



# Municipal Planning Commission Agenda December 12, 2018

1. MPC Meeting – Call Meeting to Order – 6:30 pm
2. Adoption of Agenda
3. Minutes November 7, 2018 Minutes
  - a) Business arising from the Minutes
4. Items for Discussion:
  - a) Development Application 2018-20
    - i. Carport Requesting Variance of Side Setback
      1. Development Officer - Report
      2. Submission: Applicant Grant Nelson
      3. Public Submission
        - a. Written Submission -
        - b. Presentation -
      4. Rebuttal: Applicant Grant Nelson
    - b) Subdivision Application 2018-0-181 (County of Warner)
      1. Request for Comment in Accordance with Intermunicipal Development Plan
5. Adjournment

**Village of Stirling**  
**Notice of Development Hearing**  
**Land Use Bylaw**

Application No.  
DA 2018-20

FORM B

Please take notice that an application has been made for a development permit for the following:

1. **Construction of a Carport requesting a variance (waiver) to the 1.5 m (5 ft) side setback requirements of the Land Use Bylaw 415-08:**
  - **To allow the Carport foundation to be located 0.61 m (2 ft) from the South property line and the roof overhang to be located 0.46 m (1.5 ft) from the South property line.**

**Legal description** – Lot 17, Block 22, Plan 7711377

**Civic Address** – 342 5 Street

**Place of Hearing:** Council Chambers, Stirling Community Centre

**Time of Hearing:** 6:30 p.m.

**Date of Hearing:** Wednesday, December 12, 2018

Any person affected by the said proposal has the right to present a written brief prior to the hearing and to be present and be heard at the hearing.

Persons requesting to be heard at the hearing shall submit briefs to the Village office no later than 4:00 pm on Wednesday, December 12, 2018.

A copy of the application is available for review at the Village of Stirling Office (229 4 Ave Stirling, Alberta, 403-756-3379) during regular business hours.

**DATE: November 22, 2018**

**Signed:**



*Development Officer, Village of Stirling*

|                             |
|-----------------------------|
| Application No.             |
| Date Received:<br>Nov 21/18 |
| Received By:<br>H. Moreland |

FORM A

VILLAGE OF STIRLING

DEVELOPMENT APPLICATION

|  |
|--|
| Land Use District:<br>RES  |
| Plans Attached:<br><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Application Fee:<br>(Non-Refundable) 115 <sup>00</sup>                                 |

Paid

I/WE hereby make application under the provisions of the LAND USE BYLAW NO. 415-08 to develop or use land and/or buildings in accordance with the plans and information submitted, which form a part of this application.

|   |                 |
|---|-----------------|
| APPLICANT'S NAME: Grant C Nelson        | PHONE: 756-3589 |
| ADDRESS:                                | BOX #: 128      |
| REGISTERED OWNER'S NAME: Grant C Nelson | PHONE: 11       |
| ADDRESS:                                | BOX #:          |

**PROPOSED DEVELOPMENT**

STREET ADDRESS: 342 S Street POSTAL CODE: TOK 2EO

MAILING ADDRESS: Box 128 BOX #:

LEGAL DESCRIPTION: Lot(s) 17 Block 22 Plan 7711377

CORNER LOT  INTERIOR LOT

EXISTING USE:

PROPOSED USE: single car garage

MAIN BUILDING: Floor area \_\_\_\_\_ Percentage of lot occupied \_\_\_\_\_ Height \_\_\_\_\_

SETBACK: Front yard \_\_\_\_\_ Rear yard \_\_\_\_\_ Side yard \_\_\_\_\_ and \_\_\_\_\_

\* ACCESSORY BUILDINGS: Total floor area 360 ft<sup>2</sup> Percentage of lot occupied \_\_\_\_\_ Height \_\_\_\_\_

SETBACK: Rear yard 75 ft. Side yard 13.78 ft and front 44.7 ft \*

OFF-STREET PARKING: No. of spaces \_\_\_\_\_ Size of space \_\_\_\_\_

OFF-STREET LOADING: No. of spaces \_\_\_\_\_ Size of space \_\_\_\_\_

REQUESTED DURATION OF APPROVAL:  Permanent  Temporary

ESTIMATED DATE, COMMENCEMENT: ASAP.

ESTIMATED DATE, COMPLETION: 2 days after approval.

ESTIMATED VALUE OF DEVELOPMENT (\$): 4000.00.

\* Requesting 2 ft side yard

**ADDITIONAL INFORMATION - (PROPOSED HOME OCCUPATION ONLY)**

TYPE OF OPERATION:  Phone and office  Retail sales or services  Other

LOCATION ON SITE:  Main building  Accessory building  Outside

SUMMARY OF PROPOSED HOME OCCUPATION:

I have read and understand the terms noted on the reverse side of this form and hereby apply for permission to carry out the development described above and/or on the attached plans and specifications. I further certify that the owner of the land described above is aware of this application. I further authorize representatives of the Village to enter my land for purposes of a site visit in connection with my application for development.

