

**Agenda**  
**Municipal District of Pincher Creek No. 9**  
**Subdivision Authority Meeting**  
**Virtual via Microsoft Teams**  
**January 6<sup>th</sup>, 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, Stewart 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 2<sup>nd</sup> 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 6<sup>th</sup>, 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 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

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

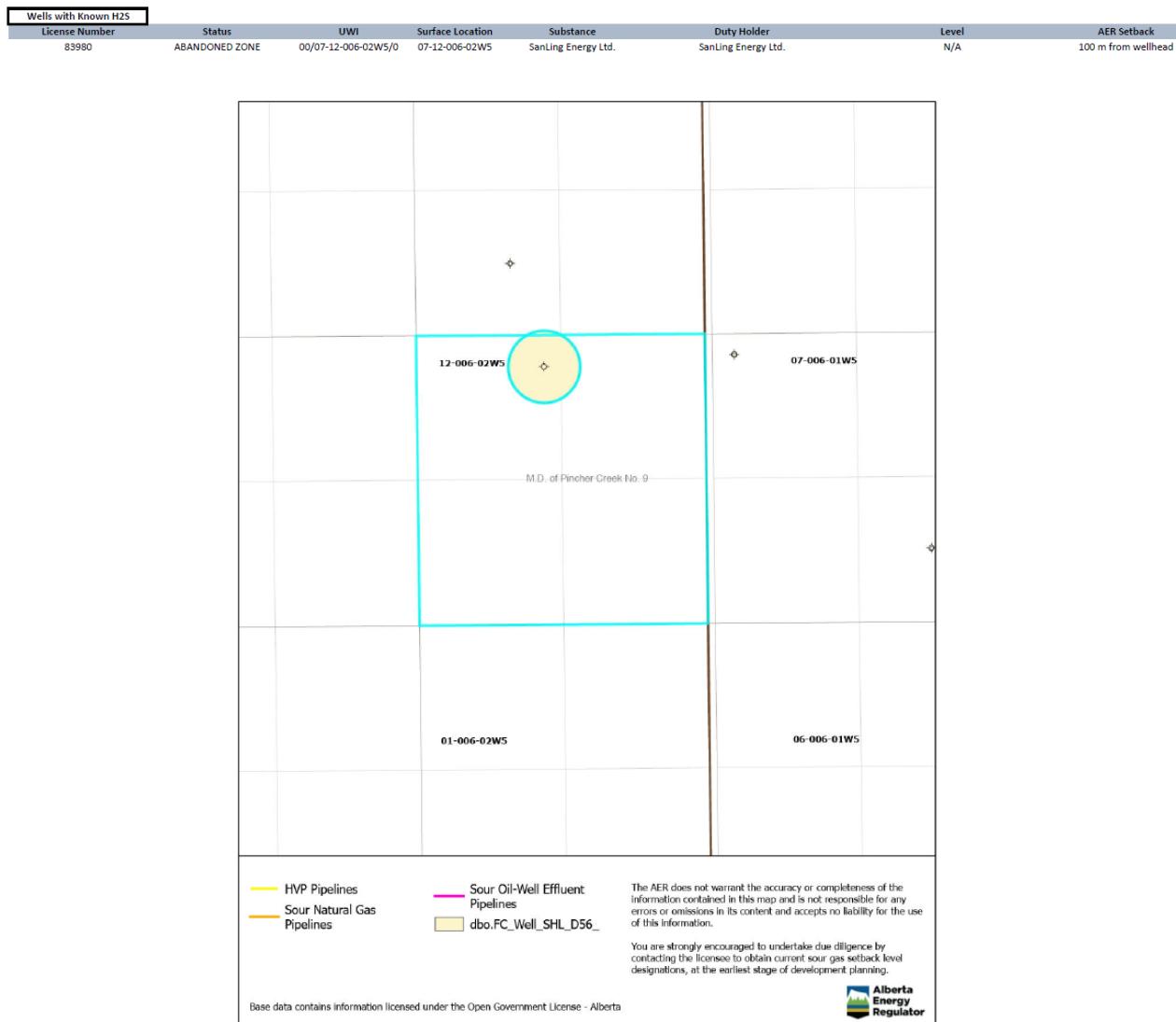
(j) Alberta Energy Regulator:

