Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
November 10th, 2026
Following MPC Meeting

1. **Adoption of Agenda**

2. **Adoption of Minutes**

   a. Minutes of September 1, 2026

3. **Closed Meeting Session**

4. **Unfinished Business**

   a. **For Information – Beaver Mines Inquiry**

5. **Subdivision Application**

   a. Subdivision Application No. 2026-0-149
   Goodkey/Smith
   Lot 1, Plan 9410045 within SE 10-10-2 W5 & NE 10-10-2 W5

6. **New Business**

7. **Next Regular Meeting** December 1, 2026 6:00 pm

8. **Adjournment**

Meeting Minutes of the Subdivision Authority
Tuesday, September 1st 2026
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, Mathew Hall

Absent:

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 26/026

Moved that the Subdivision Authority Agenda for September 1st, 2026, be approved as presented.

2. ADOPTION OF MINUTES

Councillor Jim Welsch 26/027

Moved that the July 7th, 2026, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 26/028

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 26/029

Moved that the Subdivision Authority open the meeting to the public, the time being 6:12 pm.

Carried

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATION

a. Subdivision Application No. 2026-0-111
Hengerer Farms Ltd
NW 7-6-28 W4

Councillor Tony Bruder 26/030

THAT the Agricultural subdivision of NW1/4 7-6-28-W4M (Certificate of Title No. 261 101 681 +10, 261 101681 +1), to create a 168.62 acre (68.23 ha) parcel from two previously unsubdivided quarter sections of approximately 160 acres (64.7 ha) each for agricultural use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 3.63 ha portion of NW7 6-28 W4M be consolidated with the SW7 6-28 W4M in a manner where 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. AB Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Section 19 of the Matters Relating 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 and meets the intent of the subdivision policies of the municipality's land use bylaw.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, October 6th, 2026; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva 26/031

Moved that the meeting adjourn, the time being 6:13 pm.

Carried

Rick Lemire, Reeve Subdivision Authority	Laura McKinnon, Secretary Subdivision Authority

ORRSC
OLDMAN RIVER REGIONAL SERVICES COMMISSION
PLANNING & GIS FOR STRONG COMMUNITIES

DRAFT RESOLUTION

November 3, 2026

Our File: 2026-0-149

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

Dear Mr. Milligan,

RE: Lot 1, Plan 9410045 within the SE1/4 10-10-2-W5M and NE1/4 10-10-2-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, AB Environment & Protected Areas - M. Taje, Area Wildlife Biologist, AB Environment Range Department - J. Best, 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.

Yours truly,

Gavin Scott
Senior Planner

GS/jm

(403)-329-1344
1-844-279-8760

3105 16 Avenue North
Lethbridge, AB T1H 5E8

subdivision@orrsc.com
www.orrsc.com

RESOLUTION

2026-0-149

M.D. of Pincher Creek No. 9 **Agricultural & Country Residential** subdivision of Lot 1, Plan 9410045 within the SE1/4 10-10-2-W5M and NE1/4 10-10-2-W5M

THAT the Agricultural & Country Residential subdivision of Lot 1, Plan 9410045 within the SE1/4 10-10-2-W5M and NE1/4 10-10-2-W5M (Certificate of Title No. 951 074 133, 201 101 999 +1), to create a 5.93 acre (2.398 ha) parcel from a 0.81 acre portion of a previously unsubdivided quarter section and a 5.12 acre existing first parcel out of for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That the 0.81 acre portion of NE10 10-2 W5M be consolidated with the Plan 9510045 Lot 1 in a manner where the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

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

INFORMATIVE:

(a) Since the proposed subdivision complies with Section 663(a) of the Municipal Government Act, Reserve is not required.

(b) That a legal description for the proposed parcel be approved by the Surveys Branch, Land Titles Office, Calgary.

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

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

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

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

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

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

(f) Chief Mountain Gas Co-op Ltd. – Delbert G. Beazer, Chief Executive Officer:

"Please note, we have no objections to the proposed subdivisions, as long as our Utility-Right-Way remains on title. Also, that any relocating of lines requested by the owner because of this subdivision will be at the owners cost. All contracts for gas service will be supplied as needed and at owners cost. If this subdivision splits a gas contract that serves two homes a new contract will have to be purchased by the owner.

Being that the application is in a remote area, natural gas service may be unavailable. Developer should discuss gas needs and plans for implementation before lots are sold. We would rather deal with the developer than individual lot owners for capital expense and planning.

