

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers/Virtual Option
January 3rd 2023
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of November 1, 2022

3. Closed Meeting Session

4. Unfinished Business

None

5. Subdivision Application

- a. Subdivision Application No. 2022-0-174
Constance Margaret Murphy-Blomgren/Ruts Ranching Ltd.
NW 21-8-1 W5

6. New Business

7. Next Regular Meeting February 7, 2023 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, November 1, 2022
6:00 pm
MD of Pincher Creek No. 9

IN ATTENDANCE

Members: Reeve Rick Lemire, Councillors Harold Hollingshead, Dave Cox, Tony Bruder and John MacGarva

Staff: Chief Administrative Officer Roland Milligan, Assistant Planning 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 6:04 pm.

1. ADOPTION OF AGENDA

Councillor John MacGarva 22/027

Moved that the Subdivision Authority Agenda for November 1, 2022, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 22/028

Moved that the September 3, 2022, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor Dave Cox 22/029

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 6:04 pm.

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 1, 2022

Councillor Harold Hollingshead

22/030

Moved that the Subdivision Authority open the meeting to the public, the time being 6:31 pm.

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2022-0-146
Darren Taylor Harvesting Inc. J Smyth Farms Ltd
W ½ 20-7-1 W5M

Councillor Dave Cox

22/031

THAT the Agricultural subdivision of W1/2 20-7-1-W5M (Certificate of Title No. 191 049 524, 191 092 512), to create a 299.07 (121.03 ha) and a 14.90 acre (6.03 ha) parcel from two titles of 155.01 acres (62.7 ha) and 158.79 (64.26 ha) respectively for natural resource extraction and 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 remaining acreage around the quarry within the SW20 7-1 W5M be consolidated with the adjacent Certificate of Title 191092512 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 with waiver 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.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 1, 2022

3. That a waiver of the maximum lot size of 10 acres within the Agriculture – A district of the M.D. of Pincher Creek Land Use Bylaw, pursuant to Municipal Government Act section 654(2) was deemed appropriate and granted.
4. The 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.
5. The proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.22.

- b.** Subdivision Application No. 2022-0-153
Richard & Christina Wyatt
NW 4-8-1 W5

Councillor Harold Hollingshead

22/032

THAT the Agricultural and Country Residential subdivision of NW1/4 4-8-1-W5M (Certificate of Title No. 991 034 520), to create a 13.83 acre (5.60 ha) parcel from a title of 80 acres (32.4 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the *Municipal Government Act*, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.
3. That proposed Lot 1 be reduced in size to 5.87 acres (2.38 ha) sufficient to accommodate existing buildings, structures, and improvements and that the reduction be reflected on the final plan of survey for review at endorsement prior to registration at land titles.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and with waiver 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 was unwilling to grant a parcel size waiver as the land north of the dugout does not meet the requirements of Municipal Development Plan (Bylaw

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
November 1, 2022

1330-21) policy 18.19 (c). The 5.87 acres represents the improvement area from the southern property line to just north of the dugout which is considered the last improvement that could be captured and still meet M.D. subdivision policy.

4. With the parcel size reduction, the proposed subdivision complies with the M.D. of Pincher Creek subdivision policy 18.19.

6. NEW BUSINESS

Nil

7. **NEXT MEETING** – Tuesday, December 6th, 2022; 6:00 pm.

8. ADJOURNMENT

Councillor Dave Cox

22/033

Moved that the meeting adjourn, the time being 6:34 pm.

Carried

Rick Lemire, Chair
Subdivision Authority

Roland Milligan, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2022-0-174

December 19, 2022

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

Dear Mr. Milligan,

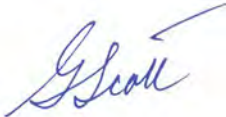
RE: N1/2 21-8-1-W5M / M.D. of Pincher Creek No. 9

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

The Subdivision Authority should note that comments have not been received from the Holy Spirit RC School Division, Livingstone Range School Division, AltaLink, AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, AB Environment & Protected Areas - M. Armstrong, AB Water Boundaries and AER.

