

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
Virtual via Microsoft Teams
January 6th, 2026
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of December 2, 2025

3. Closed Meeting Session

4. Unfinished Business

5. Subdivision Application

- a. Subdivision Application No. 2025-0-171
Karen Gamache
SE 12-6-2 W5
- b. Subdivision Application No. 2025-0-174
Theresa Hann, Stuart Hann & Judith Snowdon
Blocks 3 and 4, Plan 7910279 within NW 27-7-2 W5

6. New Business

7. Next Regular Meeting February 3, 2026 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, December 2nd 2025
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

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

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott and ORRSC, Assistant Planner Kevin Theriault

Absent:

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor John MacGarva 25/038

Moved that the Subdivision Authority Agenda for December 2, 2025, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Tony Bruder 25/039

Moved that the October 7, 2025, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 25/040

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 Jim Welsch 25/041

Moved that the Subdivision Authority open the meeting to the public, the time being 6:10 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 2, 2025

4. UNFINISHED BUSINESS

- a.** Subdivision Application No. 2025-0-095
Castle Mountain Resort
Lots 500-504 & 506-150, Block 3, Plan 1211214 within CMR

Councillor Dave Cox

25/042

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 19 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.

**MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 2, 2025**

5. SUBDIVISION APPLICATIONS

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, January 6th, 2025; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

25/043

Moved that the meeting adjourn, the time being 6:12 pm.

Carried

Rick Lemire, Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority



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: 2025-0-171

December 10, 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 12-6-2-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 Livingstone Range School Division, AltaLink, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AB Water Boundaries, 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

2025-0-171

M.D. of Pincher Creek No. 9 Agricultural subdivision of SE1/4 12-6-2-W5M

THAT the Agricultural subdivision of SE1/4 12-6-2-W5M (Certificate of Title No. 251 157 204), to create a 67.34 acre (27.25 ha) parcel from a previously unsubdivided quarter section of 153.31 acres (62.04 ha) 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.

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 proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.20.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(b) 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) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-171. 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 parcel for agricultural use.

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

- The application noted an abandoned oil or gas well nearby. AHS-EPH recommends that abandoned wells be appropriately addressed according to regulatory requirements.

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) 507

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

The requirements of Section 18 are met, therefore no variance is required. While no variance is required, the department expects the municipality will mitigate the impacts from this proposal to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 648(2)(c.2) of the Municipal Government Act.

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

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) Alberta Forestry and Parks – Caylee Knowles, Lands Officer:

“Forestry and Parks, Lands Division would like to remind applicants that any activity within Crown owned bed and shore may require authorizations from Public Lands. Additionally, we encourage any development near watercourses to follow the "Stepping back from the Water" guidelines.”

- (i) Historical Resources – Barry Newton, Land Use Planner:

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

(j) Alberta Energy Regulator:

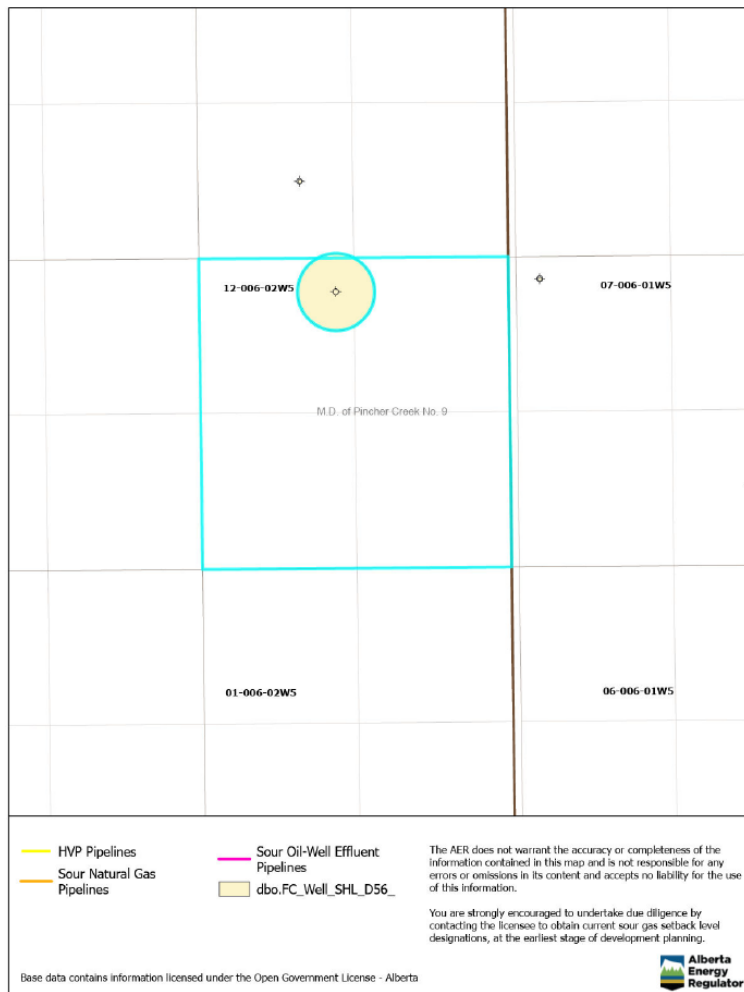
"Please find the attachment(s) from the AER in response to your subdivision/development referral, a map and list of sour wells and/or pipelines. The map shows the maximum setback for the level of well and may not represent the setback required for future development. The report lists all sour wells and pipelines within the quarter.