As a condition of subdivision, we request that a Service Agreement be signed by the Applicant prior to subdivision finalization."

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

"Thank you for the opportunity to comment on File No. 2026-0-149. 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 for country residential use. There is an existing dwelling, and water services are provided by an onsite well and sewer services by a subsurface treatment field. The application noted that a portion of the existing sewer services (subsurface treatment field) are contained on the adjoining property.

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

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

AHS-EPH has no concerns at this time. We do not foresee any new public health problems being created as a result of the above noted subdivision provided that the applicant complies with all pertinent regulations, by-laws, and standards.

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

(h) 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."

(i) Comments from Heather Smith - Landowner:

"I received the notice of this application on Friday and though I have been in touch with the Goodkeys regarding this matter I have NOT been approached by the land surveyor at any time to confirm anything. I've had no conversation, I've not signed anything and am puzzled as to how it's got to this stage without my knowledge.

I am not against the application, however, I would ask you not to proceed until there has been clarification as to why I wasn't consulted.

Thank you."

_____ _____

CHAIRMAN DATE

ORRSC

OLDMAN RIVER REGIONAL SERVICES COMMISSION

PLANNING & GIS FOR STRONG COMMUNITIES

NOTICE OF APPLICATION FOR SUBDIVISION

DATE: October 19, 2026

Date of Receipt: October 1, 2026
Date of Completeness: October 8, 2026

TO:

Landowners: Heather E Smith, Charlene E Goodkey

Agent or Surveyor: Randall C. Smith, A.L.S.

Referral Agencies: M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, AB Environment & Protected Areas - M. Taje, Area Wildlife Biologist, AB Environment Range Department - J. Best, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Einar G Nelson, Judy M Nelson, No Data / Non-Titled Parcel, Waldron Grazing Co-Operative Limited.

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 **November 9, 2026**. (Please quote our File No. **2026-0-149** in any correspondence with this office).

File No:	**2026-0-149**
Legal Description:	Lot 1, Plan 9410045 within the SE1/4 10-10-2-W5M & NE1/4 10-10-2-W5M
Civic Address:	02201 Twp. Rd. 10-0A, 02212 Twp. Rd. 10-0A
Municipality:	M.D. of Pincher Creek No. 9
Land Designation: *(Zoning)*	Agriculture – A
Existing Use:	Agricultural & Country Residential
Proposed Use:	Agricultural & Country Residential
# of Lots Created:	1 *(Reconfiguration)*
Certificate of Title:	951 074 133, 201 101 999 +1

(403)-329-1344
1-844-279-8760

3105 16 Avenue North
Lethbridge, AB T1H 5E8

subdivision@orrsc.com
www.orrsc.com

ORRSC

OLDMAN RIVER REGIONAL SERVICES COMMISSION

PLANNING & GIS FOR STRONG COMMUNITIES

Proposal: To create a 5.93 acre (2.398 ha) parcel from a 0.81 acre portion of a previously unsubdivided quarter section and a 5.12 acre existing first parcel out of for country residential use.

Planner's Preliminary Comments:

The purpose of this application is to create a 5.93 acre (2.398 ha) parcel from a 0.81 acre portion of a previously unsubdivided quarter section and a 5.12 acre existing first parcel out of for country residential use.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains a dwelling, barn, and number of other out-buildings. The existing country residential site has a driveway and portion of their septic system in the adjoining property. Access to the lot is presently granted from an existing approach to the east, off of a developed municipal road allowance (Range Road 10-0 A).

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 of Pincher Creek.
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 the 0.81 acre portion of NE10 10-2 W5M be consolidated with the Plan 9510045 Lot 1 in a manner where the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
7. That, any conditions of Alberta Tourism and Sport, Historical Resources Department, shall be met prior to finalization.

RESERVE:

Municipal Reserve is not applicable pursuant to Section 663(a) of the Municipal Government Act.

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.

