



3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrrsc.com
Website: www.orrrsc.com

DRAFT RESOLUTION

Our File: 2024-0-185

February 3, 2025

Abe Tinney
Chief Administrative Officer
Town of Claresholm
Box 1000
Claresholm, Alberta
T0L 0T0

Dear Mr. Tinney:

**RE: Block 113, Plan 147N and Railway ROW, Plan RY8 within E1/2 26-12-27-W4M /
Town of Claresholm**

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

The Subdivision Authority should note that comments have not been received from the Livingstone Range School Division, AltaLink, AB Environment & Protected Areas - J. Cayford, Historical Resources Administrator, AER and Canada Post.

After the Subdivision & Development Authority's consideration of the application, **please forward the signed resolution to the Oldman River Regional Services Commission at your earliest convenience in order for our staff to promptly notify the applicant of the decision.**

Please contact this office if you require any further information.

Kattie Schlamp
Planner

KS/jm
Attachment

RESOLUTION

2024-0-185

Town of Claresholm

Direct Control and Highway Commercial subdivision of Block 113, Plan 147N and Railway ROW, Plan RY8 within E1/2 26-12-27-W4M

THAT the Direct Control and Highway Commercial subdivision of Block 113, Plan 147N and Railway ROW, Plan RY8 within E1/2 26-12-27-W4M (Certificate of Title No. 161 073 785, 111 252 135), to create a 2.8 ac (1.147 ha) parcel from two titles for future development as shown in the Tentative Survey of Subdivision (GeoVerra (AB) Limited Partnership, File: 24-03935-001-SUB-TENT-RO); 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 Town of Claresholm.
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 Town of Claresholm which shall be registered concurrently with the final plan against the title(s) being created.
3. That the proposed titles be consolidated in accordance with the tentative plan of subdivision (GeoVerra (AB) Limited Partnership, File: 24-03935-001-SUB-TENT-RO) 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.
4. That a final plan be provided as prepared by a certified Alberta Land Surveyor that corresponds to the subdivision title configuration as approved by the Subdivision Authority.
5. That the applicant is responsible for submitting a Historic Resources (HR) Application to Alberta Culture and Tourism via the Online Permitting and Clearance (OPaC). The applicant must provide to the Subdivision Authority a copy in writing of the Historical Resources Act clearance prior to final endorsement.

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. As no objections have been received from adjacent landowners or referral agencies with respect to the proposed subdivision, the Subdivision Authority has granted an approval.
4. AB 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.
5. The subject parcel is identified as having a Historic Resource Value of HRV1 which contains a Provincial Historic Resource. A historic resource clearance is required in accordance with Land Use Procedures Bulletin: Subdivision Historical Resource Act Compliance.

INFORMATIVE:

- (a) Since the proposed subdivision complies with Section 663(d) 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) ATCO Gas has no objection.
- (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) Thank you for your referral to Environmental Public Health (EPH), Alberta Health Services (AHS), High River Office. After review, there is no objection to this application.
- (i) 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) 520, 2

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. This is an urban area and the existing accesses are an acceptable access management strategy. 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.”

MOVER

CHAIRMAN

DATE



3105 - 16th Avenue North
Lethbridge, Alberta T1H 5E8

Phone: (403) 329-1344
Toll-Free: 1-844-279-8760
E-mail: subdivision@orrrsc.com
Website: www.orrrsc.com

NOTICE OF APPLICATION FOR SUBDIVISION OF LAND

DATE: January 7, 2025

Date of Receipt: December 9, 2024

Date of Completeness: December 18, 2024

TO: Landowners: 1544367 Alberta Ltd., Town of Claresholm

Agent or Surveyor: Michael A. Thompson, A.L.S.

Referral Agencies: Town of Claresholm, Livingstone Range School Division, AltaLink, FortisAlberta, TELUS, ATCO Gas, ATCO Pipelines, AB Health Services - Calgary, AB Environment & Protected Areas - J. Cayford, AB Transportation, Historical Resources Administrator, AER, Canada Post

Adjacent Landowners: 1717878 Alberta Ltd, 1720762 Ab Ltd, 1859892 Alberta Inc, 2394077 Alberta Ltd, 2611542 Alberta Ltd, 7 - Eleven Canada Inc, 7 Eleven, Annette Seymour, Blanche Schellenberg, Gerald Ohlsson, Cindy L. Sanders, Brian K. Sanders, Ian Hand, Delores Hand, Jeff Germaniuk, Jesse Ray Starling, Kelly Matthews, Tracey Matthews, KMC Properties Ltd, Mile Mike Petrovic, NKBD Investments Ltd., Simply Bookkeeping, Suncor Energy Inc, Town of Claresholm

Planning Advisor: Kattie Schlamp *KS*

The Oldman River Regional Services Commission (ORRSC) is in receipt of the following subdivision application which is being processed on behalf of the Town of Claresholm. 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 **January 27, 2025**. (Please quote our File No. **2024-0-185** in any correspondence with [this office](#)).