Please be advised, you are encouraged to contact the licensee(s) to obtain current sour gas setback level designations and to discuss land use planning, at the earliest stage of development planning.

19-Nov-25
SE-12-6-2W5M

2025-136

Wells with Known H2S							
License Number	Status	UWI	Surface Location	Substance	Duty Holder	Level	AER Setback
83980	ABANDONED ZONE	00/07-12-006-02W5/0	07-12-006-02W5	SanLing Energy Ltd.	SanLing Energy Ltd.	N/A	100 m from wellhead



CHAIRMAN

DATE



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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: November 18, 2025

Date of Receipt:

October 31, 2025

Date of Completeness:

November 7, 2025

TO: Landowner: Karen Gamache

Agent or Surveyor: David J. Amantea, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, 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, Area Wildlife Biologist, AB Water Boundaries, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Thomas Toney, Patricia Toney, Jeffrey Alan Boese, Rebecca Jewel Boese, Gary Lee Nilsson, Mary Joanne Nilsson, Eric Funk, Kevin B May, Alexander Creagh, Crystal Waters, 897695 Alberta Ltd., John Barry Morgan, Carla Joy Morgan, Cossins Properties 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 **December 18, 2025**. (Please quote our File No. **2025-0-171** in any correspondence with this office).

File No: 2025-0-171

Legal Description: SE1/4 12-6-2-W5M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agircultural

Proposed Use: Agricultural

of Lots Created: 1

Certificate of Title: 251 157 204

Proposal: To create a 67.34 acre (27.25 ha) parcel from a previously unsubdivided quarter section of 153.31 acres (62.04 ha) for agricultural use.

Planner's Preliminary Comments:

The purpose of this application is to create a 67.34 acre (27.25 ha) parcel from a previously unsubdivided quarter section of 153.31 acres (62.04 ha) for agricultural use.

The proposal is to accommodate the subdivision of a fragmented quarter section. Access to the lot is presently granted from an existing approach to the east, off of a developed municipal road allowance.

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, 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 pursuant to Section 663(b) of the MGA, as the parcel is greater than 40 acres and is to be used for agricultural purposes.

If you wish to make a presentation at the subdivision authority meeting, please notify the M.D. of Pincher Creek No. 9 Municipal Administrator as soon as possible.

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



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>2025-0-171</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>October 31, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>November 7, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Karen Gamache
Mailing Address: P.O. Box 534 City/Town: Pincher Creek, AB
Postal Code: T0K 1W0 Telephone: (403) 632-9795 Cell: (403) 632-9795
Email: grouchiesaurus@live.ca 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: David Amantea, A.L.S. Brown Okamura + Associates.
Mailing Address: _____ City/Town: _____
Postal Code: _____ Telephone: 403-329-4688 Cell: _____
Email: d.amantea@bokamura.com Preferred Method of Correspondence: Email ☒ Mail ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- a. All/part of the SE $\frac{1}{4}$ Section 12 Township 6 Range 2 West of 5 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: _____ hectares 67 acres
d. Total number of lots to be created: 1 Size of Lot(s): _____
e. Rural Address (if applicable): _____
f. Certificate of Title No.(s): 251 157 204

3. LOCATION OF LAND TO BE SUBDIVIDED

- a. The land is located in the municipality 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. 507
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 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 grazing
- b. Proposed use of the land sale

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.)
Grass, low brush, and small creek
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam

- 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 ☐

Reclaimed by the Government of Alberta
Abandoned Well Project

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 ☐ _____

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 ☐ _____ Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, Karen Gamache 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: Karen Gamache Date: Oct. 20, 2025

9. RIGHT OF ENTRY

I, Karen Gamache 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.

Karen Gamache
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0029 861 077	5;2;6;12;SE	251 157 204

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 6
SECTION 12
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	8510389	2.68	6.63	
ROAD	0311068	0.024	0.06	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 181 012 001

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
251 157 204	13/06/2025	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

KAREN ANN GAMACHE
OF BOX 611
PINCHER CREEK
ALBERTA T0K 1W0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
831 126 957	12/07/1983	CAVEAT RE : SURFACE LEASE CAVEATOR - ENCOUNTER ENERGY RESOURCES LIMITED.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

251 157 204

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

1216, 500-4 AVENUE, S.W., CALGARY,
ALBERTA

981 197 056 06/07/1998 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

031 418 832 03/12/2003 CAVEAT
RE : SURFACE LEASE UNDER 20 ACRES
CAVEATOR - SANLING ENERGY LTD.
1700, 250-2ND ST SW
CALGARY
ALBERTA T2P0C1
(DATA UPDATED BY: TRANSFER OF CAVEAT
101184958)
(DATA UPDATED BY: TRANSFER OF CAVEAT
171140836)

061 310 730 02/08/2006 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
SUITE #1200, 10250-101 ST
EDMONTON
ALBERTA T5J3P4
ORIGINAL PRINCIPAL AMOUNT: \$250,000

231 379 429 07/12/2023 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLR 12040 140 ST NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$350,000

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF
OCTOBER, 2025 AT 11:21 A.M.