(403)-329-1344
1-844-279-8760

3105 16 Avenue North
Lethbridge, AB T1H 5E8

subdivision@orrsc.com
www.orrsc.com

ORRSC

OLDMAN RIVER REGIONAL SERVICES COMMISSION

PLANNING & GIS FOR STRONG COMMUNITIES

APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Application Fee: $1200.00 Paid ☑	File No: 2026-0-149
Date of Receipt: October 1, 2026	Received By: JM
Date Deemed Complete: October 8, 2026	Accepted By: GS

1. CONTACT INFORMATION

INCLUDE SCHEDULE A FOR ADDITIONAL LANDOWNERS

Name of Registered Owner of Land to be Subdivided: Charlene Goodkey (Sheldon

Mailing Address: Box [redacted]

City/Town: Edmonton Province: Alberta Postal Code: T5P 4B7

Phone: [redacted] Email: [redacted]

Certificate of Title #: 951074133

Preferred Method of Correspondence: Email ■ Mail ☐ Both ☐

Name of Agent *Person Authorized to act on behalf of Registered Owner(s)*: Randy Smith

Mailing Address: PO Box 150

City/Town: Raymond Province: Alberta Postal Code: T0K 2S0

Phone: [redacted] Email: rsmith@wbes.ca

Preferred Method of Correspondence: Email ■ Mail ☐ Both ☐

Name of Surveyor: Wilde Brothers Surveys

Mailing Address: PO Box 150 City/Town: Raymond

Postal Code: T0K 2S0 Telephone: [redacted] Cell:

Email: rsmith@wbes.ca Authorized to Act as Agent: Yes ■ No ☐

Preferred Method of Correspondence: Email ■ Mail ☐ Both ☐

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the NE,SE ¼ Section 10 Township 10 Range 2 West of 5 Meridian

(e.g. SE¼ 36-1-36-W4M)

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

c. Total area of existing parcel of land (prior to subdivision) is: 59.56, 2.1 hectares 147.28,5.1 acres

d. Total number of lots to be created: 1 Size of Lot(s): 2.398 hectares 5.93 acres

e. Municipal/Civic Address: _____

f. Certificate of Title No.(s) *: 20110199+1, 951074133

* Include any Certificate of Titles that are proposed to be consolidated as part of the subdivision application.

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of District of Pincher Creek No. 9

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

If "yes", the adjoining municipality is _____

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

If "yes" the highway is No. _____

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

If "yes", state its name _____

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

f. Is the land subject to 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)
- ☐ Energy Resources Conservation Board (ERCB)
- ☐ Alberta Utilities Commission (AUC)
- ☐ Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

g. Is the land subject to a licence, permit, approval, or other authorization granted by the Minister of Environment and Protected Areas or the Minister of Forestry and Parks or granted under any Act that the Ministers are responsible for? Yes ☐ No ■

Key legislation that the Ministers are responsible for includes:

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

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land Pasture

b. Proposed use of the land Country Residental

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Rolling hills

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.)

Pasture grasses, stand of deciduous trees.

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

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

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

See Tentative Plan

e. Is there a Confined Feeding Operation on the land or within 1.6 kilometers (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 the existing source of potable water:

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

Other ☐ _____

b. Describe the proposed source of potable water:

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

Other ☐ _____

7. SEWER SERVICES

a. Describe existing sewage disposal:

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

Other ☐ _____ Year Installed_____

b. Describe proposed sewage disposal:

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

Other ☐ _____ Year Installed_____

8. ACCESS

a. Existing access: Direct Access to Public Road ■ Private Access Easement ☐ Other ☐

If other, describe access _____

b. Proposed access: Direct Access to Public Road – Existing ■ Direct Access to Public Road – New ☐

Private Access Easement – Existing ☐ Private Access Easement – New ☐

Other ☐ If other, describe access _____

9. RIGHT OF ENTRY

I, Randy Smith 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)

10. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

INCLUDE SCHEDULE B FOR ADDITIONAL REGISTERED OWNERS OR PERSON(S) ACTING ON THEIR BEHALF

I Randy Smith hereby certify that

☐ I am the registered owner ■ I am authorized to act on behalf of **ALL** registered owners

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: Oct 1, 2026

Personal information collected on this form is collected in accordance with Section 653 of the Alberta Municipal Government Act. This information may also be shared with appropriate government/other agencies and may also be kept on file by those agencies. The application and related file contents will become available to the public and are subject to the provisions of the Access to Information Act and Protection of Privacy Act.

If you have any questions about the information being collected, contact the Oldman River Regional Services Commission Privacy Coordinator at 403-329-1344.

APPLICATION FOR SUBDIVISION - SCHEDULE A
CONTACT INFORMATION FOR ADDITIONAL REGISTERED OWNERS

INSTRUCTIONS:

Schedule A shall be attached to any subdivision application that includes multiple landowners. Please ensure that current contact information is provided for each landowner and indicate the Certificate of Title Number(s) that they are the registered owner of.