After the Subdivision Approval 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

2022-0-174

M.D. of Pincher Creek No. 9 Agricultural subdivision of N1/2 21-8-1-W5M

THAT the Agricultural subdivision of N1/2 21-8-1-W5M (Certificate of Title No. 171 252 840, 071 395 798), to create a 163.85 acre (66.31 ha) parcel from a previously unsubdivided quarter section of 160.01 acres (64.76 ha) and a 3.83 acres (1.55 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.
3. That the Certificate of Title 171252840 be consolidated with the adjacent 1.55ha portion of Certificate of Title 071395798 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.

REASONS:

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

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(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) TELUS Communications Inc. will require a utility right of way for its facilities.

Please have the applicant contact rightofwayAB@telus.com to initiate a TELUS Right of Way Agreement.

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

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

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

- (f) 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) 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 for the proposed boundary adjustment. However, any future new development in the project area will require Historical Resources Act approval.”

- (h) Alberta Environment Water Infrastructure and Operations Branch has reviewed the lands in question and has no comments/concerns to add.

- (i) Canada Post has no comment.

CHAIRMAN

DATE

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: November 29, 2022

Date of Receipt: November 16, 2022

Date of Completeness: November 16, 2022


TO: Landowner: Constance Margaret Murphy-Blomgren, Rut's Ranching Ltd.

Agent: Steve Rutledge

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, Chief Mountain Gas Co-op Ltd., AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, AB Environment & Protected Areas - M. Armstrong, AB Environment Operations Infrastructure Branch (OIB), AB Water Boundaries, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: Arthur Sandeman, David Friesen and Shannon Culham, Ian and Arthur Sandeman, Jim and Barbara Proudfoot, Kenneth Poulson, Martha Paridaen, Peter Hucik, Wendy O'Shea

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 Relating 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 19, 2022**. (Please quote our File No. 2022-0-174 in any correspondence with this office).

File No.: 2022-0-174

Legal Description: N1/2 21-8-1-W5M

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

Land Designation: Agriculture – A
(Zoning)

Existing Use: Agricultural

Proposed Use: Agricultural

of Lots Created: 1 (Boundary Line Adjustment)

Certificate of Title: 171 252 840, 071 395 798

Meeting Date: January 3, 2023

Note that meeting dates are subject to change. It is advisable to contact the M.D. of Pincher Creek No. 9 three (3) days prior to the meeting for times and to confirm that this application is on the agenda.

Planner's Preliminary Comments:

The purpose of this application is to create a 163.85 acre (66.31 ha) parcel from a previously unsubdivided quarter section of 160.01 acres (64.76 ha) and a 3.83 acres (1.55 ha) for agricultural use.

The proposal is to accommodate the consolidation of an existing quarter section with an adjoining 1.55ha portion from the adjacent quarter section. Access to the full quarter is presently granted from an existing approach and driveway (a portion of which lies within a municipal road allowance) to the northwest, off of a developed municipal road allowance (TP84). The existing residences within the NE21 8-1 W5 have registered easements against the NW21 8-1 W5 as their legal means of access.

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 the Certificate of Title 171252840 be consolidated with the adjacent 1.55ha portion of Certificate of Title 071395798 in a manner such that the resulting Certificate of Title could not be subdivided without the approval of the Subdivision Authority.
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.

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



**APPLICATION FOR SUBDIVISION
RURAL MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw): <u>Agriculture - A</u>	
Fee Submitted: <u>\$1040.00</u>	File No: <u>2022-0-174</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>November 16, 2022</u>	Received By: <u>SM</u>
Date Deemed Complete: <u>November 16, 2022</u>	Accepted By: <u>ES</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Constance Margaret Murphy Blomgren
 Mailing Address: PO Box 234 City/Town: Cowley
 Postal Code: T0K 0P0 Telephone: _____ Cell: _____
 Email: _____ Preferred Method of Correspondence: Email Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): Steve Rutledge
 Mailing Address: Box 54 City/Town: Cowley
 Postal Code: T0K0P0 Telephone: [REDACTED] Cell: [REDACTED]
 Email: [REDACTED] Preferred Method of Correspondence: Email Mail