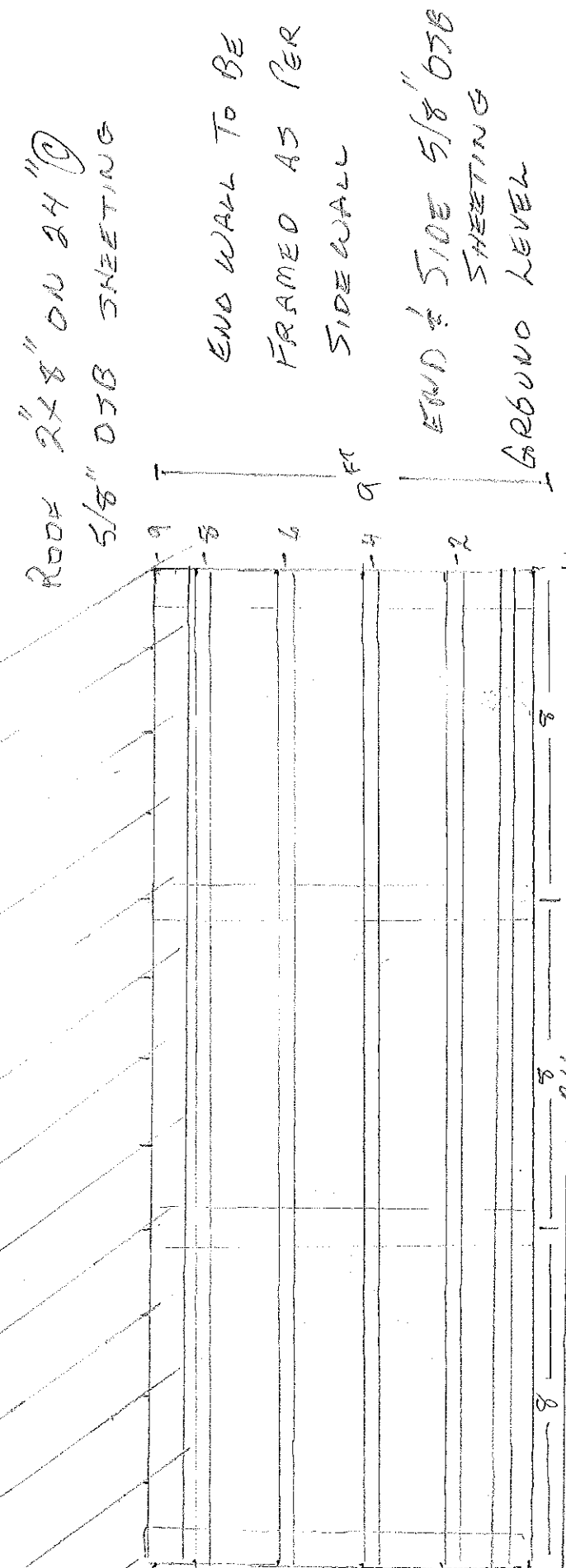
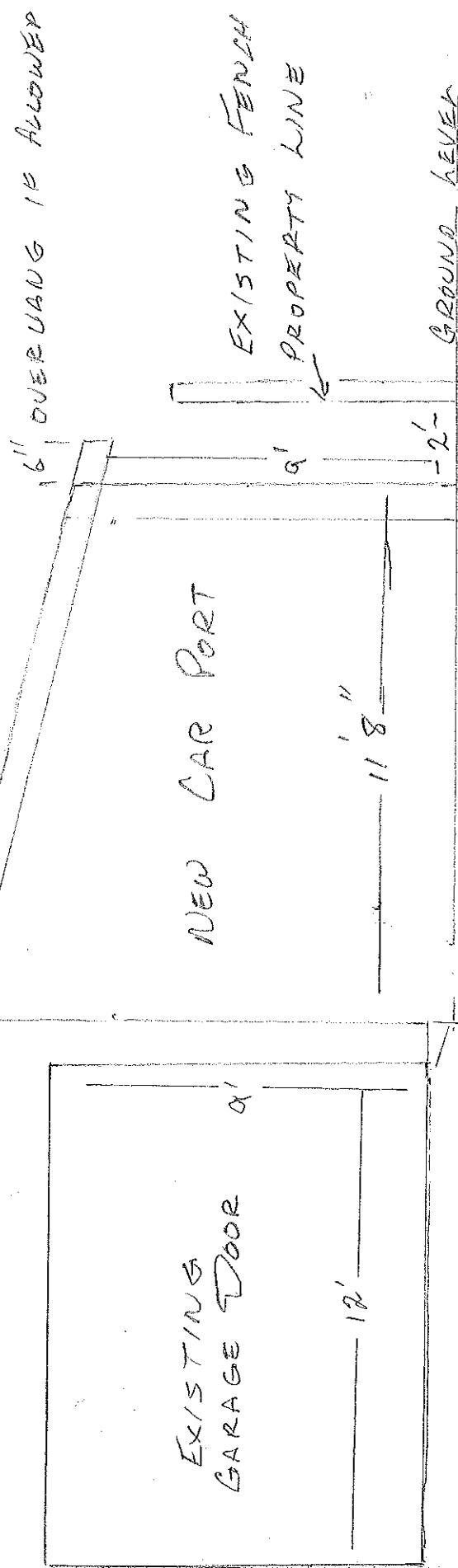
Signature of Applicant: Grant C Nelson Date: Nov. 22