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Heather Smith

Mailing Address: Box 268

City/Town: Lundbreck Province: Ab Postal Code: T0K 1H0

Phone: 403-339-1256 Email: _____

Certificate of Title #: 201101999001

Preferred Method of Correspondence: Email ☐ Mail ■ Both ☐

Name of Registered Owner of Land to be Subdivided: _____

Mailing Address: _____

City/Town: _____ Province: _____ Postal Code: _____

Phone: _____ Email: _____

Certificate of Title #: _____

Preferred Method of Correspondence: Email ☐ Mail ☐ Both ☐

Name of Registered Owner of Land to be Subdivided: _____

Mailing Address: _____

City/Town: _____ Province: _____ Postal Code: _____

Phone: _____ Email: _____

Certificate of Title #: _____

Preferred Method of Correspondence: Email ☐ Mail ☐ Both ☐

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0026 291 476	9510045;;1	951 074 133

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 9510045
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.07 HECTARES (5.12 ACRES) MORE OR LESS

ATS REFERENCE: 5;2;10;10;SE
ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 951 006 248

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
951 074 133	30/03/1995	TRANSFER OF LAND	$65,000	$65,000

OWNERS

CHARLENE E GOODKEY
OF BOX 109,SITE 11,RR#5
EDMONTON
ALBERTA T5P 4B7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
761 008 176	23/01/1976	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 (DATA UPDATED BY: CHANGE OF NAME 951153974) (DATA UPDATED BY: CHANGE OF NAME 021072757)

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
941 267 941	17/10/1994	CAVEAT RE : SEE CAVEAT CAVEATOR - CHARLENE E GOODKEY C/O DAVIDSON & WILLIAMS BOX 1329 PINCHER CREEK ALBERTA AGENT - R ROY DAVIDSON

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 29 DAY OF SEPTEMBER, 2026 AT 05:12 P.M.

ORDER NUMBER: 58508756

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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

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

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0021 212 972	5;2;10;10;NE	201 101 999 +1

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 10
SECTION 10
THOSE PORTIONS OF THE NORTH EAST QUARTER
WHICH ARE NOT COVERED BY THE WATERS OF THE OLDMAN RIVER AS SHOWN
ON THE TOWNSHIP PLAN DATED 22 MARCH 1909
CONTAINING 62.4 HECTARES (154.30 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)
ROAD	8610260	2.84	(7.02)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 001 015 027

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 101 999	05/06/2020	AFFIDAVIT OF SURVIVING JOINT TENANT		

OWNERS

HEATHER E SMITH
OF BOX 268
LUNDBRECK
ALBERTA T0K 1H0
(DATA UPDATED BY: CHANGE OF ADDRESS 201184068)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
861 040 757	10/03/1986	UTILITY RIGHT OF WAY

(CONTINUED)

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
		GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 AS TO PORTION OR PLAN:2183HX (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001293774) (DATA UPDATED BY: CHANGE OF NAME 051016323)
891 096 504	30/05/1989	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 (DATA UPDATED BY: CHANGE OF NAME 951153974) (DATA UPDATED BY: CHANGE OF NAME 021072757)
061 510 102	09/12/2006	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - KIMBERLY HADDEN

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 29 DAY OF SEPTEMBER, 2026 AT 05:12 P.M.