Name of Surveyor: David J. Amantea, ALS, P.Eng. brown okamura & associates ltd.
 Mailing Address: 2830 - 12 Avenue North City/Town: Lethbridge
 Postal Code: T1H 5J9 Telephone: 403-329-4688 ext 129 Cell: _____
 Email: david@bokamura.com Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the NW/NE ¼ Section 21 Township 8 Range 1 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 (to be subdivided) is: 95.34 hectares 235.58 acres

d. Total number of lots to be created: 1 Size of Lot(s): 66.25 ha

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 171 252 840 & 071 395 798

3. LOCATION OF LAND TO BE SUBDIVIDED

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

b. Is the land situated immediately adjacent to the municipal boundary? Yes No
 If "yes", the adjoining municipality is _____

c. Is the land situated within 1.6 kilometres (1 mile) of the right-of-way of a highway? Yes No
 If "yes" the highway is No. _____

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water, or by a canal or drainage ditch? Yes No
 If "yes", state its name Oldman River

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

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

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

If 'yes', please describe: _____

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

If 'yes', please describe: _____

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

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land Farm Land
- b. Proposed use of the land Property Line Adjustment

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.)
Farm land with grassed area adjacent to river
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) unknown
- d. Is this a vacant parcel (void of any buildings or structures)? Yes No

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

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

6. WATER SERVICES

- a. Describe existing source of potable water N/A
- b. Describe proposed source of potable water N/A

7. SEWER SERVICES

- a. Describe existing sewage disposal: Type N/A Year Installed _____
- b. Describe proposed sewage disposal: Type N/A

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 register owner

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

Signed: 

Date: November 10, 2022

9. RIGHT OF ENTRY

I, Constance Margaret Murphy Blomgren 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

Connie Blomgren
Signature of Registered Owner(s)

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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 533 649 5;1;8;21;NE 071 395 798

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 8
SECTION 21
THAT PORTION OF THE NORTH EAST QUARTER WHICH LIES WEST OF THE
NORTH FORK THE OLD MAN RIVER AS SHOWN ON THE TOWNSHIP
PLAN APPROVED AT OTTAWA 24 AUGUST 1898
CONTAINING 32.4 HECTARES (80.0 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
SUBDIVISION	9511705	1.822	4.50

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

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 071 346 229

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
071 395 798	08/08/2007	TRANSFER OF LAND	\$60,000	NOMINAL

OWNERS

CONSTANCE MARGARET MURPHY-BLOMGREN
OF PO BOX 234
COWLEY
ALBERTA T0K 0P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
951 162 962	21/07/1995	EASEMENT PORTION DESCRIBED

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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071 395 798

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
981 002 897	05/01/1998	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38 CARDSTON ALBERTA T0K0K0 (DATA UPDATED BY: CHANGE OF NAME 021072935)
031 005 067	07/01/2003	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 AGENT - BOBBI MAGEE (DATA UPDATED BY: CHANGE OF NAME 041436545)
131 136 432	11/06/2013	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 769 MAIN ST BOX 1600 PINCHER CREEK ALBERTA T0K1W0 ORIGINAL PRINCIPAL AMOUNT: \$372,500
221 231 011	22/10/2022	CAVEAT RE : RIGHT OF FIRST REFUSAL CAVEATOR - RUT'S RANCHING LTD. NORTH & COMPANY LLP BOX 818 PINCHER CREEK ALBERTA T0K1W0 AGENT - BRIAN J MURRAY
221 231 012	22/10/2022	CAVEAT RE : EASEMENT

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
NOVEMBER, 2022 AT 12:53 P.M.

