

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
September 1st, 2026
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of July 7, 2026

3. Closed Meeting Session

4. Unfinished Business

5. Subdivision Application

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

6. New Business

7. Next Regular Meeting October 6, 2026 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, July 7th 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

Absent:

COMMENCEMENT

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

1. ADOPTION OF AGENDA

Councillor Dave Cox 26/020

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

2. ADOPTION OF MINUTES

Councillor Tony Bruder 26/021

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

Carried

3. CLOSED MEETING SESSION

Councillor Jim Welsch 26/022

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 Dave Cox 26/023

Moved that the Subdivision Authority open the meeting to the public, the time being 6:22 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
July 7, 2026

4. UNFINISHED BUSINESS

5. SUBDIVISION APPLICATION

- a.** Subdivision Application No. 2026-0-066
Mueller & Tinis Ltd
Lots 14-16, Block 15, Plan 2177S within SE 26-7-2 W5

Councillor John McGarva

26/024

THAT the Residential subdivision of Lots 14-16, Block 15, Plan 2177S within SE1/4 26-7-2-W5M (Certificate of Title No. 261 091 528), to create a 0.11 acre (0.046 ha) parcel from a title of 0.34 acres (0.139 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 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 Lots 15 and 16 Block 15, Plan 2177S be consolidated 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. AB Transportation and Economic Corridors has authorized the Subdivision Authority to vary the requirements of Sections 18 and 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 18.30.
5. That a waiver of the minimum lot size of 5000ft² within the Hamlet Single-Detached Residential 1 – HR-1 district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
6. 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

**MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
July 7, 2026**

7. NEXT MEETING – Tuesday, September 1st, 2026; 6:00 pm.

8. ADJOURNMENT

Councillor John MacGarva

26/025

Moved that the meeting adjourn, the time being 6:23 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

August 20, 2026

Our File: 2026-0-111

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

Dear Mr. Milligan,

RE: NW1/4 7-6-28-W4M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, Alberta Forestry and Parks - C. Knowles, AB Environment & Protected Areas - J. Cayford, Area Wildlife Biologist, AER, Canada Post and Pincher Creek Water Co-op.

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

2026-0-111

M.D. of Pincher Creek No. 9 Agricultural subdivision of NW1/4 7-6-28-W4M

THAT the Agricultural subdivision of NW1/4 7-6-28-W4M (Certificate of Title No. 261 101 681 +10, 261 101 681 +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. 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.
4. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.
5. The Subdivision Authority is satisfied with the consolidation. The proposed subdivision is suitable for the purpose for which the subdivision is intended and meets the intent of the subdivision policies of the municipality's land use bylaw.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(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) Apex Utilities Inc. has no objection to the proposed subdivision described in the file mentioned above.

Please notify **Utility Safety Partners at 1-800-242-3447** to arrange for “field locating” should excavations be required within the described area.

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

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

“Thank you for the opportunity to comment on File No. 2026-0-111. 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 from two previously unsubdivided quarter sections, for agricultural use. The proposal will accommodate existing farmyard containing fuel tanks, bins, feeding barn, and other buildings.

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) 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, 786

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 of the Regulation are not met. The proposed parcel has indirect access by the local road system and the remnant land remaining an access manageable agricultural land use. The applicant is advised that no additional direct access to the highway will be allowed as a result of this application, and the exiting direct access may remain on a temporary basis for limited agricultural purposes only. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

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

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

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

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

CHAIRMAN

DATE



ORRSC

OLDMAN RIVER REGIONAL SERVICES COMMISSION
PLANNING & GIS FOR STRONG COMMUNITIES

NOTICE OF APPLICATION FOR SUBDIVISION

DATE: July 24, 2026

Date of Receipt:

July 6, 2026

Date of Completeness:

July 17, 2026

TO: Landowner: Hengerer Farms Ltd.

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

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

Adjacent Landowners: Hutterian Brethren Church Of Spring Point, Larson Custom Feeders Ltd., Linden H Willms, Michael Frederick Dase

Planning Advisor: Gavin Scott

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

In accordance with the Matters Related to Subdivision and Development Regulation, if you wish to make comments respecting the proposed subdivision, please submit them via email or mail no later than **August 12, 2026**. (Please quote our File No. **2026-0-111** in any correspondence with this office).