ORDER NUMBER: 55326315

CUSTOMER FILE NUMBER:

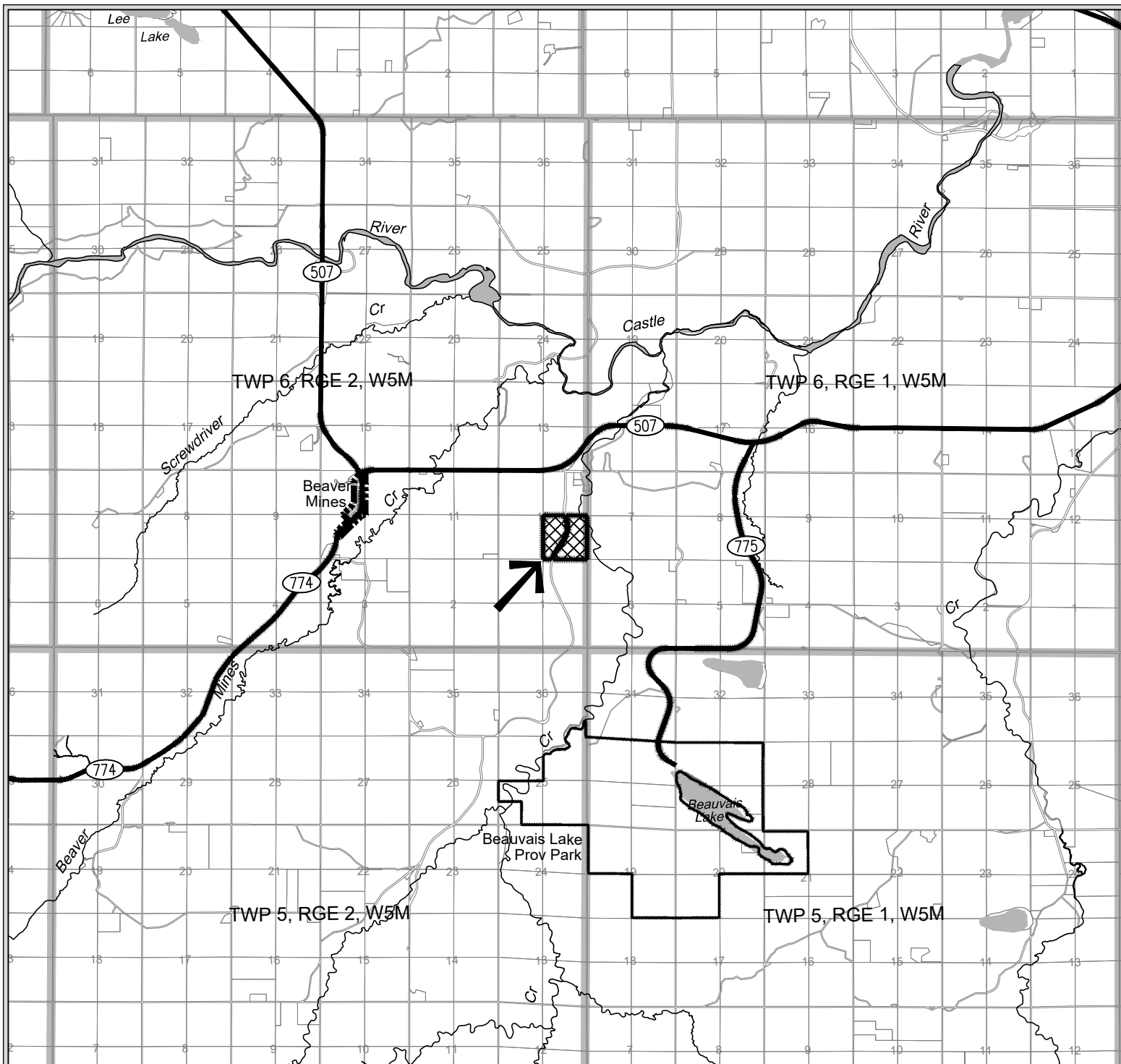


END OF CERTIFICATE

(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

SE 1/4 SEC 12, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: NOVEMBER 7, 2025