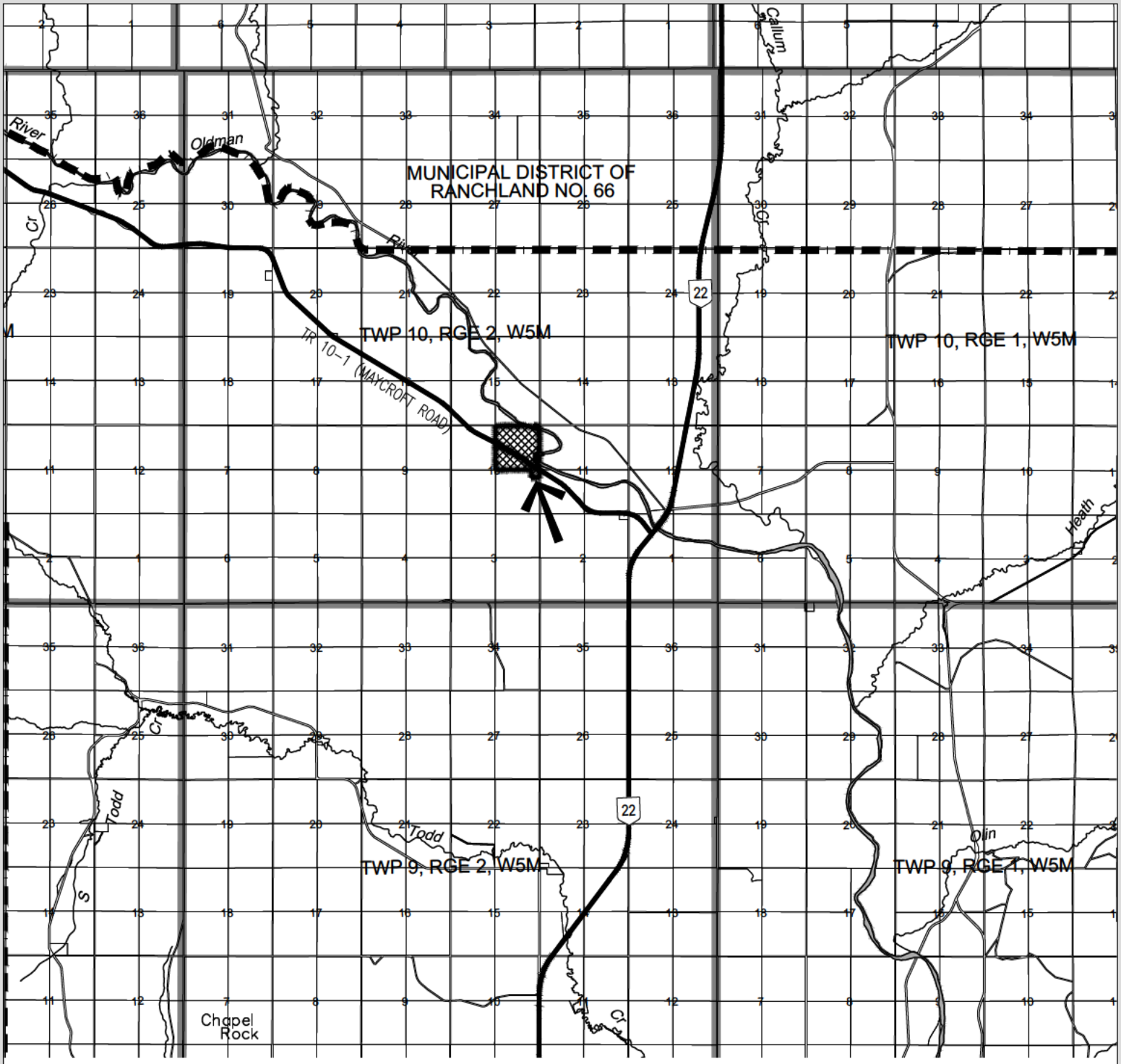
ORDER NUMBER: 58508756

CUSTOMER FILE NUMBER:

END OF CERTIFICATE

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

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

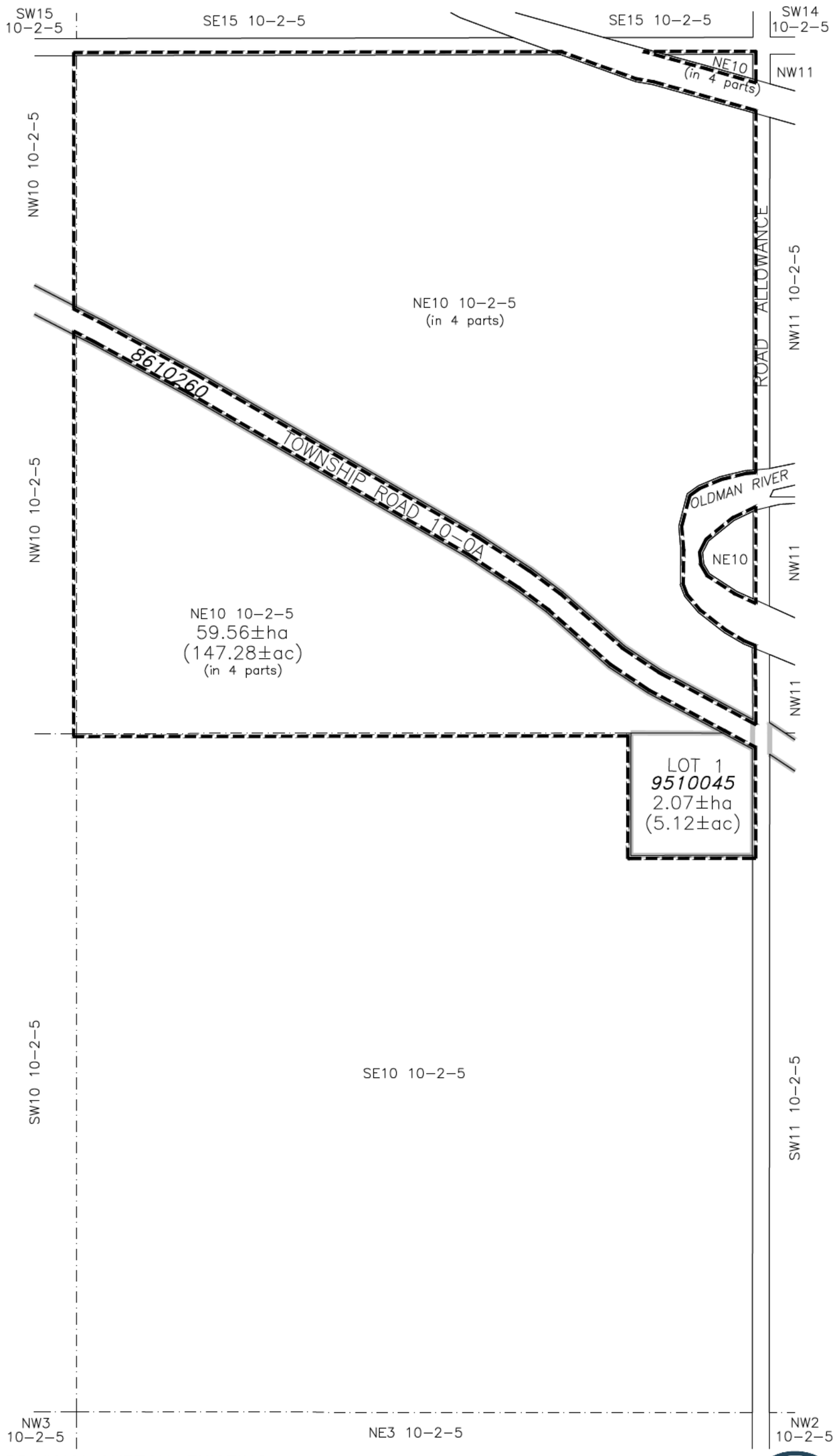


SUBDIVISION LOCATION SKETCH
LOT 1, PLAN 9510045 & NE 1/4 SEC 10, TWP 10, RGE 2, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: OCTOBER 9, 2026
FILE No: 2026-0-149

ORRSC

N

October 09, 2026
N:\Subdivision\2026\2026-0-149.dwg



SUBDIVISION SKETCH **- EXISTING**
LOT 1, PLAN 9510045 & NE 1/4 SEC 10, TWP 10, RGE 2, W 5 M
MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9
DATE: OCTOBER 8, 2026
FILE No: 2026-0-149