"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



\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE



3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

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

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:** Agricultural

**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.**



OLDMAN RIVER REGIONAL SERVICES COMMISSION

## APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <i>Agriculture - A</i>	
Fee Submitted: <i>\$1100.00</i>	File No: <i>2025-0-171</i>
APPLICATION SUBMISSION	
Date of Receipt: <i>October 31, 2025</i>	Received By: <i>JM</i>
Date Deemed Complete: <i>November 7, 2025</i>	Accepted By: <i>GS</i>

### 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

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

### 3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality 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. 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 \_\_\_\_\_
- 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 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: 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

5

LINC SHORT LEGAL  
0029 861 077 5;2;6;12;SE

TITLE NUMBER  
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

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 &amp; INTERESTS

PAGE 2  
# 251 157 204

## REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

1216, 500-4 AVENUE, S.W., CALGARY,  
ALBERTA981 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:

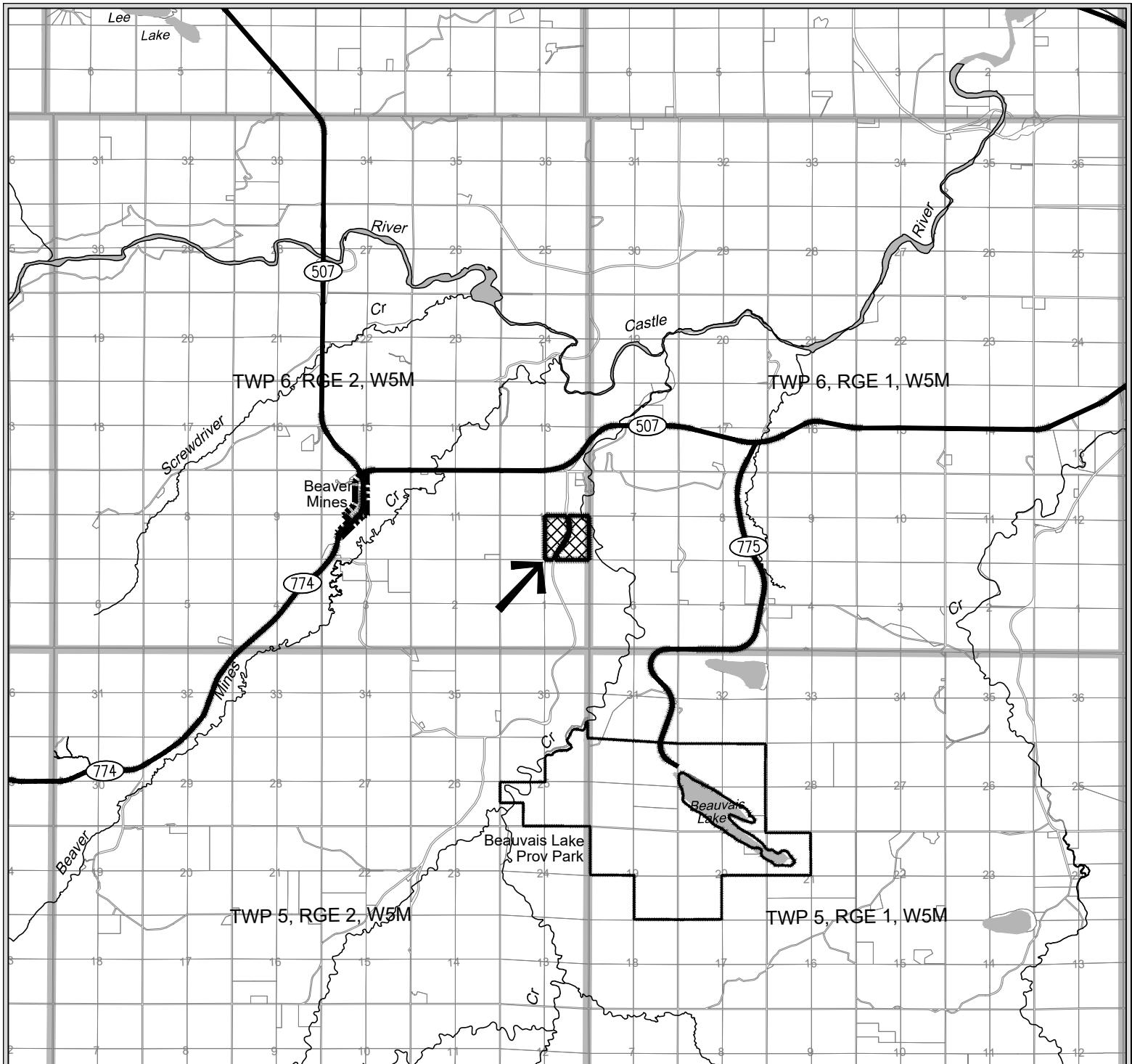


\*END OF CERTIFICATE\*

( 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 16th AVENUE NORTH, LETHBURN, AB T1H 5E8  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

NW12  
6-2-5

NE12 6-2-5

NE12 6-2-5

SW12 6-2-5

PROPOSED  
SUBDIVISION  
27.25±ha  
(67.34±ac)  
(area derived using  
cadastral mapping)

NW1  
6-2-5

NE1 6-2-5

NE1 6-2-5

NW6  
6-1-5

SW7 6-1-5

REMAINDER OF  
TITLE IN  
SE12 6-2-5  
34.75±ha  
(85.97±ac)