SEE IMPORTANT INFORMATION ON REVERSE

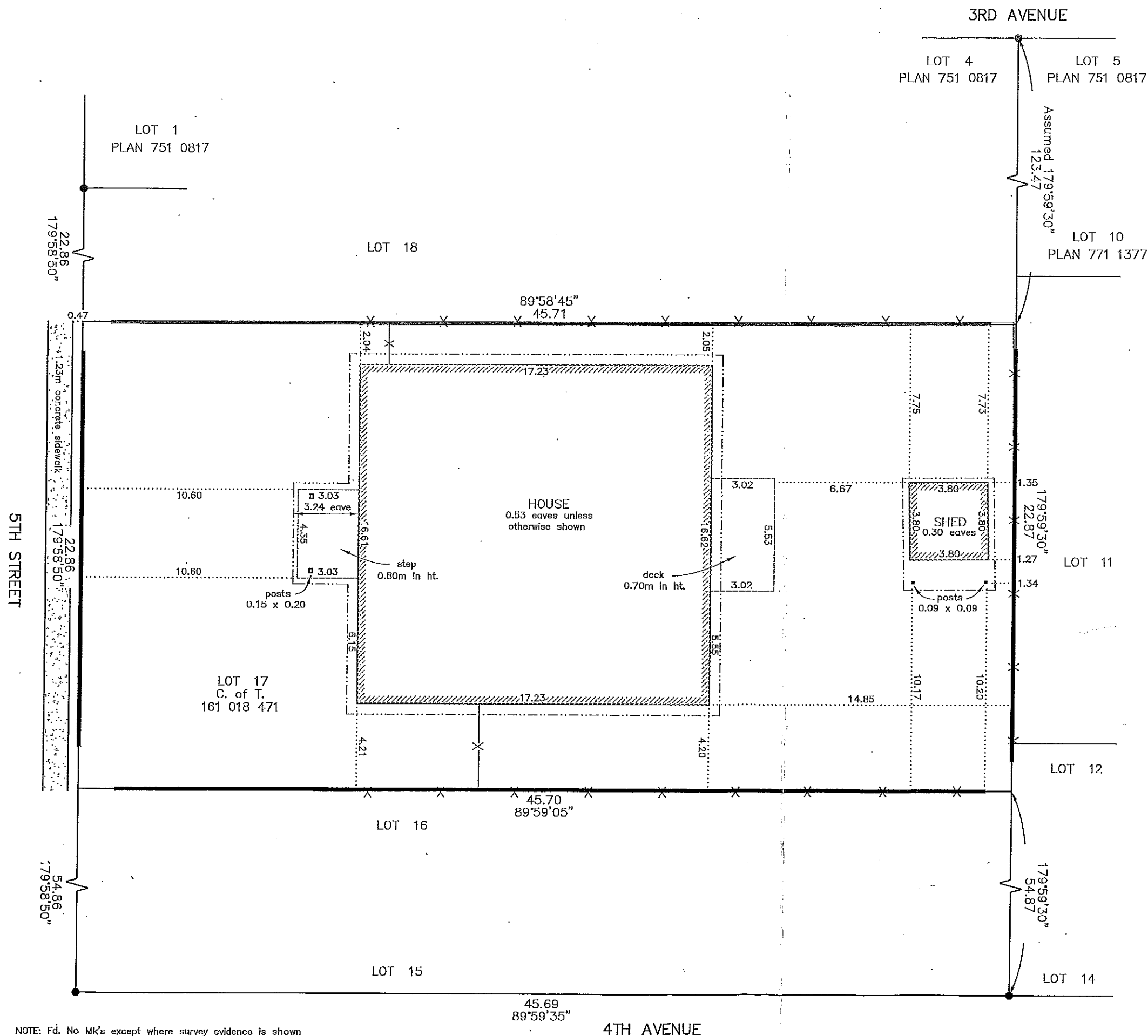
EXISTING HOME

EXISTING GARAGE DOOR

NEW CAR PORT



SIDE WALL 6" x 6" POST WITH 2" x 4" STAP ON 24" JOIST



*Alberta Land Surveyor's  
Real Property Report*

NOTE:  
This plan is Page 2 of a Real Property Report  
and is ineffective if it is detached from Page 1.

PROPERTY DESCRIPTION

PLAN 771 1377  
BLOCK 22  
LOT 17

- Property is subject to :  
No Registrations.

LEGEND

- Property boundaries shown thus
- Distances from property boundaries are shown to ..... siding
- Eaves dimensioned to the line of the fascia.
- Statutory Iron Posts shown thus.... ● found
- Fences are within 0.20 metres of property line shown thus..... X unless otherwise dimensioned.