ORDER NUMBER: 45863486

CUSTOMER FILE NUMBER: 22-11563



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
0032 533 631 5;1;8;21;NW 221 161 651

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 8
SECTION 21
QUARTER NORTH WEST
AS SHOWN ON THE TOWNSHIP PLAN APPROVED AT OTTAWA 24 AUGUST 1898
CONTAINING 64.7 HECTARES (160 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: 171 252 840

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
221 161 651	05/08/2022	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

RUT'S RANCHING LTD.
OF PO BOX 54
COWLEY
ALBERTA T0K 0P0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
951 162 962	21/07/1995	EASEMENT PORTION DESCRIBED
981 002 897	05/01/1998	UTILITY RIGHT OF WAY GRANTEE - CHIEF MOUNTAIN GAS CO-OP LTD. BOX 38

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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221 161 651

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

CARDSTON
ALBERTA T0K0K0
(DATA UPDATED BY: CHANGE OF NAME 021072935)

031 005 067 07/01/2003 CAVEAT
RE : RIGHT OF WAY AGREEMENT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
AGENT - BOBBI MAGEE
(DATA UPDATED BY: CHANGE OF NAME 041436545)

091 337 461 09/11/2009 EASEMENT
OVER AND FOR BENEFIT OF -
SEE INSTRUMENT

221 192 480 12/09/2022 MORTGAGE
MORTGAGEE - ATB FINANCIAL.
8008-104 ST
EDMONTON
ALBERTA T6E4E2
ORIGINAL PRINCIPAL AMOUNT: \$7,500,000

221 231 012 22/10/2022 CAVEAT
RE : EASEMENT

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF
NOVEMBER, 2022 AT 12:54 P.M.