8510389

**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**





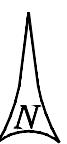
## SUBDIVISION SKETCH

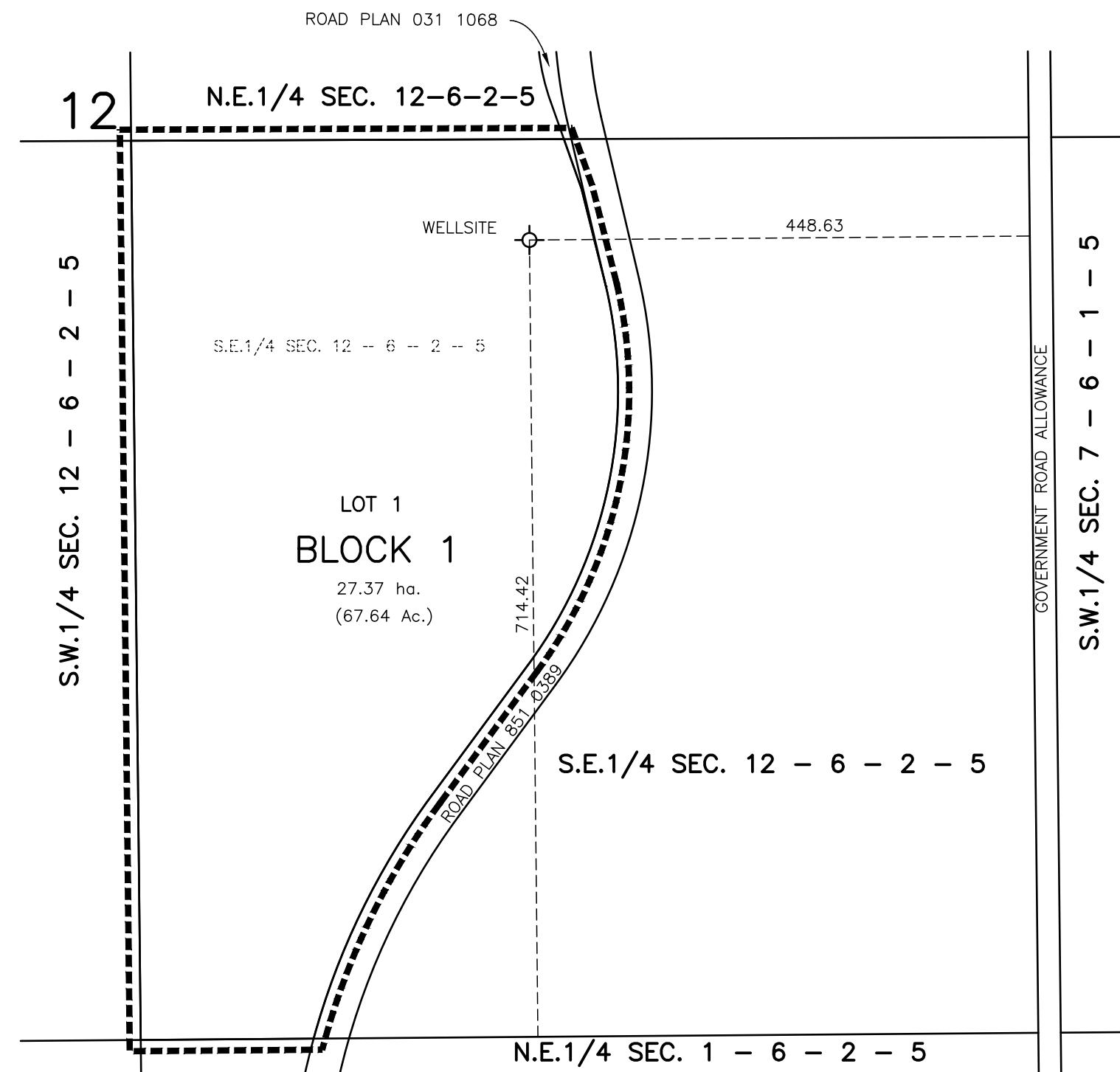
SE 1/4 SEC 12, TWP 6, RGE 2, W 5 M

## MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: NOVEMBER 7, 2025

FILE No: 2025-0-171





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



3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

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

## 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](mailto: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



3105 - 16<sup>th</sup> Avenue North  
Lethbridge, Alberta T1H 5E8

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

**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.**



OLDMAN RIVER REGIONAL SERVICES COMMISSION

## APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

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

### 1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: THERESA HANN AND STUWART 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 \_\_\_\_\_ % Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ West of \_\_\_\_\_ Meridian (e.g. SE 1/4 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 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: Thomas Penner 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) Thomas Penner