D. J. Amantea, Alberta Land Surveyor, 2018

**boa** brown okamura & associates ltd.  
P.O. BOX 655 - 514 Stafford Drive N., Lethbridge, Alberta T1J 3Z4  
© copyright brown, okamura & associates ltd. 2018

|        |                  |            |
|--------|------------------|------------|
| Scale: | 1:200            | (metric)   |
| File:  | 398-92           | Ref. file: |
| Drawn: | cs               |            |
| Date:  | January 18, 2018 |            |

NOTE: Fd. No MK's except where survey evidence is shown



# Memo

**To:** Village of Stirling Municipal Planning Commission

**File:** 8G-71

**From:** Bonnie Brunner, Senior Planner

**Date:** Dec. 3, 2018  
**e-mailed**

**Re:** Report on Development Permit Application  
No: DA 2018-20

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**Date of Receipt:** November 21, 2018  
**Deemed Complete:** November 22, 2018  
**Legal Description:** Lot 17 Block 22 Plan 7711377  
**Address:** 342 5 Street  
**Land Use District:** Residential (R)

## Summary of application:

1. The applicant is proposing to construct/attach a carport (partially enclosed) to the south side of the existing single-detached dwelling, with the foundation of the structure located 0.61 metres (2 feet) from the property line; roof overhang is proposed to be located 0.46 metres (1.5 feet) from the property line.
2. A variance to the 1.5 metre (5 foot) side yard setback is requested.
3. The development application has been circulated to adjacent landowners in accordance with the Village of Stirling Land Use Bylaw No. 415-08.

## Planning Comments:

1. The subject property is zoned Residential and fronts 5<sup>th</sup> Street. The block does not contain a lane; as such, there is no rear access to the property.
2. Given the proposed setback from the property line, potential drainage impacts to the adjacent property should be a consideration. If the application is approved, a condition addressing drainage should be required to ensure run-off from the roof of the structure does not create nuisance.
3. The applicant has been advised to contact Park Enterprises to discuss the Safety Codes requirements applicable to construction of a structure attached to a dwelling and within 1.22 metres (4 feet) of a property line.

## Options:

- A. The MPC may choose to deny the application:
  1. As the development does not comply with the minimum side yard setback of 1.5 m (5 feet) prescribed for the Residential district.

2. Given the proximity of the development to the property line, has the potential to create drainage impacts to the adjacent parcel.
- B. The MPC may choose to grant the variance request and approve the application. If the MPC chooses to approve the application, the following conditions and informative are recommended:
1. The development is to conform to the approved site plan submitted as part of the development application dated November 21, 2018. A variance is granted to the side yard setback to allow the carport foundation to be located a minimum of 0.61 metres (2 feet) from the southern property line and the roof overhang a minimum of 0.46 metres (1.5 feet) from the southern property line.
  2. The applicant is responsible for completing the final building grade so drainage flows away from the building but so as not to adversely affect the neighbouring lots. Run-off from the roof of the carport must be retained on site and/or directed toward 5<sup>th</sup> Street so as to not adversely affect the neighbouring lot.
  3. Construction of the carport, including exterior finishes is to be completed within 12 months from the date of issue of this development permit.
  4. All refuse on the construction site shall be properly screened or placed in an approved enclosure until removed for disposal. Construction waste is not allowed to be taken to the Village Transfer Station.
  5. The applicant is responsible for obtaining a building permit prior to commencement and any other applicable safety codes permits from the designated safety codes officer.

Informative:

1. The applicant must contact Alberta One Call (1-800-242-3447) to locate any utility lines prior to commencement.
2. Temporary use of a shipping container for site storage while construction takes place requires a development permit in accordance with the Land Use Bylaw.





**OLDMAN RIVER REGIONAL SERVICES COMMISSION**

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

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

## NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

**DATE:** November 26, 2018

**Date of Receipt:**

November 19, 2018

**Date of Completeness:**

December 20, 2018

**TO: Landowners:** David Laycock and Michelle Laycock  
Gregory West and Mary Jean West

**Agent:** Kirk A. Beler

**Surveyor:** Michael A. Thompson, A.L.S.

**Referral Agencies:** County of Warner No. 5, David Cody, Village of Stirling, Bonnie Brunner - Senior Planner, Holy Spirit RC School Division, Horizon School Division No. 67, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, Triple W Natural Gas Co-op Ltd., AB Health Services - Lethbridge, Raymond Irrigation District (RID), AB Environment & Parks - K. Murphy, AB Environment & Parks - C. Bates, AB Agriculture, AB Transportation, Historical Resources Administrator, AER

**Adjacent Landowners:** William Soltys, Nelson Family Ranches Ltd., Douglas & Noreen Fawcett, Jennifer Lee-Verwer, Kevin Adamson & Tammy Adams, RBK Farms Ltd.

**Planning Advisor:** Steve Harty *SH*

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the County of Warner No. 5. 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 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 17, 2018**. (Please quote our File No. 2018-0-181 in any correspondence with this office).

**File No:** 2018-0-181

**Legal Description:** Lot 2 & 3, Block 1, Plan 0011740 within SW1/4 28-6-19-W4M

**Municipality:** County of Warner No. 5

**Land Designation:** Urban Fringe Residential - UFR  
(Zoning)

**Existing Use:** Residential

**Proposed Use:** Residential

**# of Lots Created:** 1 (Boundary Line Adjustment)

**Certificate of Title:** 051 333 369, 171 244 092

**Proposal:** To subdivide 0.45 acres (0.18 ha) from a 2.45 acre (0.99 ha) title and consolidate it to an adjacent south 2.04 acre (0.82 ha) title, thereby creating an enlarged parcel 2.49 acres (1.01 ha) in size, for country residential use.