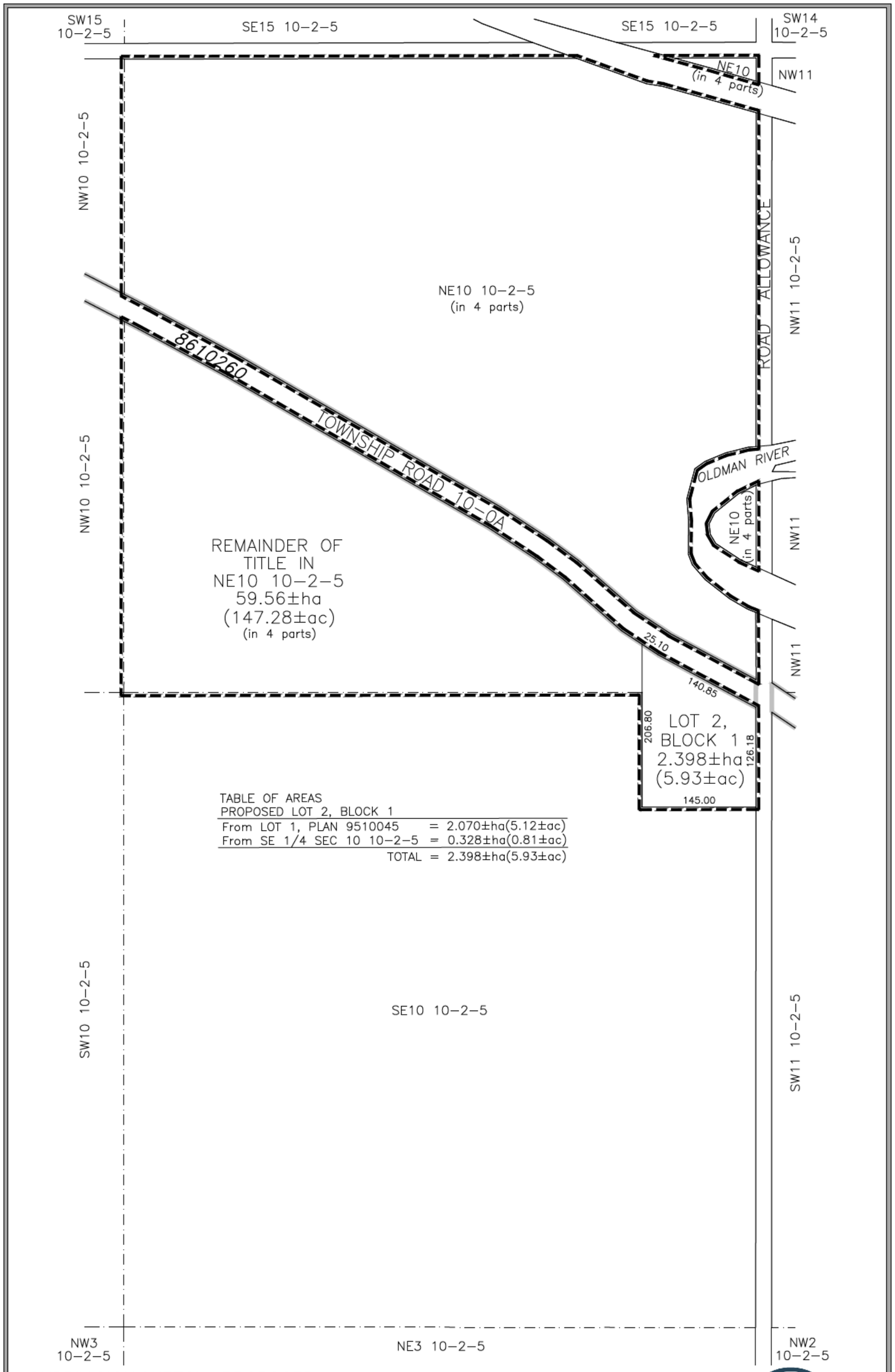


TABLE OF AREAS
PROPOSED LOT 2, BLOCK 1

From LOT 1, PLAN 9510045	= 2.070±ha(5.12±ac)
From SE 1/4 SEC 10 10–2–5	= 0.328±ha(0.81±ac)
TOTAL	= 2.398±ha(5.93±ac)

SUBDIVISION SKETCH **- PROPOSED**

See tentative plan of subdivision by Wilde Bros. Surveys Ltd., file no. 26092Goo_TENT

LOT 1, PLAN 9510045 & NE 1/4 SEC 10, TWP 10, RGE 2, W 5 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