Surveyor



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

5

LINC SHORT LEGAL  
0017 238 255 7910279;3

**TITLE NUMBER**  
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 T2A 7W7

(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

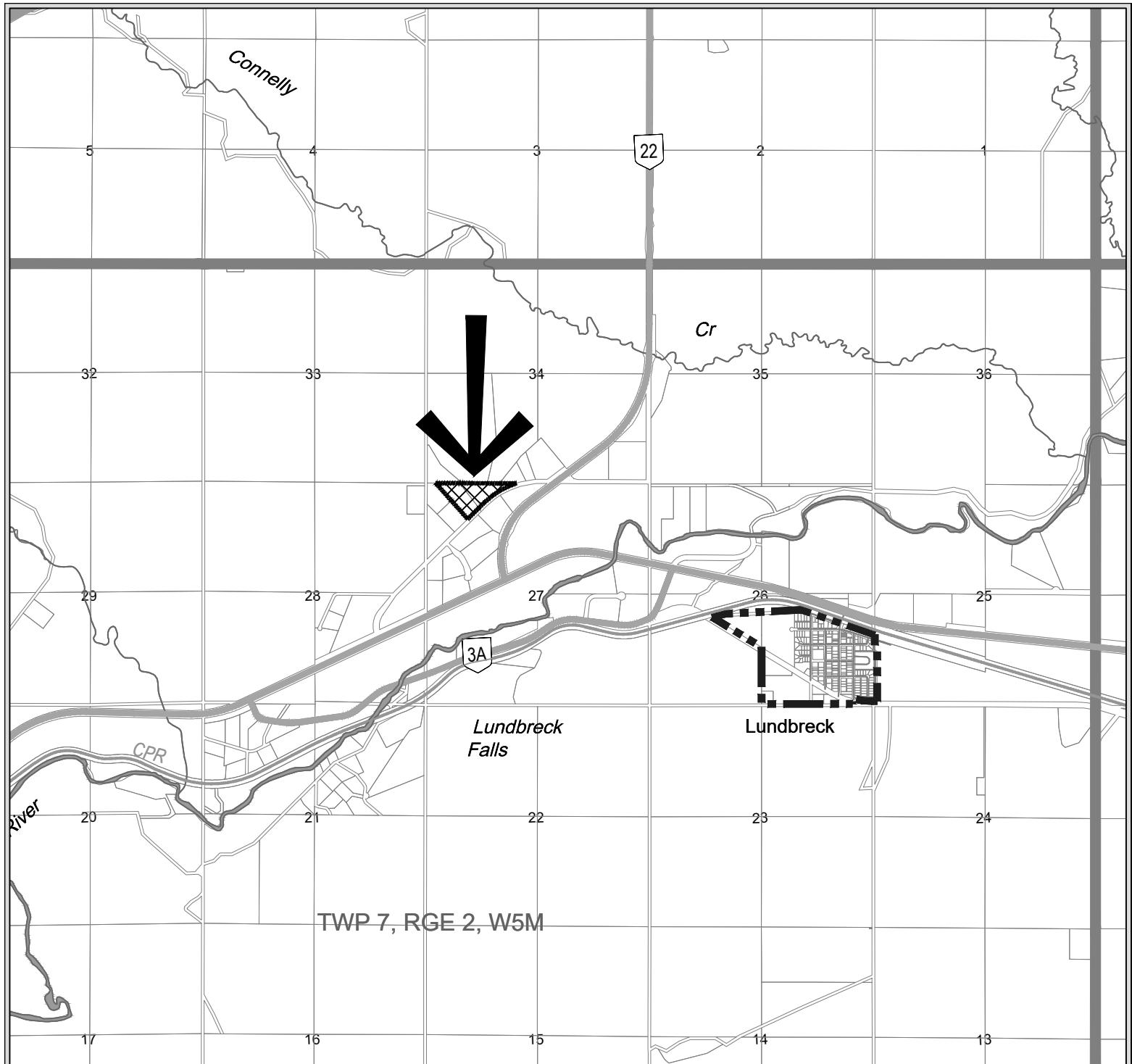
CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