**Planner's Preliminary Comments:**

The purpose of this application is to subdivide 0.45 acres (0.18 ha) from a 2.45 acre (0.99 ha) title and consolidate it to an adjacent south 2.04 acre (0.82 ha) title, thereby creating an enlarged parcel 2.49 acres (1.01 ha) in size, for country residential use. The parcels are located immediately east of the Village of Stirling boundary and Highway 846.

The proposal is to enable the enlargement of the existing country residential title for Lot 2, Block 1 of Plan 0011740, situated to the south of the parcel being subdivided. The subject land is situated at the rear of a separate shorter depth lot lying in-between the two parcels. The land is primarily vacant grassland with just a small livestock shelter located on it that will remain in place. The lot being enlarged contains an existing developed yard with a dwelling. The south Lot 2 owner desires to enlarge their yard and add additional land to their title. The north property line of the land being amalgamated will align with the west boundary of the adjacent west lot to create a resulting straight property line for Lot 3 of Block 1, Plan 0011740.

There are no abandoned gas wells located in proximity of this proposal.

This land is situated within the Urban Fringe Residential land use district of Stirling. Both of the existing lots are serviced by the Village for both water and sewer services. As this is a boundary adjustment/reconfiguration between two adjacent titles there is no change in servicing needs. This proposal will be circulated to the Village of Stirling for review and comments. As the parcel is adjacent to Highway 846 any pertinent comments or conditions from Alberta Transportation must also be considered with this proposal.

The proposed enlarged parcel of 2.49 acres and the remnant 2.00 acre parcel, comply with the criteria of the County of Warner's Land Use Bylaw. The subdivision proposal is eligible for subdivision consideration in accordance with the County's subdivision criteria as a reconfiguration of titles, with no additional titles being created above what presently exist. In this situation, a separate standalone title is not being created, but the land being subdivided will be consolidated to an existing title.

In rendering a decision on this application, the Subdivision Authority is hereby requested to consider the following:

- Any outstanding property taxes shall be paid to the County of Warner.
- The applicant or owner or both enter into a Development Agreement with the County of Warner.
- That the applicant provide a Subdivision Plan as prepared by an Alberta Land Surveyor in a form acceptable to Land Titles, for endorsement by the Subdivision Authority.

- That, the 0.45 acres being subdivided from Lot 3, Block 1, Plan 0011740, be consolidated with the adjacent south title for Lot 2, Block 1 of Plan 0011740 by a plan prepared by a certified Alberta Land Surveyor in a manner such that the resulting title cannot be further subdivided without approval of the Subdivision Authority.
- Consideration of comments from the Village of Stirling.
- That any easement(s) as required by utility companies or the municipality shall be established.
- Consideration of referral agencies comments and any requirements.

**RESERVE:**

The payment of Municipal Reserve is not applicable on the parcel pursuant to Section 663(d) of the MGA, as it has been previously satisfied and the application is a reconfiguration of titles with no additional titles created.

- No further comment pending a site inspection.

**If you wish to make a presentation at the subdivision authority meeting, please notify the County of Warner No. 5 Municipal Administrator as soon as possible.**

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



**APPLICATION FOR SUBDIVISION  
RURAL MUNICIPALITY**

| FOR OFFICE USE ONLY   |                                    |
|---|------------------------------------|
| Zoning (as classified under the Land Use Bylaw):<br><u>Urban Fringe Residential - UFR</u> |                                    |
| Fee Submitted:<br><u>\$1025.00</u>  | File No:<br><u>2018-0-181</u>      |
| APPLICATION SUBMISSION  |                                    |
| Date of Receipt:<br><u>November 19, 2018</u>  | Received By:<br><u>[Signature]</u> |
| Date Deemed Complete:<br><u>December 20, 2018</u>   | Accepted By:<br><u>S.H.</u>        |

**1. CONTACT INFORMATION**

Name of Registered Owner of Land to be Subdivided: DAVID & MICHELE LAYCOCK  
Mailing Address: Box 130, Stirling, AB Postal Code: T0K 2E0  
Telephone: NONE Cell: (403) 360-2396 Fax: NONE  
Email: thelaycocks3@yahoo.ca Preferred Method of Correspondence: Email  Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): KIRK A BELER  
Mailing Address: SUITE 103, 515-7<sup>th</sup> ST, LETHBRIDGE, AB Postal Code: T1J 2G8  
Telephone: (403) 381-4444 Cell: — Fax: (403) 381-4494  
Email: ikirk@highlevelaw.ca Preferred Method of Correspondence: Email  Mail

Name of Surveyor: MICHAEL THOMPSON  
Mailing Address: #1 3320-18<sup>th</sup> Ave N., LETHBRIDGE, AB Postal Code: T1H 5J3  
Telephone: (403) 381-1320 Cell: (403) 382-7899 Fax: (403) 381-1366  
Email: mthompson@htlandsurveys.ca Preferred Method of Correspondence: Email  Mail

**2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED**

a. All/part of the SW ¼ Section 28 Township 6 Range 19 West of W4 Meridian (e.g. SE¼ 36-1-36-W4M)  
b. Being all/part of: Lot/Unit 3 Block 1 Plan 0011740  
c. Total area of existing parcel of land (to be subdivided) is: \_\_\_\_\_ hectares 2 acres  
d. Total number of lots to be created: 1 Size of Lot(s): approx 0.5 acres  
e. Rural Address (if applicable): 64039 Highway 846, Stirling, AB  
f. Certificate of Title No.(s): 051 333 369