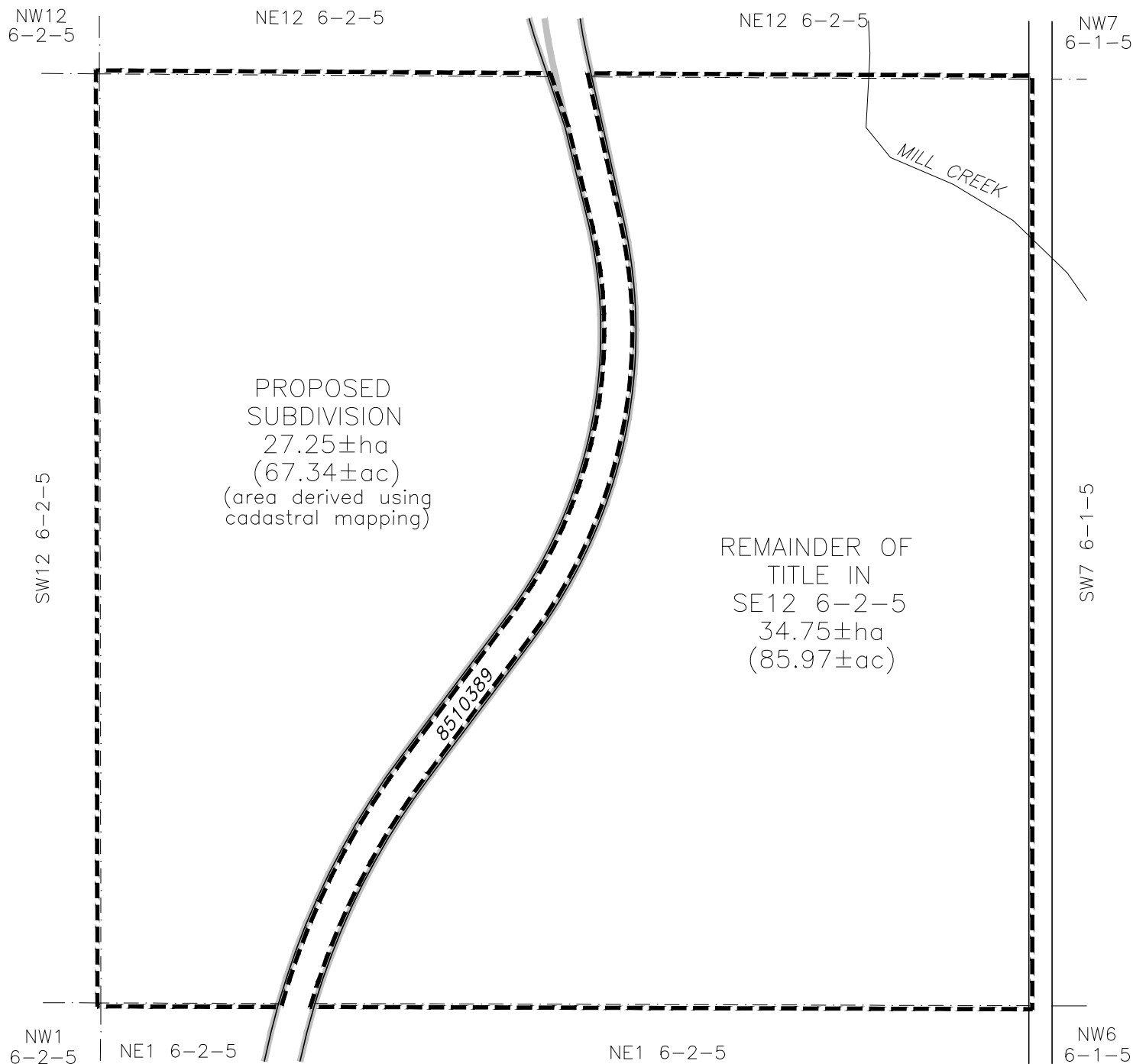
FILE No: 2025-0-171

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



November 07, 2025 N:\Subdivision\2025\2025-0-171.dwg





SUBDIVISION SKETCH

SE 1/4 SEC 12, TWP 6, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: NOVEMBER 7, 2025

FILE No: 2025-0-171





SUBDIVISION SKETCH

SE 1/4 SEC 12, TWP 6, RGE 2, W 5 M

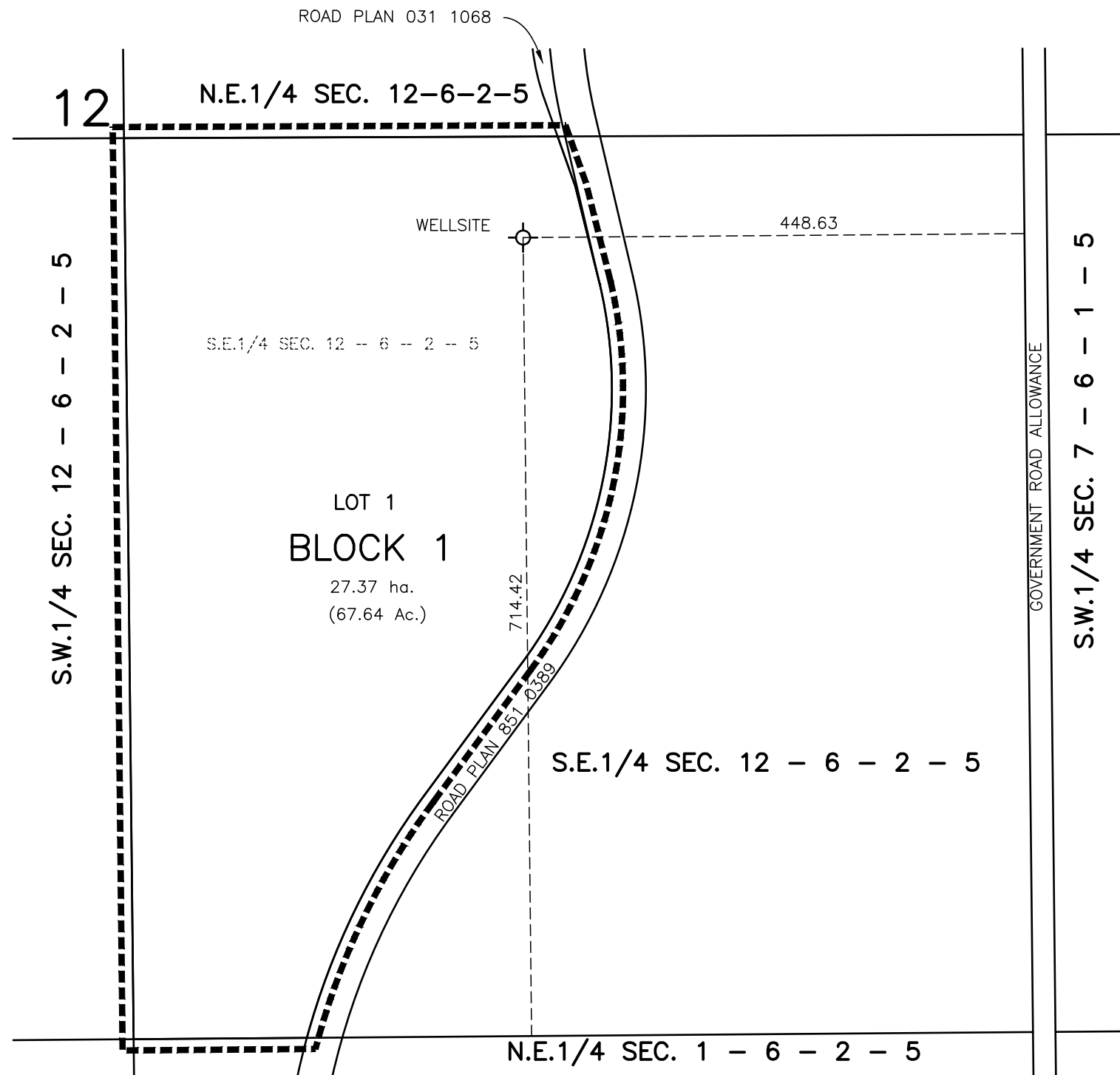
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: NOVEMBER 7, 2025