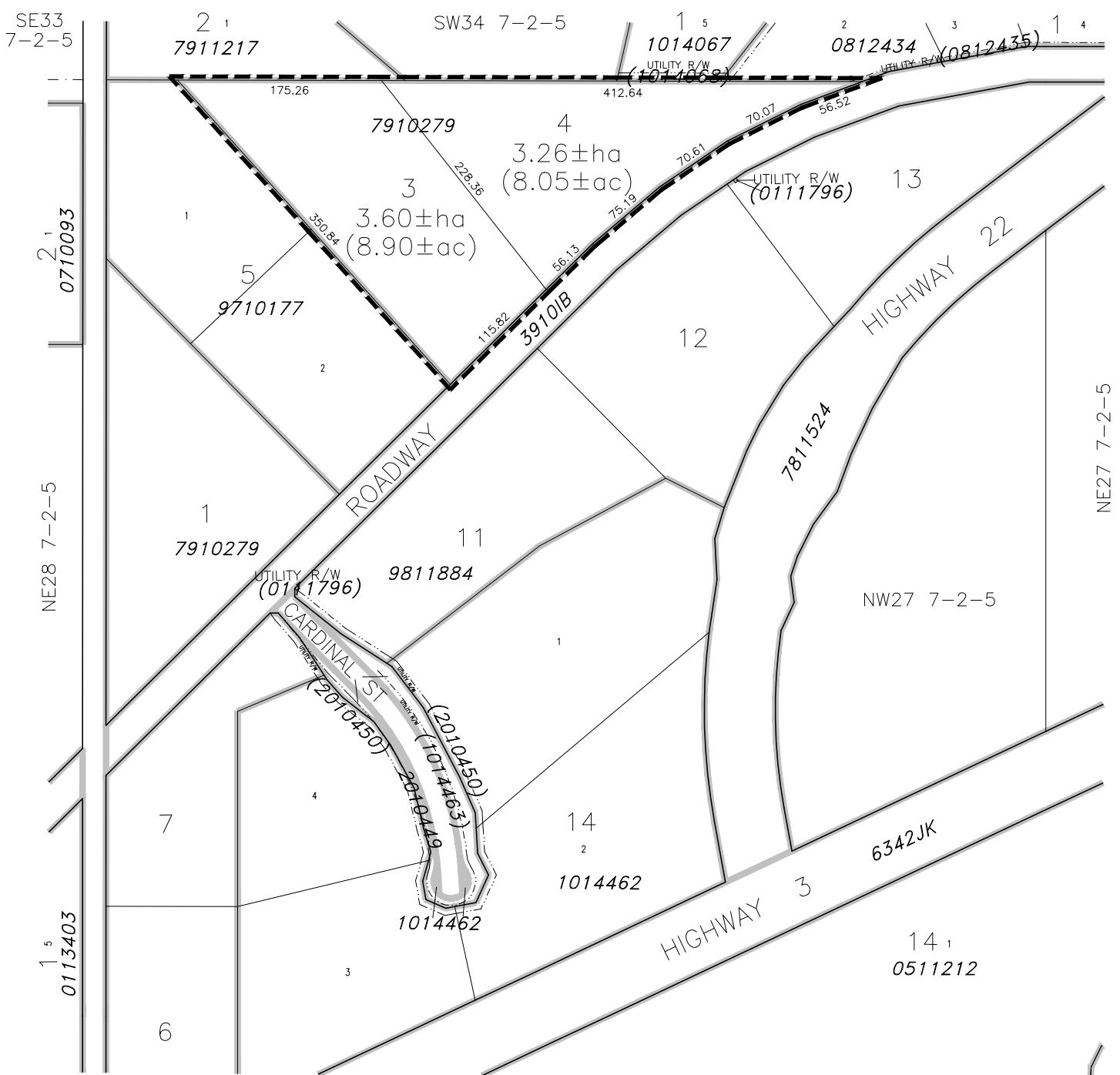
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**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**