**3. LOCATION OF LAND TO BE SUBDIVIDED**

a. The land is located in the municipality of County of WARNER

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

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. 846

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

**4. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED**

Describe:

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

**5. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED**

- a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) Slight down slope to North
- b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.) Grassland; previously seeded with "Dryland Mixture"
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) loam
- d. Is this a vacant parcel (void of any buildings or structures)? Yes  No   
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved. Livestock shelter; no intent to demolish or move
- 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**

Describe:

- a. Existing source of potable water Town water from Village of Stirling
- b. Proposed source of potable water None proposed

**7. SEWER SERVICES**

Describe:

- a. Existing sewage disposal: Type Connected to Village of Stirling Year Installed 2004
- b. Proposed sewage disposal: Type None proposed

**8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF**

I DAVID TREVEL LAYCOCK 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: [Signature] Date: 11/16/2018

**9. RIGHT OF ENTRY**

I, DAVID TREVEL LAYCOCK 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]  
Signature of Registered Owner(s)



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0028 451 524              0011740;1;3                      051 333 369

LEGAL DESCRIPTION  
PLAN 0011740  
BLOCK 1  
LOT 3  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.809 HECTARES (2 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;19;6;28;SW

MUNICIPALITY: COUNTY OF WARNER NO. 5

REFERENCE NUMBER: 001 189 301 +2

---

| REGISTERED OWNER(S) |            |                  |      |          |               |
|---------------------|------------|------------------|------|----------|---------------|
| REGISTRATION        | DATE (DMY) | DOCUMENT         | TYPE | VALUE    | CONSIDERATION |
| 051 333 369         | 12/09/2005 | TRANSFER OF LAND |      | \$84,500 | \$84,500      |

---

OWNERS  
DAVID LAYCOCK  
  
AND  
MICHELE LAYCOCK  
BOTH OF:  
P.O. BOX 130  
STIRLING  
ALBERTA T0K 2E0  
AS JOINT TENANTS

---

ENCUMBRANCES, LIENS & INTERESTS

| REGISTRATION | DATE (D/M/Y) | PARTICULARS                       |
|--------------|--------------|-----------------------------------|
| NUMBER       |              |                                   |
| 1757J        |              | RESTRICTIVE COVENANT<br>"PORTION" |

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-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
 # 051 333 369

| REGISTRATION<br>NUMBER | DATE (D/M/Y) | PARTICULARS  |
|------------------------|--------------|--|
| 6151EA                 |              | IRRIGATION ORDER/NOTICE<br>THIS PROPERTY IS INCLUDED IN THE RAYMOND<br>IRRIGATION DISTRICT<br>"PORTION"  |
| 741 053 606            | 04/06/1974   | ZONING CAVEAT<br>"PORTION"   |
| 841 024 495            | 10/02/1984   | UTILITY RIGHT OF WAY<br>GRANTEE - TRIPLE W NATURAL GAS CO-OP LIMITED.<br>"PORTION"   |
| 861 111 295            | 09/07/1986   | CAVEAT<br>RE : EASEMENT<br>CAVEATOR - THE BOARD OF DIRECTORS OF THE RAYMOND<br>IRRIGATION DISTRICT.<br>BOX 538, RAYMOND<br>ALBERTA T0K2S0          |
| 071 399 736            | 10/08/2007   | MORTGAGE<br>MORTGAGEE - ROYAL BANK OF CANADA.<br>180 WELLINGTON STREET WEST<br>TORONTO<br>ONTARIO M5J1J1<br>ORIGINAL PRINCIPAL AMOUNT: \$176,000   |
| 181 211 891            | 29/09/2018   | MORTGAGE<br>MORTGAGEE - FAIRSTONE FINANCIAL INC.<br>1320 MAYOR MAGRATH DR S<br>LETHBRIDGE<br>ALBERTA T1K2R2<br>ORIGINAL PRINCIPAL AMOUNT: \$32,553 |

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
 TITLE REPRESENTED HEREIN THIS 30 DAY OF  
 OCTOBER, 2018 AT 08:18 A.M.

ORDER NUMBER: 36157971

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

( CONTINUED )

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

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





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0028 451 516            0011740;1;2                      171 244 092

LEGAL DESCRIPTION  
PLAN 0011740  
BLOCK 1  
LOT 2  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.824 HECTARES (2.04 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;19;6;28;SW

MUNICIPALITY: COUNTY OF WARNER NO. 5

REFERENCE NUMBER: 171 218 779

-----  
REGISTERED OWNER(S)  
REGISTRATION      DATE (DMY)      DOCUMENT TYPE      VALUE      CONSIDERATION  
-----  
171 244 092      02/11/2017      TRANSFER OF LAND      \$215,000      SEE INSTRUMENT

OWNERS

GREGORY WEST

AND

MARY JEAN WEST

BOTH OF:

BOX 59

STIRLING

ALBERTA T0K 2E0

AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION  
NUMBER      DATE (D/M/Y)      PARTICULARS  
-----  
1757J      .      RESTRICTIVE COVENANT  
"PORTION"

