

Agenda
Municipal District of Pincher Creek No. 9
Subdivision Authority Meeting
MD of Pincher Creek Council Chambers
April 2nd 2024
6:00 pm

1. Adoption of Agenda

2. Adoption of Minutes

- a. Minutes of December 6, 2023

3. Closed Meeting Session

4. Unfinished Business

None

5. Subdivision Application

- a. Subdivision Application No. 2024-0-031
Lundbreck Trading Company Ltd
Lots 17-21, Block 3, Plan 2177S within SE 26-7-2 W5

6. New Business

7. Next Regular Meeting May 7, 2024 6:00 pm

8. Adjournment

Meeting Minutes of the Subdivision Authority
Tuesday, December 5, 2023
6:00 pm
MD of Pincher Creek Council Chambers

IN ATTENDANCE

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

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

Planning
Advisors: ORRSC, Senior Planner Gavin Scott

Absent:

COMMENCEMENT

Chairman Dave Cox called the meeting to order, the time being 6:00 pm.

1. ADOPTION OF AGENDA

Councillor Harold Hollingshead 23/030

Moved that the Subdivision Authority Agenda for December 5, 2023, be approved as presented.

Carried

2. ADOPTION OF MINUTES

Councillor Tony Bruder 23/031

Moved that the September 5, 2023, Subdivision Authority Minutes, be approved as presented.

Carried

3. CLOSED MEETING SESSION

Councillor John MacGarva 23/032

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 Tony Bruder 23/033

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

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 5, 2023

Carried

4. UNFINISHED BUSINESS

Nil

5. SUBDIVISION APPLICATIONS

- a.** Subdivision Application No. 2023-0-139
Reners Ag 2012 Ltd
NE 4-6-30 W4

Councillor John MacGarva

23/034

THAT the Country Residential subdivision of NE1/4 4-6-30-W4M (Certificate of Title No. 171 271 545 +5), to create a 3.38 acre (1.37 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 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 the applicant provide proof to the Subdivision Authority of the installation of a cistern as a domestic water source prior to endorsement for registration.

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 18.16.

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 5, 2023

- b.** Subdivision Application No. 2023-0-143
Gerald and Beverly Janzen
NE 1-6-28 W4

Councillor Harold Hollinshead

23/035

THAT the Country Residential subdivision of NE1/4 1-6-28-W4M (Certificate of Title No. 051 275 868), to create a 5.58 acre (2.26 ha) parcel from a previously unsubdivided quarter section of 160 acres (64.7 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.

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 18.16.

- c.** Subdivision Application No. 2023-0-145
Lyle Planger
NW 35-5-28 W4

Councillor Rick Lemire

23/036

THAT the Country Residential subdivision of NW1/4 35-5-28-W4M (Certificate of Title No. 221 183 426, 221 183 426 +1), to create a 6.02 acre (2.438 ha) parcel from a subdivided quarter section where two titles consist of 160 acres (64.7 ha) for country residential use; BE APPROVED subject to the following:

CONDITIONS:

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 5, 2023

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 221 183 423 be consolidated with the remainder of Certificate of Title 221183 423 +1 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 18.16.
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. Alberta Transportation 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.

6. NEW BUSINESS

Nil

7. NEXT MEETING – Tuesday, December 2nd, 2023; 6:00 pm.

8. ADJOURNMENT

Councillor Tony Bruder

23/037

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

Carried

MINUTES
SUBDIVISION AUTHORITY
Municipal District of Pincher Creek No. 9
December 5, 2023

Dave Cox, Reeve
Subdivision Authority

Laura McKinnon, Secretary
Subdivision Authority

DRAFT RESOLUTION

Our File: 2024-0-031

March 25, 2024

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

Dear Mr. Milligan,


RE: Lots 17-21, Block 3, Plan 2177S within SE1/4 26-7-2-W5M / M.D. of Pincher Creek No. 9