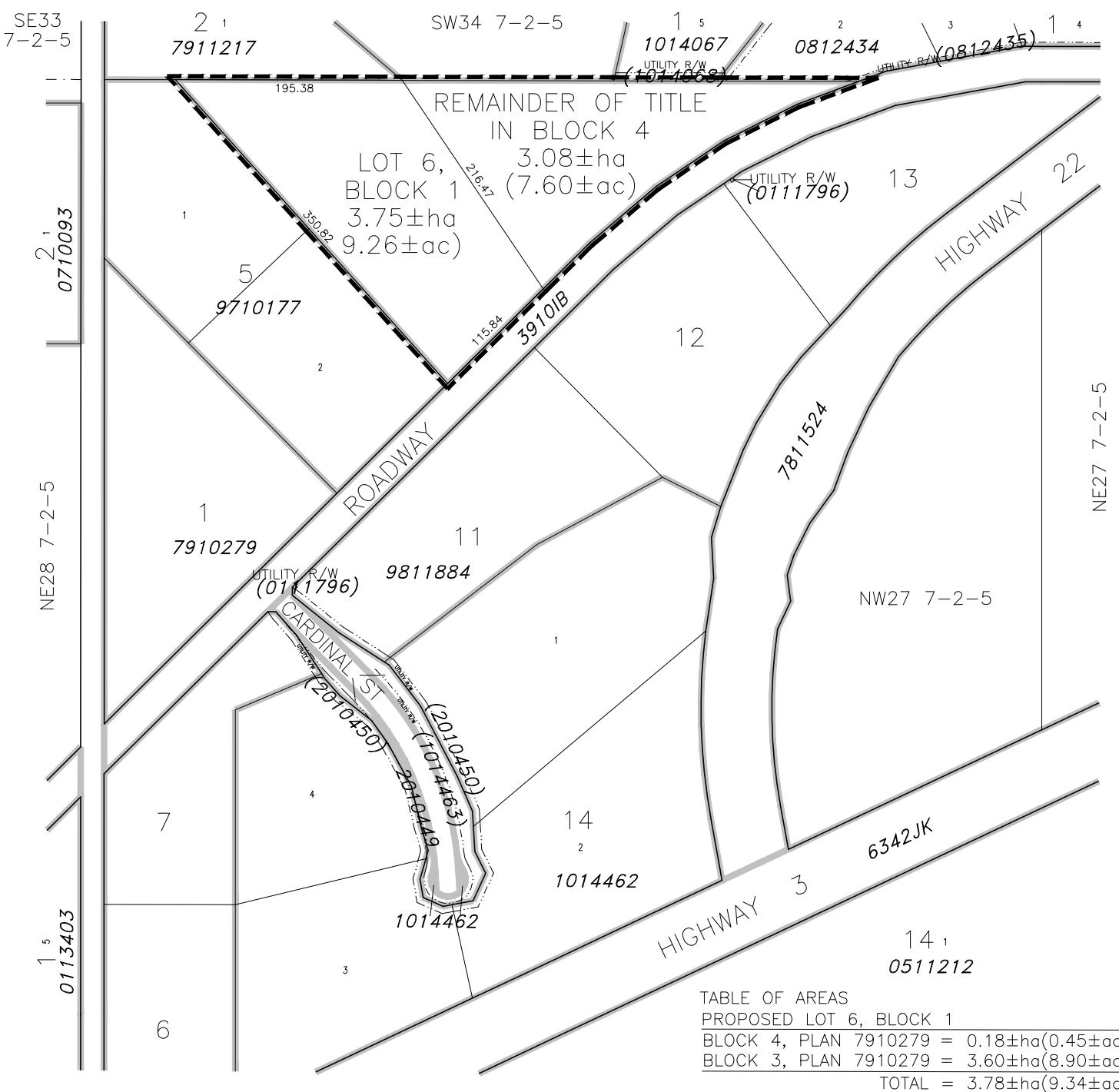
MAP PREPARED BY  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 16th AVENUE NORTH, LETHBRIDGE, AB T1H 5E8  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"





**SUBDIVISION SKETCH - EXISTING  
BLOCKS 3 & 4, PLAN 7910279 WITHIN  
NW 1/4 SEC 27, TWP 7, RGE 2, W 5 M  
MUNICIPALITY: MUNICIPAL DISTRICT  
DATE: NOVEMBER 10, 2025  
FILE No: 2025-0-174**