FILE No: 2025-0-171



AERIAL PHOTO DATE: 2015



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----**
and contains approximately 27.37 ha.
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are
subject to change upon final survey.

KAREN GAMACHE

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
S.E.1/4 SEC. 12, TWP. 6, RGE. 2, W.5 M.

Municipal District of Pincher Creek No. 9



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

APPROVED D.J. Amantea, A.L.S.	DRAWN MJ	DATE NOV 3/25
	CHECKED DJA	JOB 25-16938
	SCALE 1:5000	DRAWING 25-16938TA

DRAFT RESOLUTION

Our File: 2025-0-174

December 10, 2025

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

Dear Mr. Milligan,

RE: Blocks 3 and 4, Plan 7910279 within NW1/4 27-7-2-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 Livingstone Range School Division, AltaLink, ATCO Gas & ATCO Transmission, AB Environment & Protected Areas - J. Cayford, 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

2025-0-174

M.D. of Pincher Creek No. 9 Residential subdivision of Blocks 3 and 4, Plan 7910279 within NW1/4 27-7-2-W5M

THAT the Residential subdivision of Blocks 3 and 4, Plan 7910279 within NW1/4 27-7-2-W5M (Certificate of Title No. 181 145 211, 201 190 491), to reconfigure two titles for grouped 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 0.18ha (0.44 acres) portion of Block 4 Plan 7910279 be consolidated with the Block 3 Plan 7910279 (as depicted on BOA tentative plan file 25-16839) 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. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Sections 18 of the Matters Related to Subdivision and Development Regulation to accommodate the proposal.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. The Subdivision Authority is satisfied that with the consolidation, the proposed subdivision is suitable for the purpose for which the subdivision is intended.

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) 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) Alberta Health Services – Kristen Dykstra, Public Health Inspector:

“Thank you for the opportunity to comment on File No. 2025-0-174. 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 a parcel for grouped country residential use. The proposal will accommodate a boundary line adjustment of a vacant lot and a lot with an existing dwelling. Water and sewer services were not indicated in the application.

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

- AHS-EPH recommends that private drinking water systems (e.g.: cisterns, wells, dugouts) be completely contained on the property being served to avoid future conflicts or access concerns. 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) 22, 3A

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 are met, therefore no variance is required.

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) Historical Resources – Barry Newton, Land Use Planner:

“We have reviewed the captioned subdivision application and determined that in this instance formal *Historical Resources Act* approval is not necessary, and submission of a Historic Resources application is not required.”

CHAIRMAN

DATE



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@orrscc.com
Website: www.orrscc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: November 18, 2025

Date of Receipt:

November 3, 2025

Date of Completeness:

November 7, 2025

TO: Landowner: Theresa Hann and Stuart Hann, Judith Lorraine Snowdon

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

Referral Agencies: M.D. of Pincher Creek No. 9, 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, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Aaron Martel, Corinne Dale Mc Culloch, Dalyn Dennis, Nicole Cronley, David Mancinelli, Dexter Robert Bonertz, Eileen R Woolf, Kevin S Draper, Eli M Montgomery, Patti E Montgomery, Michelson Holdings Ltd.

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 **December 18, 2025**. (Please quote our File No. 2025-0-174 in any correspondence with this office).

File No: 2025-0-174

Legal Description: Blocks 3 and 4, Plan 7910279 within NW1/4 27-7-2-W5M

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

Land Designation: Grouped Country Residential – GCR
(Zoning)

Existing Use: Residential

Proposed Use: Residential

of Lots Created: 1 (Reconfiguration)

Certificate of Title: 181 145 211, 201 190 491

Proposal: To reconfigure two titles for grouped country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 9.26 acre (3.75 ha) parcel from two titles for grouped country residential use.

The proposal is to accommodate a boundary line adjustment subdivision of a vacant lot and an existing residence, which presently contains a dwelling and a kennel building which crosses the property line. Access to the lot is presently granted from an existing approach to the south, off of a developed municipal road allowance (TR 7-5).

The proposal lies within the Burmis Lundbreck Corridor Area Structure Plan. As both parcels are zoned the same and no additional titles are being created, there is no policy conflict with the plan.

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:

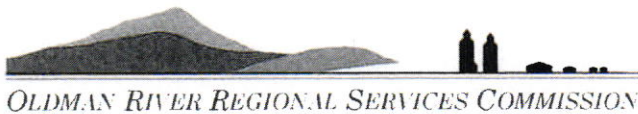
1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral 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 the 0.18ha (0.44 acres) portion of Block 4 Plan 7910279 be consolidated with the Block 3 Plan 7910279 (as depicted on BOA tentative plan file 25-16839) in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
8. 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 pursuant to Section 663(d) of the MGA, as it has been previously satisfied.

If you wish to make a presentation at the subdivision authority meeting, please notify the M.D. of Pincher Creek No. 9 Municipal Administrator as soon as possible.