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

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

2024-0-031

M.D. of Pincher Creek No. 9 Commercial subdivision of Lots 17-21, Block 3, Plan 2177S within SE1/4 26-7-2-W5M

THAT the Commercial subdivision of Lots 17-21, Block 3, Plan 2177S within SE1/4 26-7-2-W5M (Certificate of Title No. 211 083 362), to create a 0.14 acre (0.058 ha) lot and a 0.22 acre (0.087 ha) lot from a title of 0.36 acres (0.145 ha) for commercial use; BE APPROVED subject to the following:

CONDITIONS:

1. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the M.D. of Pincher Creek No. 9.
2. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the applicant or owner or both enter into and comply with a Development Agreement with the M.D. of Pincher Creek No. 9 which shall be registered concurrently with the final plan against the title(s) being created.

REASONS:

1. The proposed subdivision is consistent with the South Saskatchewan Regional Plan and complies with both the Municipal Development Plan and Land Use Bylaw.
2. The Subdivision Authority is satisfied that the proposed subdivision is suitable for the purpose for which the subdivision is intended pursuant to Section 9 of the *Matters Relating to Subdivision and Development Regulation*.
3. Alberta Transportation has authorized the Subdivision Authority to vary the requirements of Section 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.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(c) 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 has no objection.
- (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) In reference to the above request, please be advised of ATCO Gas' response and notify the landowner of the following:

- ATCO Gas has no objection
- ATCO Gas has no need for a Utility Right of Way currently

ATCO Gas would also like to make the MD/County and Landowner/Developer aware of the following:

- If conducting any ground disturbance on the subject property, the landowner/developer must ensure the location of all utilities by contacting Utility Safety Partners at 1-800-242-3447 or <https://utilityafety.ca/>
- For any ground disturbance within 30m of an existing gas line please contact Crossings@atcogas.com to obtain permission (submit locate slip as back up)
- ATCO Gas requires a minimum of 6 months' notice to design and construct a new gas line, or alter an existing gas line. New Service installations, pipeline alterations, and Main extensions will be performed at the landowner/developers expense.
- If the landowner requires a single gas service please visit <https://gas.atco.com/en-ca/products-services-rates/new-services-changes/new-natural-gas-line.html>

Any further questions please email southlandadmin@atco.com.

(g) ATCO Transmission high pressure pipelines has no objections. Questions or concerns related to ATCO high pressure pipelines can be forwarded to hp.circulations@atco.com.

(h) Alberta Health Services has no comments.

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

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

(j) Alberta 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) 3, 3A

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

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. 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

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: February 26, 2024

Date of Receipt: February 16, 2024

Date of Completeness: February 20, 2024

TO: Landowner: Lundbreck Trading Company Ltd.

Referral Agencies: M.D. of Pincher Creek No. 9, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - South Zone, AB Environment & Protected Areas - J. Cayford, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: 1265268 Alberta Ltd., Brian Nielsen, Sandra Nielsen, Daphne Stephens, Mary Anne Frances Siegelaar, O'bies General Mercantile Ltd., Oldman River Brewing Ltd., Windsor Heritage Drop In Centre Society

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 **March 18, 2024**. (Please quote our File No. 2024-0-031 in any correspondence with this office).

File No.: 2024-0-031

Legal Description: Lots 17-21, Block 3, Plan 2177S within SE1/4 26-7-2-W5M

Municipality: M.D. of Pincher Creek No. 9 (Hamlet of Lundbreck)

Land Designation: Hamlet Commercial – HC
(Zoning)

Existing Use: Commercial

Proposed Use: Commercial

of Lots Created: 1

Certificate of Title: 211 083 362

Meeting Date: April 2, 2024

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 0.14 acre (0.058 ha) lot and a 0.22 acre (0.087 ha) lot from a title of 0.36 acres (0.145 ha) for commercial use.

The proposal is to accommodate the subdivision of an existing commercial on the northerly lot and new development on the southerly lot. Access to the lot is presently granted from Breckenridge Ave. The existing and proposed lots are serviced by municipal water and sewer.