ORDER NUMBER: 45863501

CUSTOMER FILE NUMBER: 2

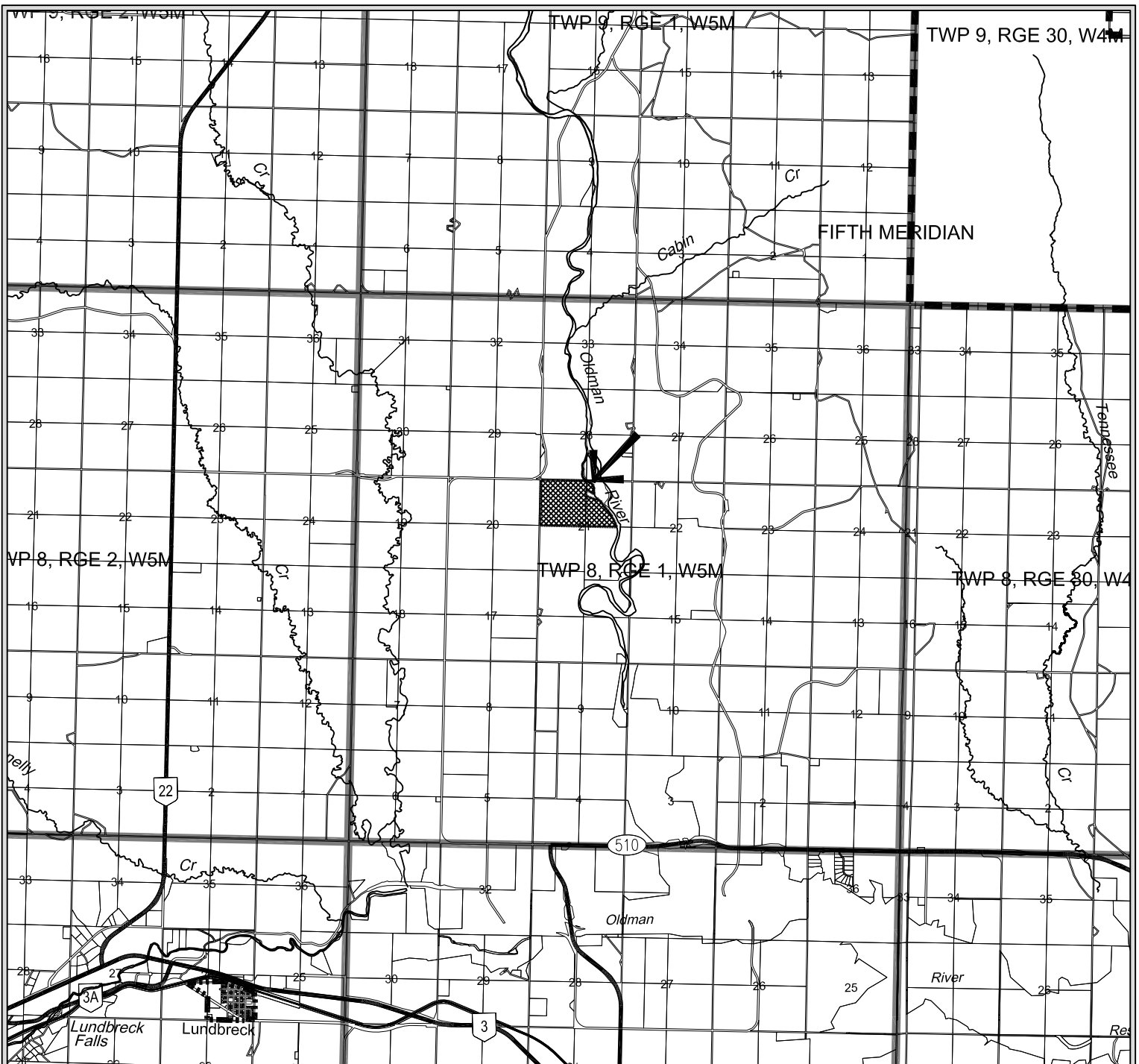


END OF CERTIFICATE

(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).



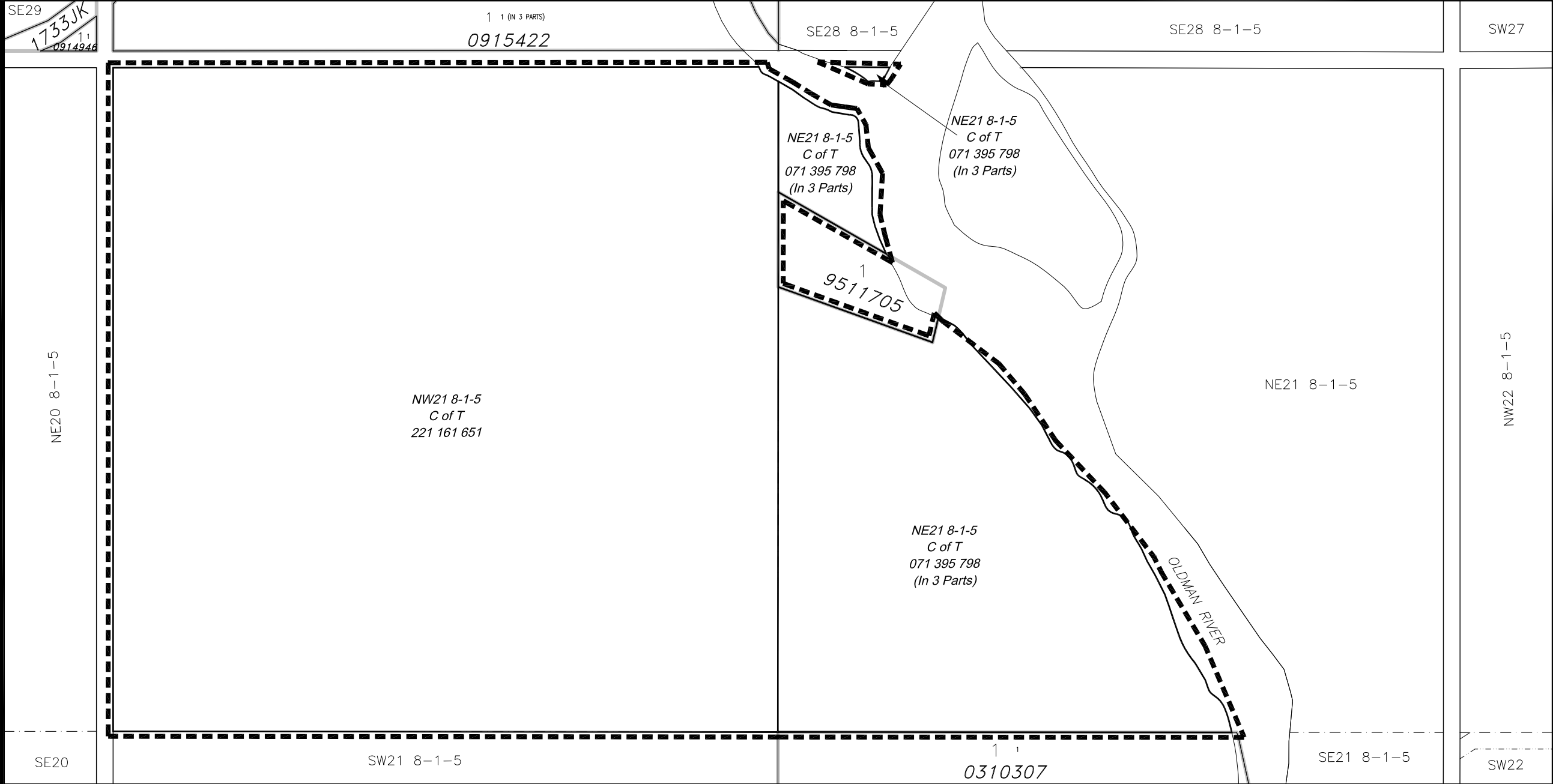
SUBDIVISION LOCATION SKETCH
WITHIN N 1/2 SEC 21, TWP 8, RGE 1, W 5 M
MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
DATE: NOVEMBER 21, 2022
FILE No: 2022-0-174