File No: 2026-0-111

Legal Description: NW1/4 7-6-28-W4M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 1 (Reconfiguration)

Certificate of Title: 261 101 681 +10, 261 101 681 +1



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



3105 16 Avenue North
Lethbridge, AB T1H 5E8



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www.orrsc.com



ORRSC

OLDMAN RIVER REGIONAL SERVICES COMMISSION

PLANNING & GIS FOR STRONG COMMUNITIES

Proposal: 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.

Planner's Preliminary Comments:

The purpose of this application is 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.

The proposal is to accommodate the subdivision of an existing farmyard, which presently contains fuel tanks, bins, confined feeding barn, and number of other out-buildings. Access to the lot is presently granted from an existing approach to the west, off of a developed municipal road allowance (Range Road 29-0).

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 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.

RESERVE:

Municipal Reserve is not applicable pursuant to Section 663(b) of the MGA, as the parcels are greater than 40 acres and are to be used for agricultural purposes.

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



APPLICATION FOR SUBDIVISION RURAL MUNICIPALITY

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$500.00</u>	File No: <u>2026-0-111</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>July 6, 2026</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>July 17, 2026</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Hengerer Farms Ltd (Yac Hengerer)

Mailing Address: Box [REDACTED] City/Town: Glenwood

Postal Code: T0K 2R0 Telephone: _____ Cell: [REDACTED]

Email: [REDACTED] Preferred Method of Correspondence: Email ☒ Mail ☐

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

Mailing Address: _____ City/Town: _____

Postal Code: _____ Telephone: _____ Cell: _____

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

Name of Surveyor: David J. Amantea, ALS, P.Eng. brown okamura & associates ltd. File 26-17128

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

Postal Code: T1H 5J9 Telephone: 403-329-4688 ex 129 Cell: _____

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

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

- All/part of the W 1/2 Section 7 Township 6 Range 28 West of 4 Meridian (e.g. SE 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: 64.3 hectares 159 acres
- Total number of lots to be created: 1 Size of Lot(s): 3.63ha/8.98ac
- Rural Address (if applicable): _____
- Certificate of Title No.(s): 261 101 681+10, 261 101 680 +1

3. LOCATION OF LAND TO BE SUBDIVIDED

- The land is located in the municipality of Municipal District of Pincher Creek No. 9
- Is the land situated immediately adjacent to the municipal boundary? Yes ☐ No ☒
If "yes", the adjoining municipality is _____
- Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes ☒ No ☐
If "yes" the highway is No. 507
- Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes ☐ No ☒
If "yes", state its name _____
- 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 farm/acreage
- b. Proposed use of the land subdivide acreage from farmland

5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) flat
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) brush
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes ☐ No ☒
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.
see Tentative Plan
- 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 ☒ Coop (5 shares)

b. Describe proposed source of potable water

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

Other ☒ Co-op

7. SEWER SERVICES

a. Describe existing sewage disposal:

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

Other ☒ none Year Installed _____

b. Describe proposed sewage disposal:

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

Other ☒ none Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, David J. Amantea, ALS, P.Eng. hereby certify that

☐ I am the registered owner

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

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

Signed: [Signature]

Date: July 6/2020

9. RIGHT OF ENTRY

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

Signature of Registered Owner(s)

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.



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0023 115 422

4;28;6;7;SW

261 101 680 +1

LEGAL DESCRIPTION

A) MERIDIAN 4 RANGE 28 TOWNSHIP 6

SECTION 7

THAT PORTION OF THE SOUTH WEST QUARTER

WHICH IS NOT COVERED BY THE WATERS OF HALIFAX

LAKE AS SHOWN ON THE TOWNSHIP PLAN APPROVED AT

OTTAWA 10 JUNE 1896,

CONTAINING 43.1 HECTARES (106.50 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

B) MERIDIAN 4 RANGE 28 TOWNSHIP 6

SECTION 7

THAT PORTION OF THE SOUTH WEST QUARTER

WHICH IS THE FORMER BED OF HALIFAX LAKE AS SHOWN

UPON A MAP OR PLAN OF SURVEY OF THE SAID TOWNSHIP

APPROVED AND CONFIRMED AT OTTAWA ON THE 10TH DAY OF

JUNE, 1896 BY E. DEVILLE, FOR THE SURVEYOR GENERAL

OF DOMINION LANDS AND ON FILE IN THE DEPARTMENT OF

FORESTRY, LANDS AND WILDLIFE AT EDMONTON

CONTAINING 21.651 HECTARES (53.50 ACRES) MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 261 101 639

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
261 101 680	01/04/2026	TRANSFER OF LAND			SEE INSTRUMENT

OWNERS

HENGERER FARMS LTD.