This proposal complies with the subdivision criteria of the MD of Pincher Creek's Municipal Development Plan and Land Use Bylaw. The Subdivision Authority is hereby requested to consider the following when rendering a decision on this application:

1. Any outstanding property taxes shall be paid to the MD of Pincher Creek.
2. The applicant or owner or both enter into a Development Agreement with the MD.
3. Provision of a surveyor's sketch to illustrate lot dimensions and improvements on site.
4. Consideration of adjacent landowners and referral agencies comments.
5. That any easement(s) as required by utility companies, or the municipality shall be established prior to finalization of the application.
6. That any conditions of Alberta Transportation shall be established prior to finalization of the application.
7. That, any conditions of Alberta Culture, Historic Resources, shall be met prior to finalization. That the applicant submit a copy of the Historical Resources Act approval prior to registration of the plan of subdivision.

RESERVE:

- Municipal Reserve is not applicable pursuant to Section 663(c) of the MGA, as the parcel is less than 2 acres in size.

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):	
Fee Submitted: <u>\$1100.00</u>	File No: <u>2024-0-031</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>February 16, 2024</u>	Received By: <u>[Signature]</u>
Date Deemed Complete: <u>February 20, 2024</u>	Accepted By: <u>[Signature]</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: LUNDBRECK TRADING COMPANY LTD.

Mailing Address: P.O. Box 274 City/Town: LUNDBRECK

Postal Code: TOK 1H0 Telephone: [Redacted] Cell: SAME

Email: A [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: _____

Mailing Address: _____ City/Town: _____

Postal Code: _____ Telephone: _____ Cell: _____

Email: _____ Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the SE ¼ Section 26 Township 7 Range 2 West of 5 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit 17-21 Block 3 Plan 21775

c. Total area of existing parcel of land (to be subdivided) is: _____ hectares 0.7174 acres

d. Total number of lots to be created: 2 Size of Lot(s): 150' x 125' AND 100' x 125'

e. Rural Address (if applicable): _____

f. Certificate of Title No.(s): 211 083 362

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of LUNDBRECK

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 _____

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

3. LOCATION OF LAND TO BE SUBDIVIDED (Continued)

f. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by any of the provincial agencies or regulatory bodies listed below?

Yes No

Provincial agencies and regulatory bodies:

- Alberta Energy and Utilities Board (AEUB)
- Alberta Energy Regulator (AER)
- Alberta Utilities Commission (AUC)
- Energy Resources Conservation Board (ERCB)
- Natural Resources Conservation Board (NRCB)

If 'yes', please describe: _____

g. Is the land subject of the application, the subject of a licence, permit, approval, or other authorization granted by the Minister or granted under any Act the Minister is responsible for under section 16 of the Government Organization Act*?

Yes No

*The Minister is responsible for the following Acts:

- Alberta Environmental Protection Act
- Alberta Land Stewardship Act
- Alberta Public Lands Act
- Alberta Surveys Act
- Alberta Water Act

If 'yes', please describe: _____

4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

- a. Existing use of the land COMMERCIAL
- b. Proposed use of the land COMMERCIAL

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.)
GRAVEL TOWN LOT

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

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.

2 STOREY GENERAL STORE BUILT IN ~1898

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 M.D. HAMLET LINE

b. Describe proposed source of potable water

Onsite Well Offsite Well Cistern Water Source for Cistern: _____

Other M.D. HAMLET LINE

7. SEWER SERVICES

a. Describe existing sewage disposal:

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

Other HAMLET SERVICE Year Installed _____

b. Describe proposed sewage disposal:

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

Other HAMLET SERVICE Year Installed _____

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I DAVE MCGEE 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: Dave McGee

Date: FEB 12, 2024

9. RIGHT OF ENTRY

I, DAVE MCGEE 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.