MAP PREPARED BY:
 OLDMAN RIVER REGIONAL SERVICES COMMISSION
 3135 18th AVENUE NORTH, LETSBURGE, AB T1H 5E9
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



November 21, 2022 N:\Subdivision\2022\2022-0-174.dwg





SUBDIVISION SKETCH - EXISTING
 WITHIN N 1/2 SEC 21, TWP 8, RGE 1, W 5 M
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
 DATE: NOVEMBER 21, 2022
 FILE No: 2022-0-174

SE29

1733JK
11
0914946

1 1 (IN 3 PARTS)

0915422

SE28 8-1-5

SE28 8-1-5

SW27

NE20 8-1-5

PROPOSED
LOT 1
(In 2 Parts)
BLOCK 1
66.31±ha
(163.85±ac)

PROPOSED
LOT 1
(In 2 Parts)
BLOCK 1
66.31±ha
(163.85±ac)

9511705

NE21 8-1-5

NW22 8-1-5

REMAINDER
OF C of T
071 395 798
IN NE21 8-1-5
29.00±ha
(71.67±ac)

OLDMAN RIVER

TABLE OF AREAS

PROPOSED LOT 1, BLOCK 3	
From NW21 8-1-5 (C of T: 171 252 840)	= 64.76±ha(160.02±ac)
From NE21 8-1-5 (C of T: 071 395 798)	= 1.56±ha(3.83±ac)
SUBTOTAL	= 66.31±ha(163.85±ac)