OF BOX 1055

GLENWOOD

ALBERTA T0K 2R0

(CONTINUED)

AS TO AN UNDIVIDED 1/2 INTEREST

LARSON CUSTOM FEEDERS LTD.

OF BOX 1227

FORT MACLEOD

ALBERTA T0L 0Z0

AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
971 079 663	21/03/1997	EASEMENT OVER PORTION OF WEST 1/2 7-6-28-W4M FOR BENEFIT OF NE 12-29-6-W4M
971 079 668	21/03/1997	EASEMENT OVER 17-6-28-W4M FOR BENEFIT OF PORTION OF WEST 1/2 7-6-28-W4M

TOTAL INSTRUMENTS: 002

PENDING REGISTRATION QUEUE

DRR NUMBER	RECEIVED DATE (D/M/Y)	SUBMITTER	LAND ID
H007MAF	30/06/2026	HUCKVALE LLP (403) 331-3569 CUSTOMER FILE NUMBER: 26-6507	
001		EASEMENT	#261 101 680 +1
002		TRANSFER OF LAND	#261 101 680 +1
003		MORTGAGE AMOUNT: \$1,850,000	#261 101 680 +1
004		CAVEAT	#261 101 680 +1
005		FOREIGN OWNERSHIP OF LAND DECLARATION	#261 101 680 +1

TOTAL PENDING REGISTRATIONS: 001

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

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF JULY,
2026 AT 02:54 P.M.

ORDER NUMBER: 57786591

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

0020 298 527

4;28;6;7;NW

261 101 681 +10

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 6

SECTION 7

QUARTER NORTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
------	--------	----------	----------------------

ROAD WIDENING	5699GW	0.405	1.00
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EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 261 101 639 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
261 101 681	01/04/2026	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

HENGERER FARMS LTD.

OF BOX 1055

GLENWOOD

ALBERTA T0K 2R0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
5263JB	15/12/1964	UTILITY RIGHT OF WAY
		GRANTEE - ELAIS B WALTER
		GRANTEE - ELI WALTER

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

261 101 681 +10

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
831 121 170	04/07/1983	UTILITY RIGHT OF WAY GRANTEE - ICG UTILITIES (PLAINS-WESTERN) LTD.
911 088 638	02/05/1991	UTILITY RIGHT OF WAY GRANTEE - PINCHER CREEK WATER CO-OPERATIVE LTD.
931 108 275	13/05/1993	UTILITY RIGHT OF WAY GRANTEE - AGT LIMITED. AS TO PORTION OR PLAN:9211954 TAKES PRIORITY OF CAVEAT 911245541 REGISTERED ON 29/10/91
971 079 663	21/03/1997	EASEMENT OVER PORTION OF WEST 1/2 7-6-28-W4M FOR BENEFIT OF NE 12-29-6-W4M
971 079 668	21/03/1997	EASEMENT OVER 17-6-28-W4M FOR BENEFIT OF PORTION OF WEST 1/2 7-6-28-W4M

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF JUNE,
2026 AT 10:15 A.M.