<p>Submissions received become part of the subdivision file which is available to the applicant and will be considered by the subdivision authority at a public meeting.</p>



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Grande County Res - GCR</u>	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2025-0-174</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>November 3, 2025</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>November 7, 2025</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: THERESA HANN AND STUART HANN

Mailing Address: BOX 219 City/Town: LUNDBRECK

Postal Code: T0K 1H0 Telephone: 403-627-7814 Cell: _____

Email: thannthreerivers@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: 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 _____ Block 4 Plan 7910279
- Total area of existing parcel of land (to be subdivided) is: 3.26 hectares 8.05 acres
- Total number of lots to be created: 1 Size of Lot(s): 0.44 acres to be consolidated with Block 3
- Rural Address (if applicable): N/A
- Certificate of Title No.(s): 181145211

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of MD OF PINCHER CREEK
- 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. 3
- 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 WITHIN FENCED NEIGHBORING YARD
- b. Proposed use of the land TO BE CONSOLIDATED WITH NEIGHBORING PROPERTY

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.)
N/A
- 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.
ENCROACHING KENNEL
- 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, TO BE CONSOLIDATED WITH ADJACENT PARCEL

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, TO BE CONSOLIDATED WITH ADJACENT PARCEL 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: Nov 3, 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
0015 866 890 7910279;4 181 145 211

LEGAL DESCRIPTION
PLAN 7910279
BLOCK 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 3.26 HECTARES (8.05 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;7;27;NW

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 121 163 932 +3

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

181 145 211 09/07/2018 TRANSFER OF LAND \$38,886 \$38,886

OWNERS

THERESA HANN

AND
STUWART HANN
BOTH OF:
BOX 219
LUNDBRECK
ALBERTA T0K 1H0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

101 233 199 06/08/2010 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - FORTISALBERTA INC.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

181 145 211

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF
OCTOBER, 2025 AT 10:27 A.M.

ORDER NUMBER: 55418385

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
0017 238 255 7910279;3 201 190 491

LEGAL DESCRIPTION
PLAN 7910279
BLOCK 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.6 HECTARES (8.9 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;7;27;NW

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 791 122 013

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

201 190 491 20/10/2020 AFFIDAVIT OF
 SURVIVING JOINT
 TENANT

OWNERS

JUDITH LORRAINE SNOWDON
OF BOX 237
LUNDBRECK
ALBERTA T0K 1H0

(DATA UPDATED BY: CHANGE OF ADDRESS 201219833)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

801 017 839 05/02/1980 UTILITY RIGHT OF WAY
 GRANTEE - ALTALINK MANAGEMENT LTD.
 2611 - 3 AVE SE
 CALGARY
 ALBERTA T2A7W7

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 021232077)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 190 491

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: CHANGE OF ADDRESS 091107689)

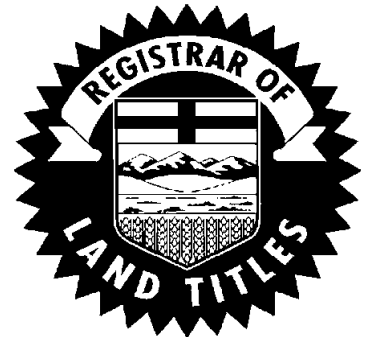
811 108 820 10/06/1981 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF
OCTOBER, 2025 AT 10:31 A.M.

ORDER NUMBER: 55418479

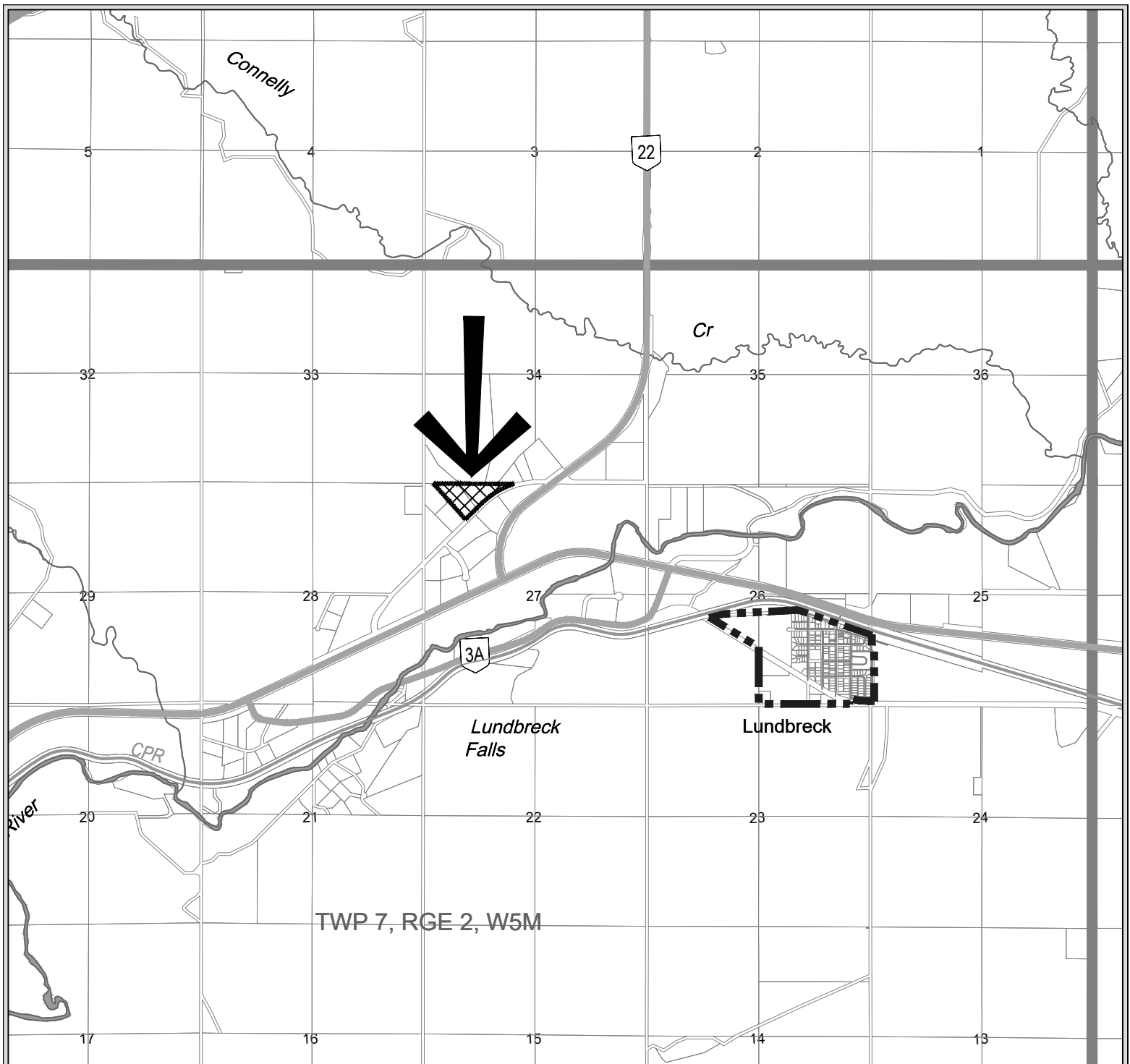
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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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).