## SUBDIVISION SKETCH - PROPOSED

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16839TB

# 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





## SUBDIVISION SKETCH - PROPOSED

*See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 25-16839TB*

# BLOCKS 3 & 4, PLAN 7910279 WITHIN

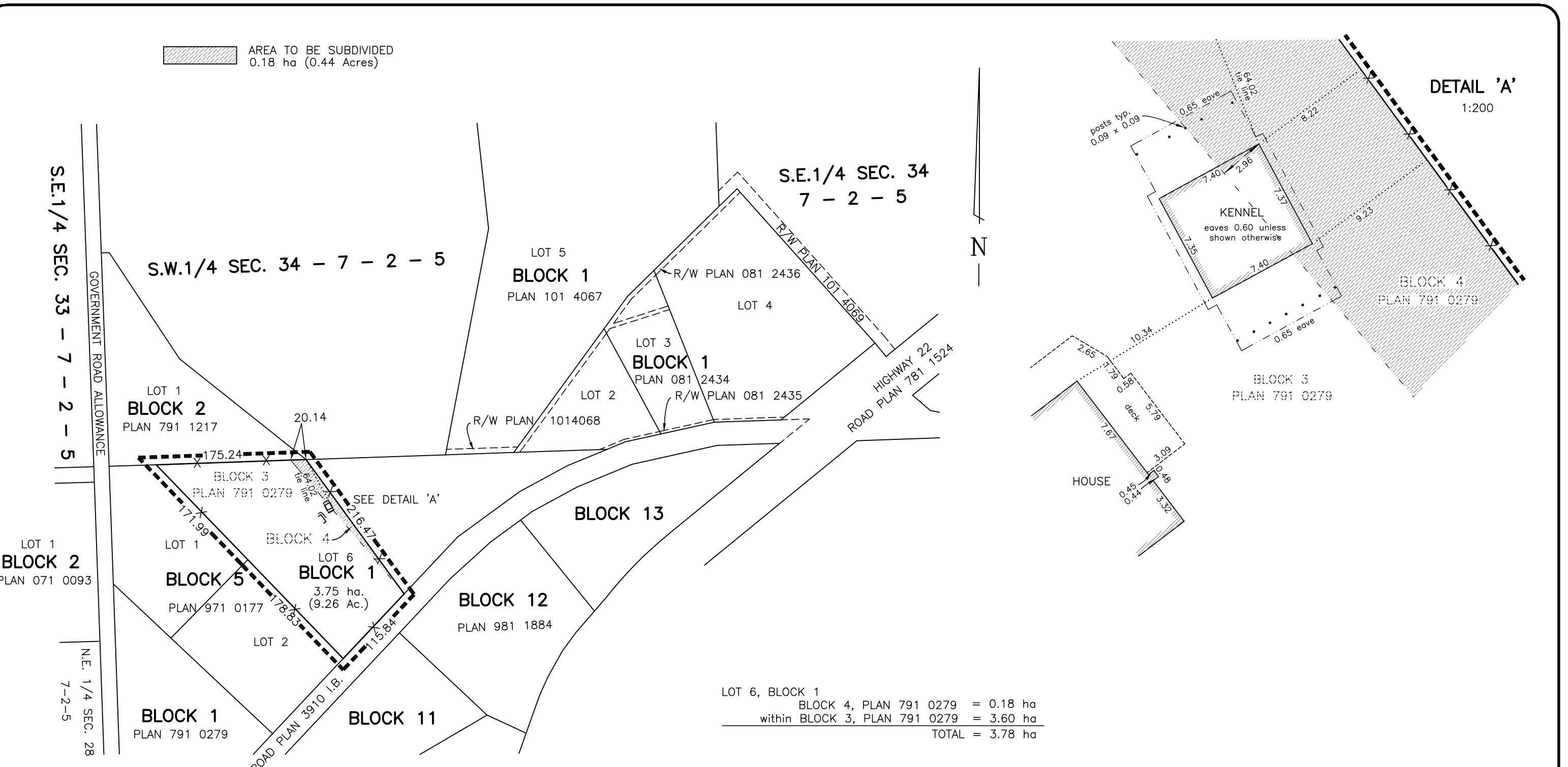
NW 1/4 SEC 27, TWP 7, RGE 2, W 5 M

## MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: NOVEMBER 10, 2025

FILE No: 2025-0-174





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 701, 6670

BLOCK 3, PLAN 791 0279  
within

1/4 SEC. 27, TWP. 7, RGE. 2

M.D. of Pincher Creek No. 9

book

brown okamura & associates ltd

## Books Received

Professional Surveyors

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