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 171 244 092

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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6151EA .                      IRRIGATION ORDER/NOTICE  
                                 THIS PROPERTY IS INCLUDED IN THE RAYMOND  
                                 IRRIGATION DISTRICT  
                                 "PORTION"

741 053 606      04/06/1974 ZONING CAVEAT  
                                 "PORTION"

841 024 495      10/02/1984 UTILITY RIGHT OF WAY  
                                 GRANTEE - TRIPLE W NATURAL GAS CO-OP LIMITED.  
                                 "PORTION"

861 111 295      09/07/1986 CAVEAT  
                                 RE : EASEMENT  
                                 CAVEATOR - THE BOARD OF DIRECTORS OF THE RAYMOND  
                                 IRRIGATION DISTRICT.  
                                 BOX 538, RAYMOND  
                                 ALBERTA T0K2S0

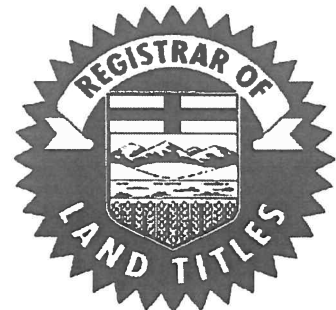
171 244 093      02/11/2017 MORTGAGE  
                                 MORTGAGEE - ROYAL BANK OF CANADA.  
                                 10 YORK MILLS ROAD  
                                 3RD FLOOR  
                                 TORONTO  
                                 ONTARIO M2P0A2  
                                 ORIGINAL PRINCIPAL AMOUNT: \$215,000

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 20 DAY OF  
NOVEMBER, 2018 AT 09:59 A.M.

ORDER NUMBER:    36276853

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

( CONTINUED )

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

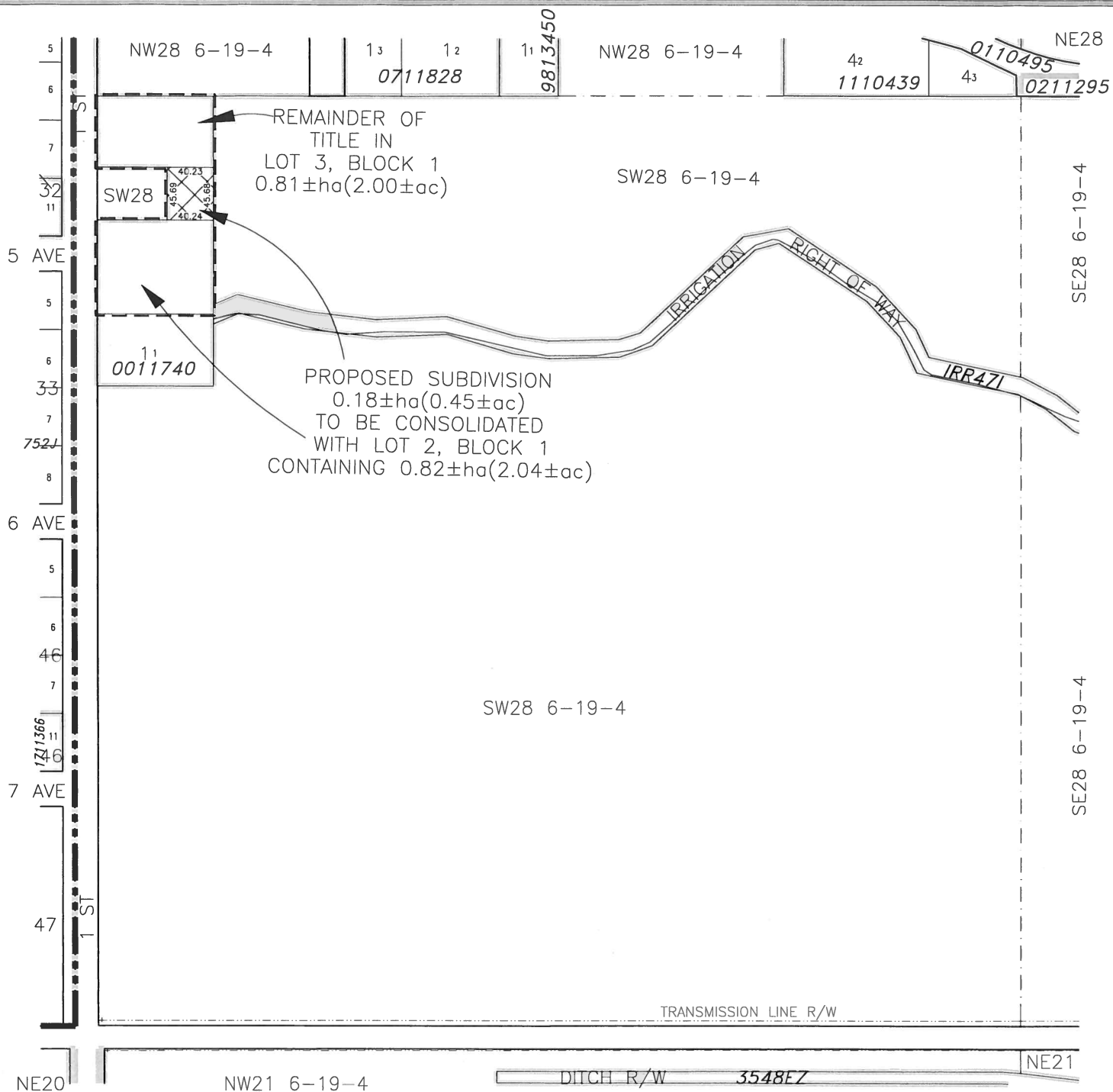
THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