ORDER NUMBER: 57624331

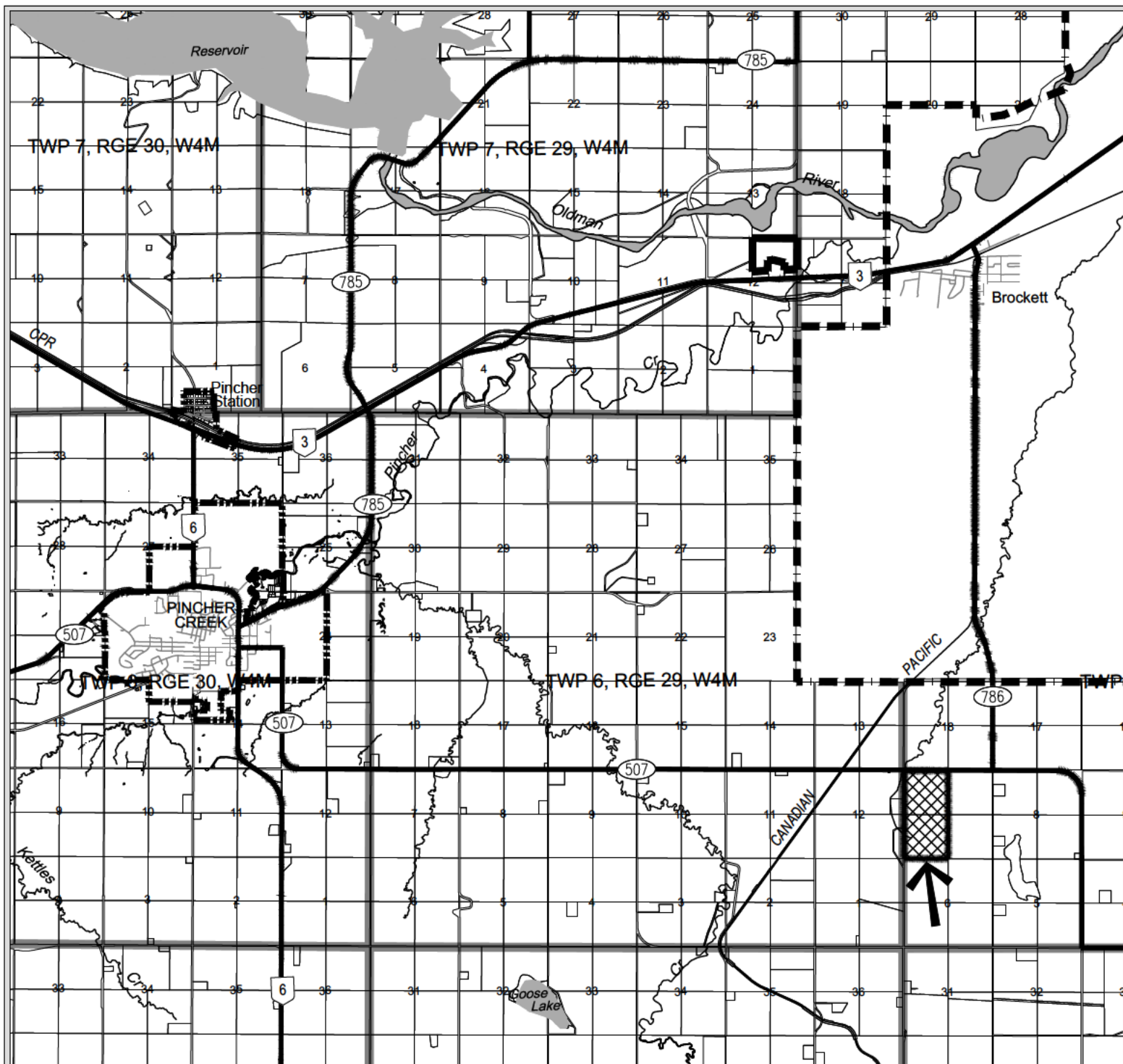
CUSTOMER FILE NUMBER: 26-17128



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

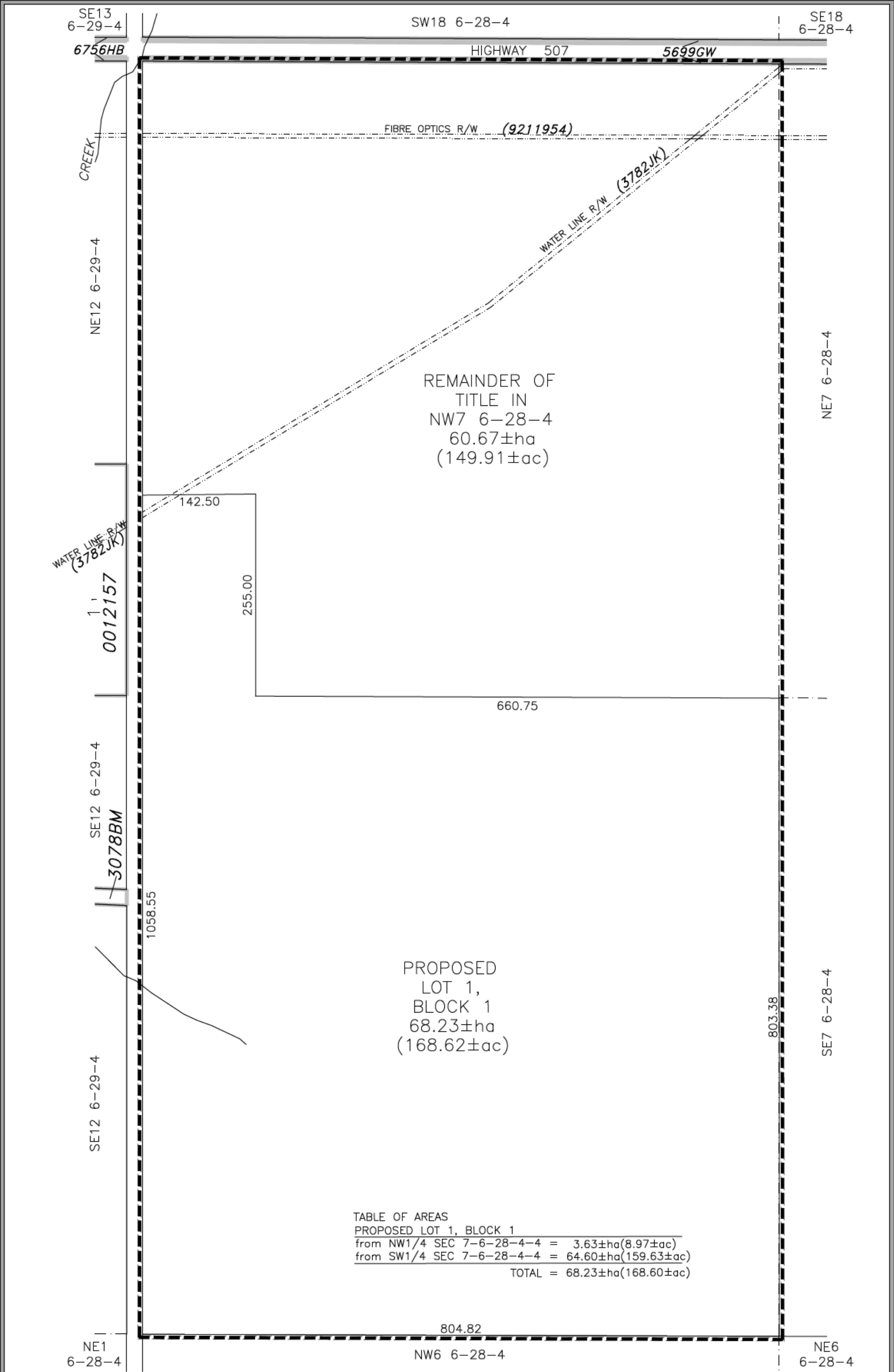
W 1/2 SEC 7, TWP 6, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 17, 2026

FILE No: 2026-0-111





REMAINDER OF
TITLE IN
NW7 6-28-4
60.67±ha
(149.91±ac)

PROPOSED
LOT 1,
BLOCK 1
68.23±ha
(168.62±ac)

TABLE OF AREAS	
PROPOSED LOT 1, BLOCK 1	
from NW1/4 SEC 7-6-28-4-4	= 3.63±ha(8.97±ac)
from SW1/4 SEC 7-6-28-4-4	= 64.60±ha(159.63±ac)
TOTAL = 68.23±ha(168.60±ac)	

SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 26-17128TB

W 1/2 SEC 7, TWP 6, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 17, 2026

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SUBDIVISION SKETCH

See tentative plan of subdivision by Brown Okamura & Associates Ltd. file no. 26-17128TB

W 1/2 SEC 7, TWP 6, RGE 28, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

DATE: JULY 17, 2026

FILE No: 2026-0-111



AERIAL PHOTO DATE: 2024