Dave McGee

Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

B
LINC SHORT LEGAL TITLE NUMBER
0020 154 175 2177S;3;17-21 211 083 362

LEGAL DESCRIPTION
PLAN 2177S
BLOCK 3
LOTS 17 TO 21 INCLUSIVE
EXCEPTING THEREOUT OF LOT 17 ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;7;26;SE

MUNICIPALITY: MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9

REFERENCE NUMBER: 011 289 911

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

211 083 362 26/04/2021 TRANSFER OF LAND \$90,000 \$90,000

OWNERS

LUNDBRECK TRADING COMPANY LTD.
OF PO BOX 274
LUNDBRECK
ALBERTA T0K 1H0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

221 147 168 15/07/2022 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - VISION CREDIT UNION LTD.
5007-51ST ST
CAMROSE
ALBERTA T4V1S6
AGENT - ANNE POPOWICH

TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
FEBRUARY, 2024 AT 02:34 P.M.

ORDER NUMBER: 49726196

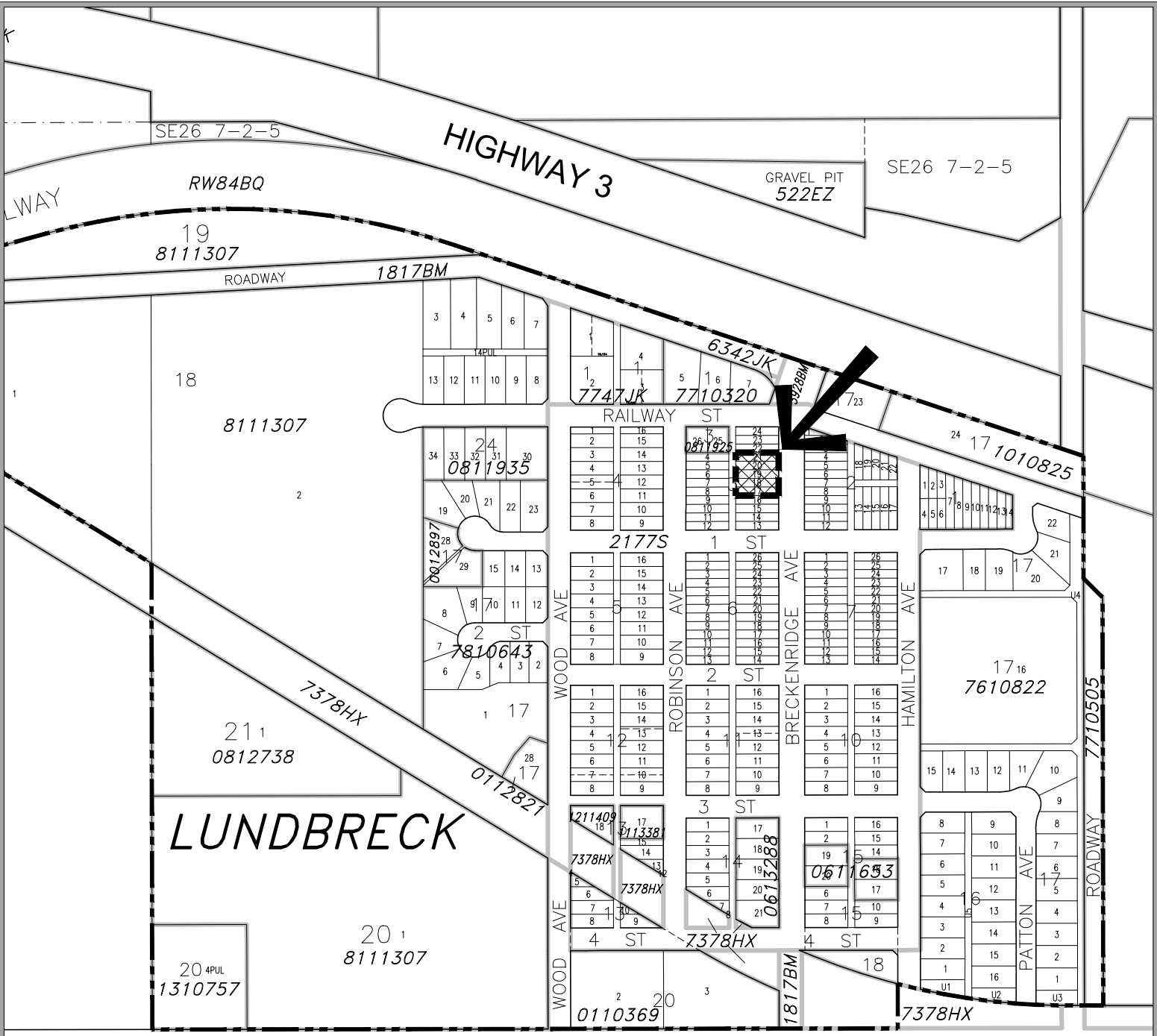
CUSTOMER FILE NUMBER:



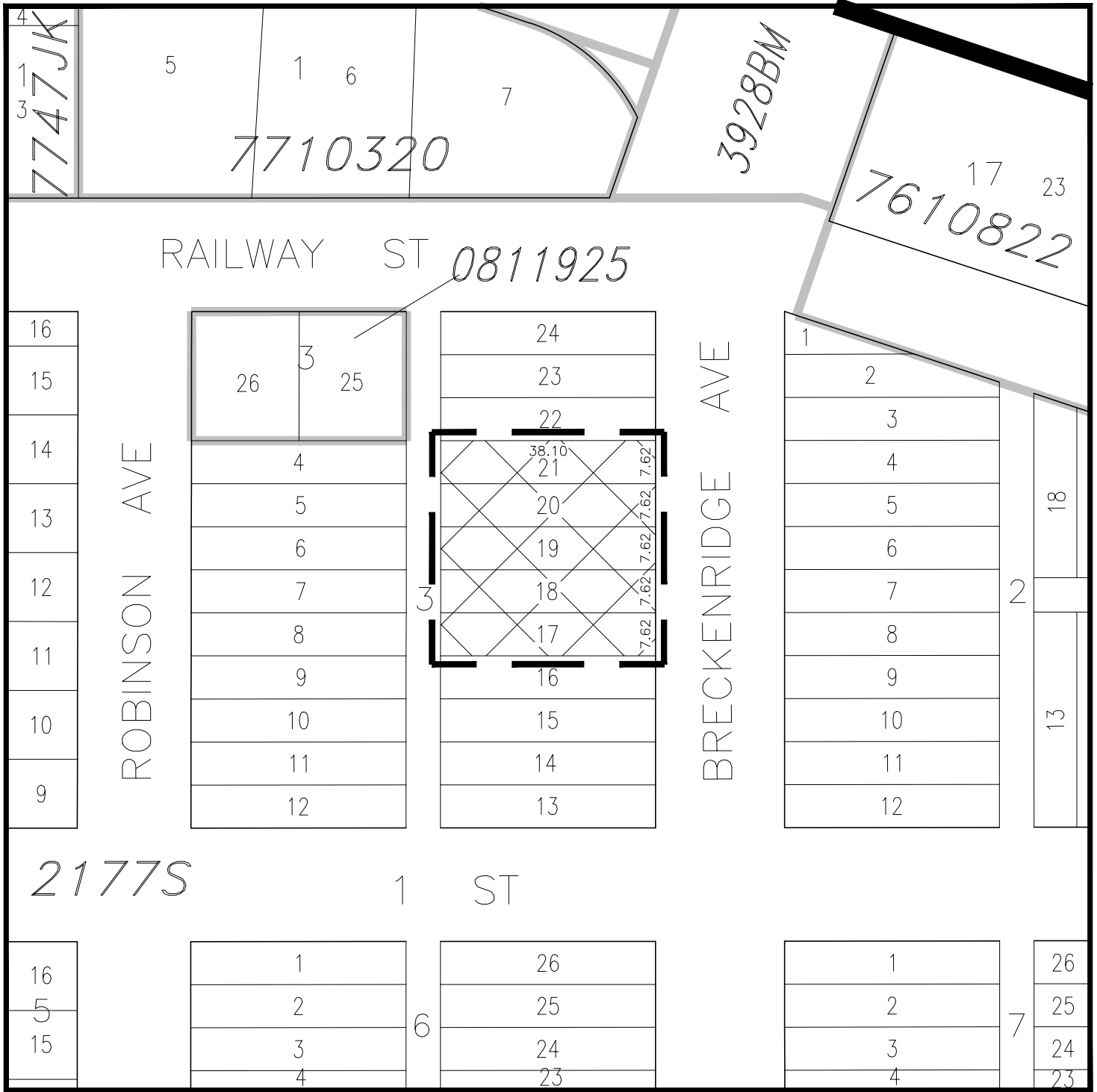
END OF CERTIFICATE

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
LOTS 17-21, BLOCK 3, PLAN 2177S WITHIN
SE 1/4 SEC 26, TWP 7, RGE 2, W 5 M
MUNICIPALITY: HAMLET OF LUNDBRECK
(MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9)
DATE: FEBRUARY 21, 2024
FILE NO: 2024-0-031



SUBDIVISION SKETCH

LOTS 17-21, BLOCK 3, PLAN 2177S WITHIN

SE 1/4 SEC 26, TWP 7, RGE 2, W 5 M

MUNICIPALITY: HAMLET OF LUNDBRECK

(MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9)

DATE: FEBRUARY 21, 2024

FILE: 2024-0-031



PROPOSED
Detail Scale 1.5x



SUBDIVISION SKETCH

LOTS 17-21, BLOCK 3, PLAN 2177S VVITHIN

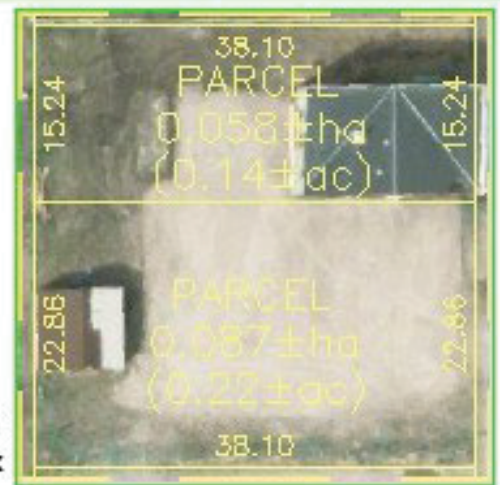
SE 1/4 SEC 26, TWP 7, RGE 2, W 5 M

MUNICIPALITY: HAMLET OF LUNDBRECK

(MUNICIPAL DISTRICT OF PINCHER CREEK NO. 9)

DATE: FEBRUARY 21, 2024

FILE: 2024-0-031



PROPOSED
Detail Scale 1.5x

Lot 24
Block 3
Plan 2177 S



Lot 22
Block 3
Plan 2177 S

0'10'01" 22.862

180'07'18" 22.857

Chain Link Fence on Concrete Curb 90'08'31" 38.062

Encroachment #1 - Building Eave encroaches into municipal property (Breckenridge Avenue) as shown.

Utility Pedestal

Concrete Pad

Building #108
Eave=0.00-0.45

Asphalt

Concrete Sidewalk

Breckenridge Avenue

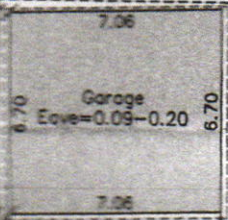
Lane

0'10'01" 38.103

180'07'18" 38.095

Lots 17-21 Inclusive
Block 3
Plan 2177 S

0.41
0.48
8.11



0.67

270'07'46" 38.092

Asphalt

Lot 16
Block 3
Plan 2177 S

21

20

19

18

17

