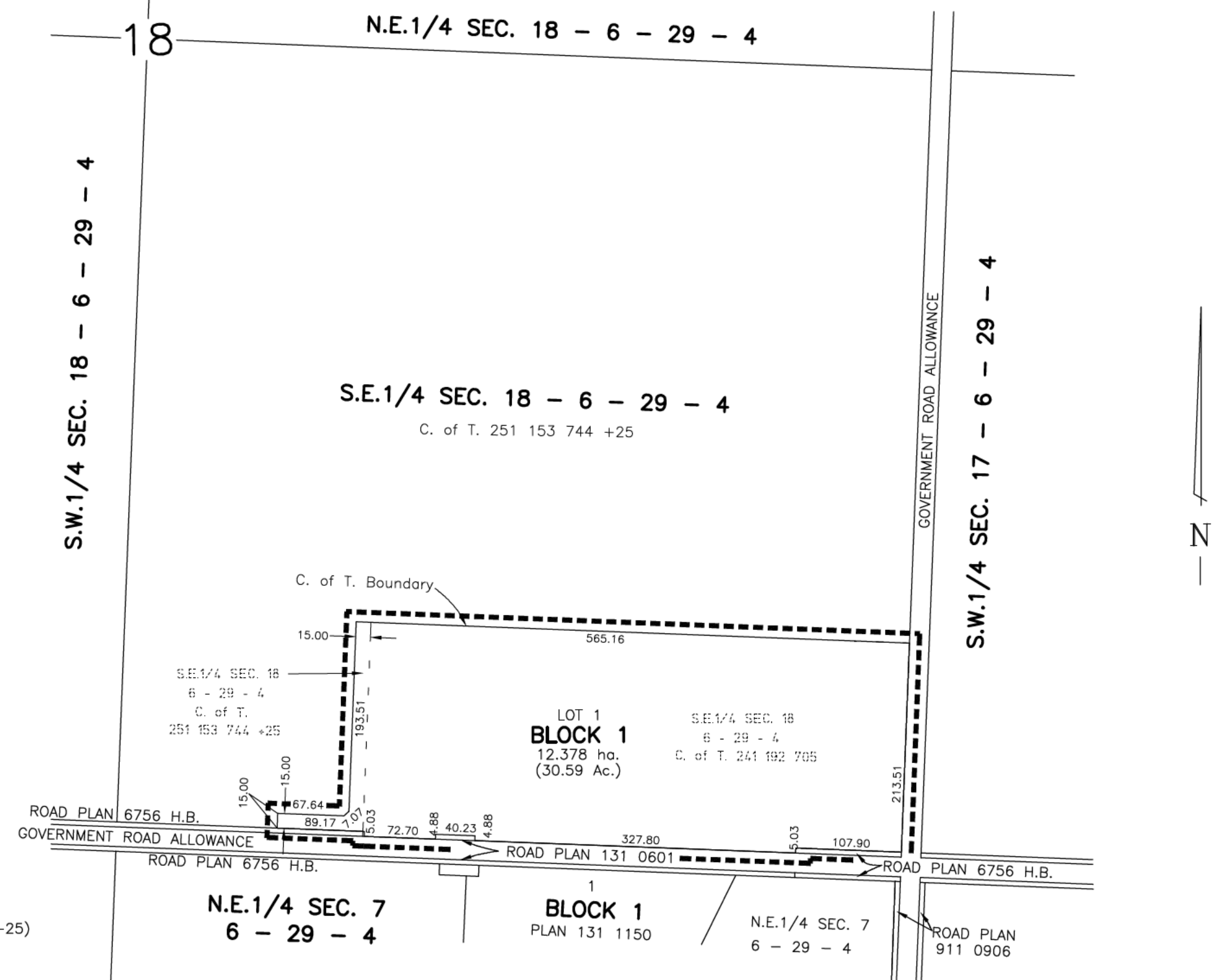


TABLE OF AREAS

LOT 1; BLOCK 1

within S.E.1/4 Sec. 18-6-29-4= 0.430 ha. (C. of T. 251 153 744 +25)
within S.E.1/4 Sec. 18-6-29-4=11.948 ha. (C. of T. 241 192 705)
Total= 12.378 ha.

NO.	REVISION	DATE	BY
<p>NOTE : Portion to be approved is outlined thus ----- and contains approximately 12.378 ha. Distances are in metres and decimal parts thereof. Boundary calculations derived from prior field work (Job 15286)</p> <p>Distances and areas are approximate and are subject to change upon final survey.</p>			

SHAWN BOESE

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.E.1/4 SEC. 18; TWP. 6; RGE. 29; W.4 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

boa

brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED Z. J. Prosper A.L.S.	DRAWN CJB	DATE JULY 16/25
	CHECKED ZJP	JOB 25-16811
	SCALE 1:5000	DRAWING 25-16811T