**SUBDIVISION LOCATION SKETCH**  
**LOTS 2 & 3, BLOCK1, PLAN 0011740 WITHIN**  
**SW 1/4 SEC 28, TWP 6, RGE 19, W 4 M**  
**MUNICIPALITY: COUNTY OF WARNER NO. 5**  
**DATE: NOVEMBER 20, 2018**  
**FILE No: 2018-0-181**

MAP PREPARED BY  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 18th AVENUE NORTH, LETHBRIDGE, AB T1H 5G8  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"

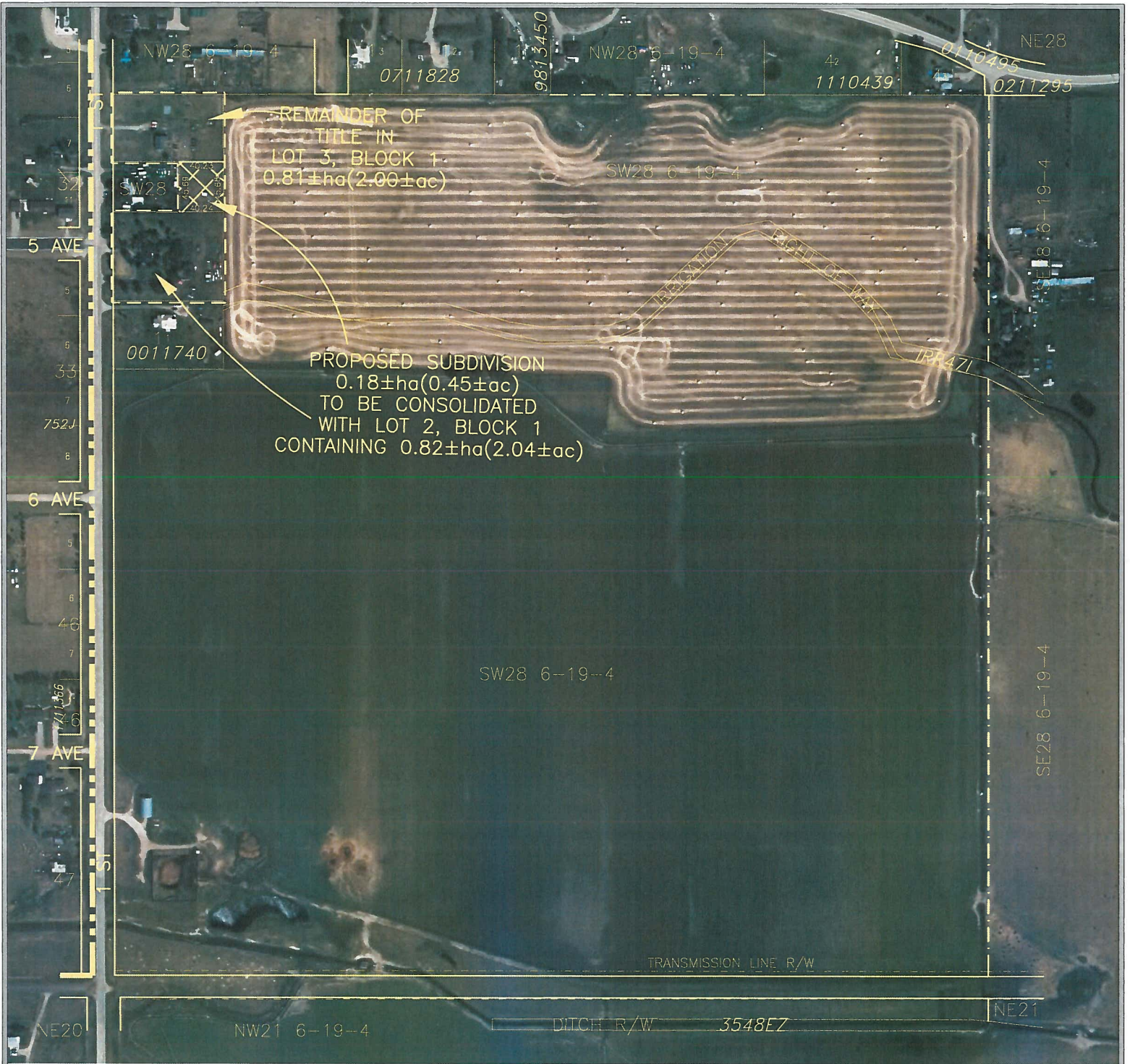




**SUBDIVISION SKETCH**

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*OLDMAN RIVER REGIONAL SERVICES COMMISSION*

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November 20, 2018 N:\Subdivision\2018\2018-0-181.dwg

**AERIAL PHOTO DATE: 2015**