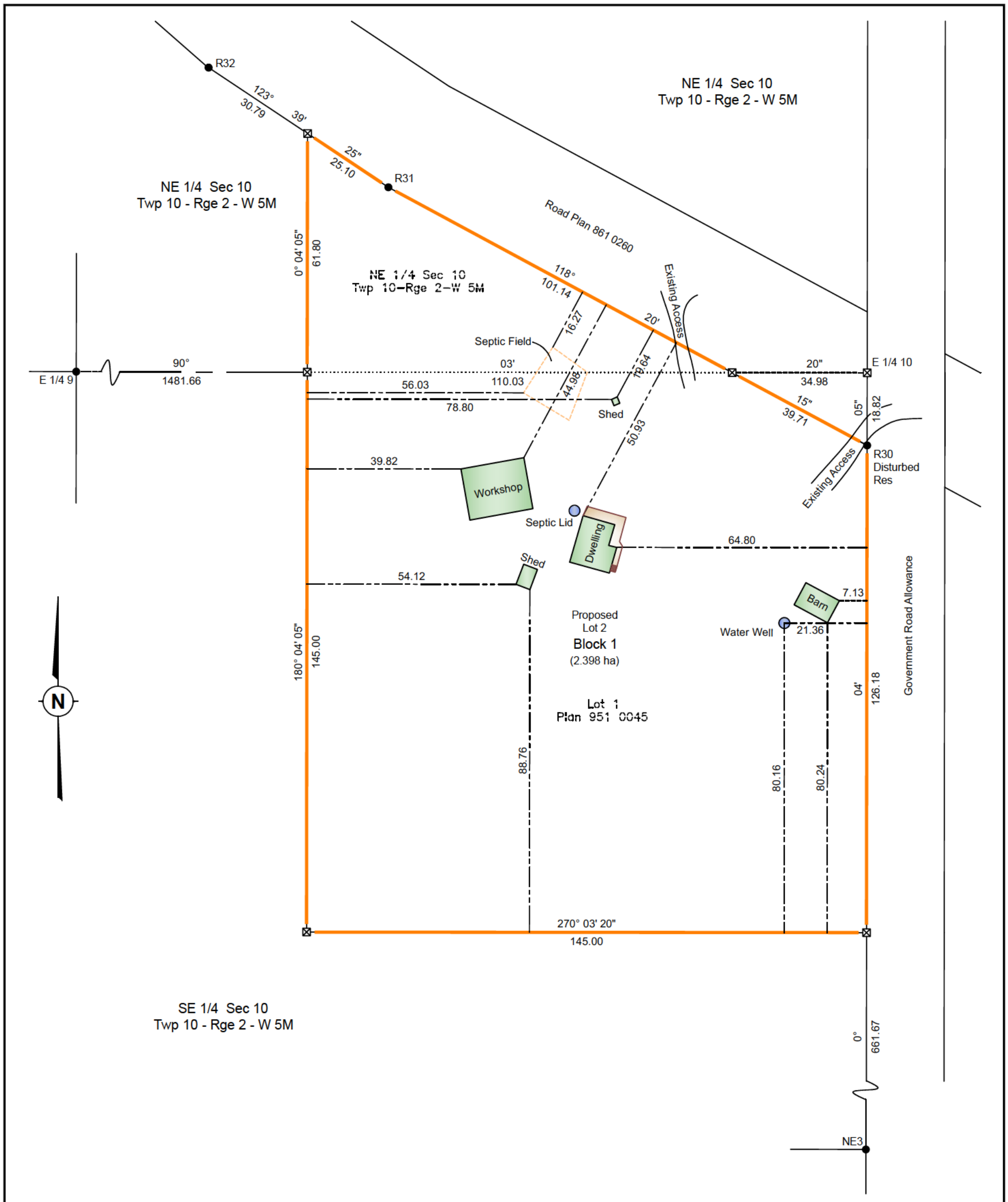
DATE: OCTOBER 9, 2026

FILE No: 2026-0-149

ORRSC

N

0 Metres 100 200



Subdivision Authority:

Name: Oldman River Regional Services Commission

Registered Owner(s):

Certificate of Title: 201 101 999+1
Owner(s): Heather E Smith

Certificate of Title: 951 074 133
Owner(s): Charlene E Goodkey

Notes & Legend:

Statutory Iron Post found shown thus: ●
Calculated positions shown thus: ⊠
Lands dealt with by this plan bounded thus: ——
and contains 2.398 hectares.
Distances shown are in metres and decimals thereof.
Subject to revision by final survey.
There are no abandoned wells on the parcel that is the subject of this application.
Date of Survey: July 14 & 15, 2026

Abbreviations

ALS	Alberta Land Surveyor
cs	Countersunk
CSRS	Canadian Spatial Reference System
E	East
ha	Hectare
M	Mound or Meridian
Mp	Marker Post
N	North
NAD83	North American Datum 1983
Res	Restored
Rge	Range
R/W	Right of Way
S	South
Sec	Section
Twp	Township
W	West

Tentative Plan Showing

Proposed Subdivision

within

Lot 1, Plan 951 0045 &
NE 1/4 Sec 10, Twp 10, Rge 2, W 5M
Municipal District of Pincher Creek No. 9, Alberta

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P321
WILDE BROS. SURVEYS LTD.

Certified Correct this 8th day of October, 2026

Randall C. Smith, ALS

WILDE BROS Surveys
WBES.CA - p:403.752.0180 43 N. Broadway, Box 150, Raymond, AB T0K 2S0