SE20

SW21 8-1-5

0310307

SE21 8-1-5

SW22

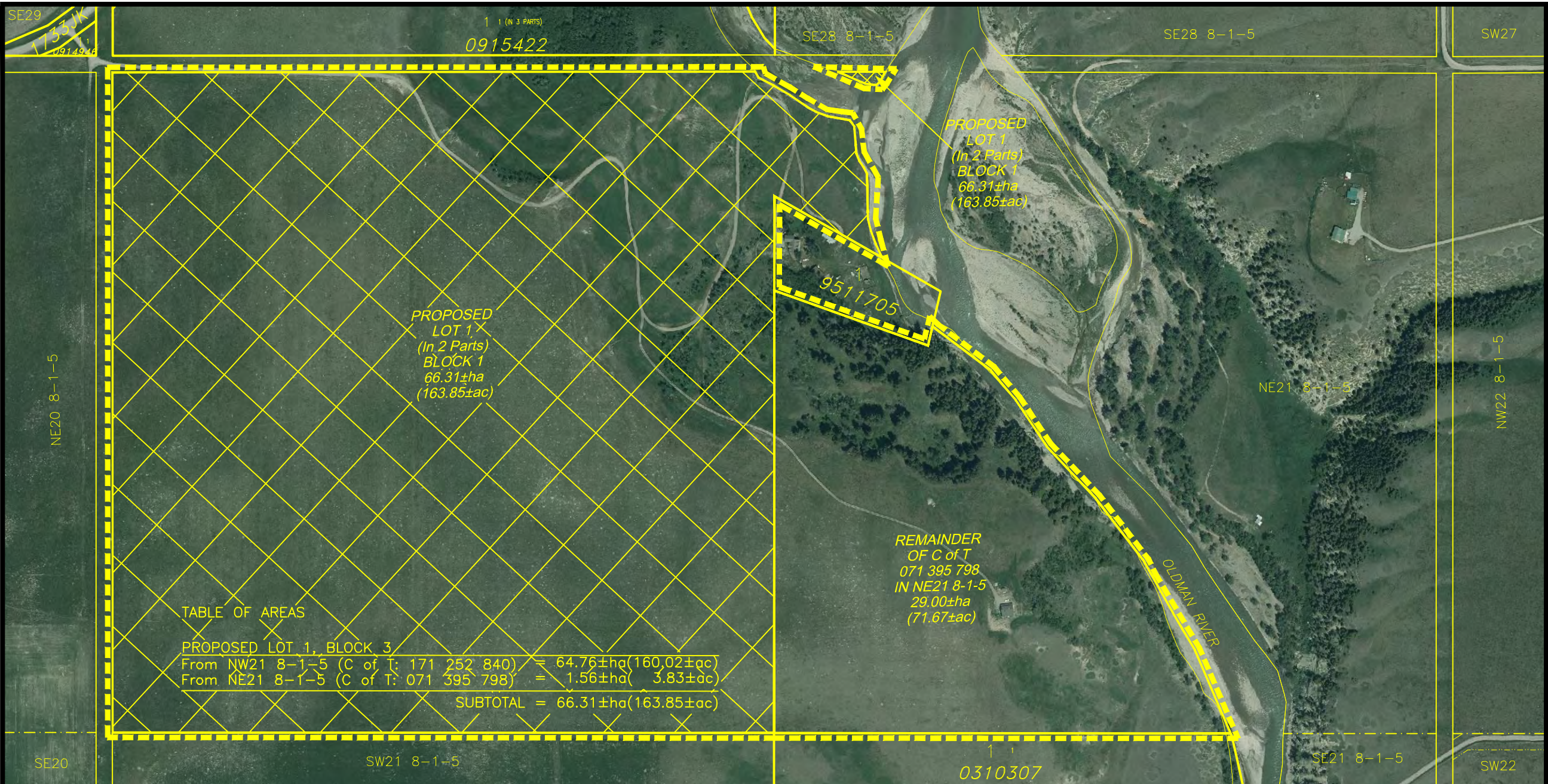
SUBDIVISION SKETCH - PROPOSED
WITHIN N 1/2 SEC 21, TWP 8, RGE 1, W 5 M
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OLDMAN RIVER REGIONAL SERVICES COMMISSION