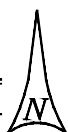


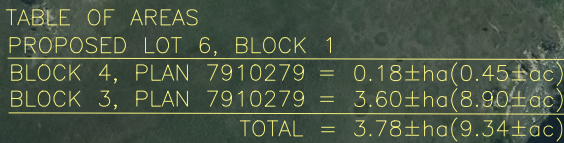
SUBDIVISION LOCATION SKETCH
BLOCKS 3 & 4, PLAN 7910279 WITHIN
NW 1/4 SEC 27, TWP 7, RGE 2, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: NOVEMBER 10, 2025
FILE No: 2025-0-174

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



November 10, 2025 N:\Subdivision\2025\2025-0-174.dwg

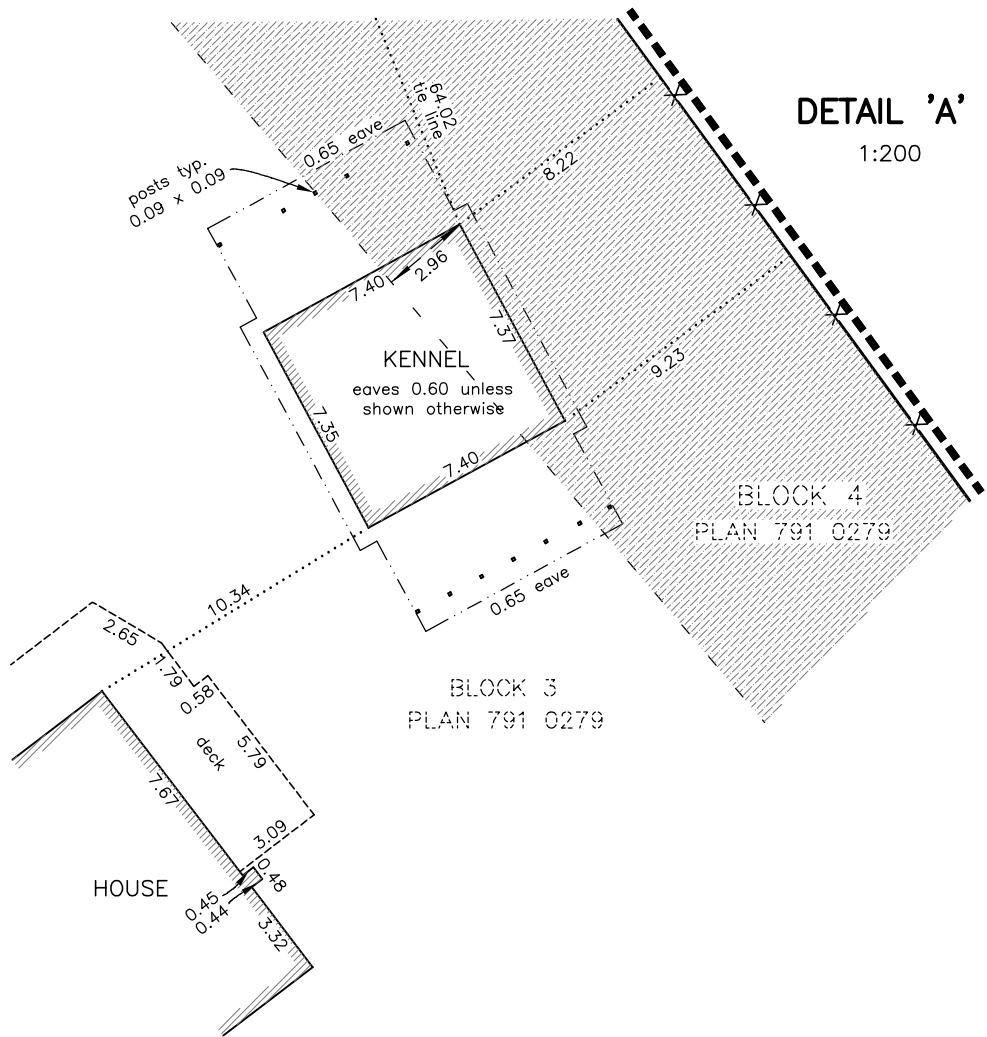
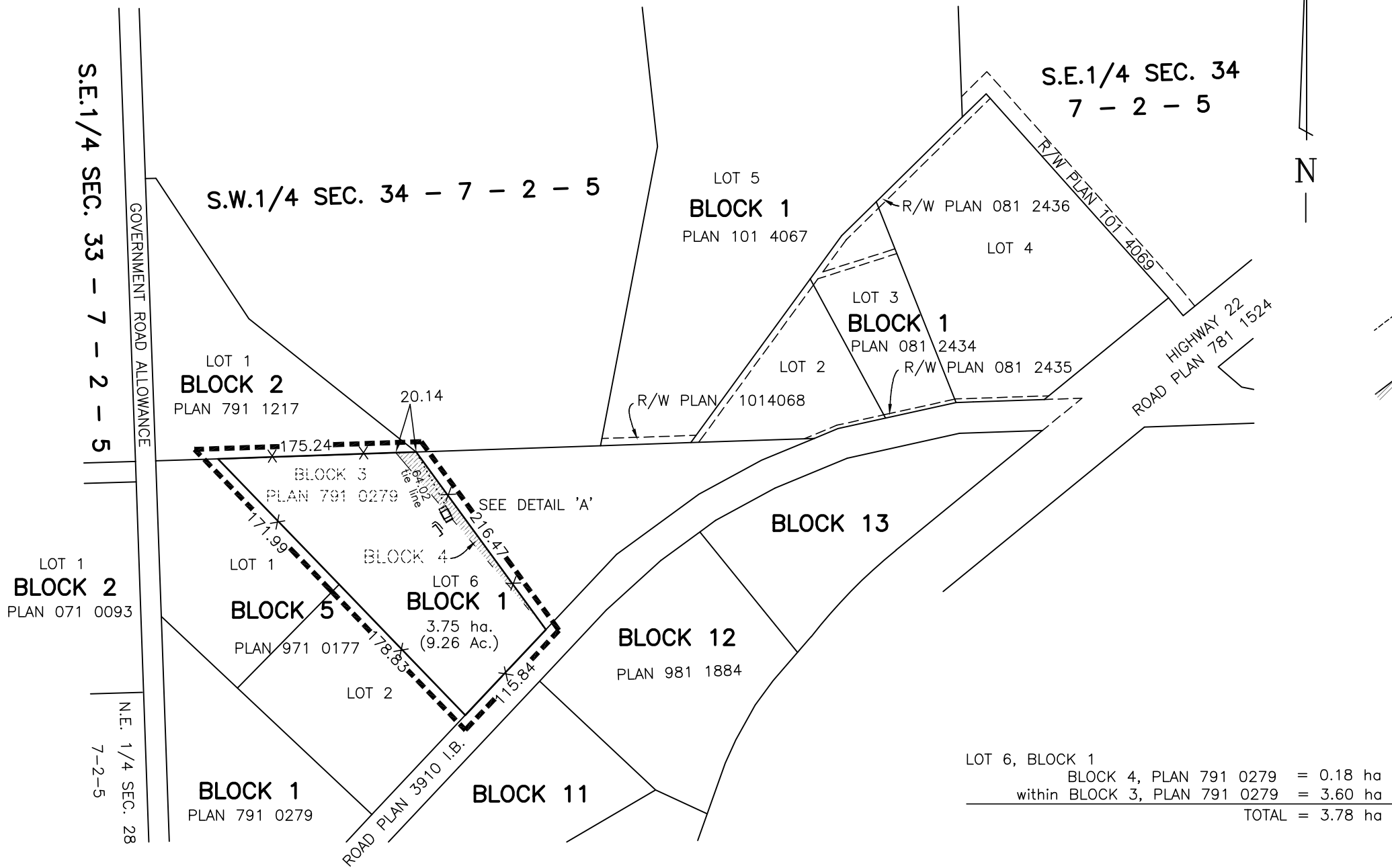




FILE No: 2025-0-174




AREA TO BE SUBDIVIDED
0.18 ha (0.44 Acres)



LOT 6, BLOCK 1
BLOCK 4, PLAN 791 0279 = 0.18 ha
within BLOCK 3, PLAN 791 0279 = 3.60 ha
TOTAL = 3.78 ha

NO.	REVISION	DATE	BY
	Fence lines are shown thus..... ————X————		
	NOTE : Portion to be approved is outlined thus —————		
	and contains approximately 3.78 ha.		
	Distances are in metres and decimal parts thereof.		
	Areas are approximate and are		
	subject to change upon final survey.		

JUDITH SNOWDON
TENTATIVE PLAN SHOWING SUBDIVISION of part of BLOCK 4, PLAN 791 0279 and all of BLOCK 3, PLAN 791 0279 within N.W.1/4 SEC. 27, TWP. 7, RGE. 2, W.5 M. M.D. of Pincher Creek No. 9



brown okamura & associates ltd.

Professional Surveyors

2830 – 12 Avenue North, Lethbridge, Alberta

APPROVED <div><div></div><div>T.C. Penner, A.L.S.</div></div>	DRAWN MJ	DATE OCT 30/25
	CHECKED TCP	JOB 25–16839
	SCALE 1:5000	DRAWING 25–16839TB