0 Metres 100 200 300 400

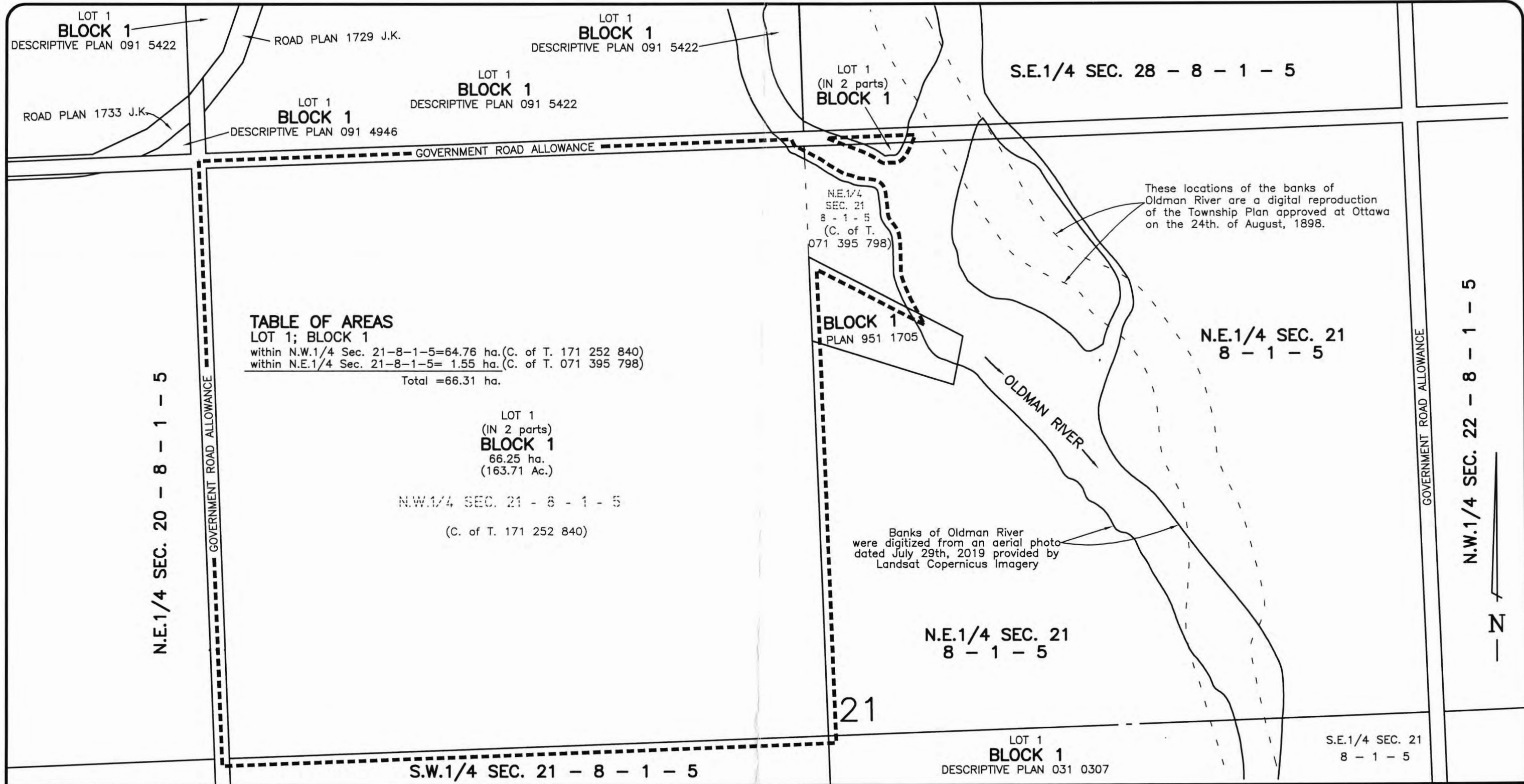
November 23, 2022 N:\Subdivision\2022\2022-0-174.dwg





SUBDIVISION SKETCH - PROPOSED
 WITHIN N 1/2 SEC 21, TWP 8, RGE 1, W 5 M
 MUNICIPALITY: M.D. OF PINCHER CREEK NO. 9
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AERIAL PHOTO DATE: 2015



These locations of the banks of Oldman River are a digital reproduction of the Township Plan approved at Ottawa on the 24th. of August, 1898.

Banks of Oldman River were digitized from an aerial photo dated July 29th, 2019 provided by Landsat Copernicus Imagery

NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus ----- and contains approximately 66.31 ha. Distances are in metres and decimal parts thereof.

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

RUT'S RANCH LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
 of part of
 N.1/2 SEC. 21; TWP. 8; RGE. 1; W.5 M.

MUNICIPAL DISTRICT OF PINCHER CREEK No. 9

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

APPROVED D. J. Amantea, A.L.S.	DRAWN CJB	DATE FEB. 2/22
	CHECKED DJA	JOB 22-15563
	SCALE 1:5000	DRAWING 22-15563T