File No: 2024-0-185

Legal Description: Block 113, Plan 147N and Railway ROW, Plan RY8 within E1/2 26-12-27-W4M

Municipality: Town of Claresholm

Land Designation: Direct Control – DC & Highway Commercial – C2
(Zoning)

Existing Use: Direct Control and Highway Commercial

Proposed Use: Direct Control and Highway Commercial

of Lots Created: 1 (Reconfiguration)

Certificate of Title: 161 073 785, 111 252 135

Proposal: To create a 2.8 ac (1.147 ha) parcel from two titles for future development as shown in the Tentative Survey of Subdivision (GeoVerra (AB) Limited Partnership, File: 24-03935-001-SUB-TENT-RO).

Planner's Preliminary Comments:

The purpose of this application is to create a 2.8 ac (1.147 ha) parcel from two titles for future development as shown in the Tentative Survey of Subdivision (GeoVerra (AB) Limited Partnership, File: 24-03935-001-SUB-TENT-RO).

The intent of this application is to subdivide 0.376 ha (0.929 acres) from Railway Plan RY 8 (Title No. 111 252 135) for consolidation with Block 113 Plan 147 N (Title No. 161 073 785). Title No. 111 252 135 is a title in two parts and the remnant will remain as such following subdivision. The subject properties are currently vacant and will remain vacant after subdivision. At this time, there are no formal plans for development. Any development will be required to comply with the Municipal Development Plan, and Land Use Bylaw, including any uses prescribed within the Direct Control – DC and Highway Commercial – C2 land use districts. Access can be established from 2 Street E and 55 Avenue E. The provision of municipal services will be addressed through the development permit process at the time of development.

A portion of the subject lands are within the 300 m buffer area of a non-operating landfill. All future development will be required to comply with the requirements of Section 17, Distance from wastewater treatment, landfill, waste sites, of the Matters Related to Subdivision and Development Regulation. In accordance with Section 17(6) of the Regulation, a variance to the requirements may be considered by the subdivision or development authority if the applicant submits a report from a professional engineer that addresses the criteria for a variance stipulated in the Guideline for Setback Reviews published by the Department of Environment and Parks in May 2022.

The subdivision proposal complies with the criteria of the Town of Claresholm's Municipal Development Plan and Land Use Bylaw which identifies the area for commercial development. There are no abandoned gas wells. A portion of the property has a historic resource value of 1 attributed to it.

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 Town of Claresholm.
2. The applicant or owner or both enter into a Development Agreement with the Town of Claresholm to address any municipal servicing requirements.
3. That a final plan of survey as prepared by an Alberta Land Surveyor, to align with the lot size and dimensions as approved, be provided for final endorsement.
4. The subject parcel is identified as having a Historic Resource Value of HRV1 which contains a Provincial Historic Resource. A historic resource clearance is required in accordance with Land Use Procedures Bulletin: Subdivision Historical Resource Act Compliance.
5. That the proposed titles be consolidated in accordance with the tentative plan of subdivision (GeoVerra (AB) Limited Partnership, File: 24-03935-001-SUB-TENT-RO) 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.

6. Consideration of adjacent landowners and referral agencies comments.
7. That any easement(s) as required by utility companies, or the municipality shall be established.
8. That any conditions of Alberta Transportation shall be established prior to finalization of the application.

RESERVE:

Municipal Reserve is not applicable pursuant to Section 663(d) of the MGA, as it has been previously satisfied.

If you wish to make a presentation at the subdivision authority meeting, please notify the Town of Claresholm 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
URBAN MUNICIPALITY**

FOR OFFICE USE ONLY	
Zoning (as classified under the Land Use Bylaw):	
Fee Submitted: <u>Invoiced</u>	File No: <u>2024-0-185</u>
APPLICATION SUBMISSION	
Date of Receipt: <u>December 9, 2024</u>	Received By: <u>JM</u>
Date Deemed Complete: <u>December 18, 2024</u>	Accepted By: <u>TS</u>

1. CONTACT INFORMATION

Name of Registered Owner of Land to be Subdivided: Town of Claresholm

Mailing Address: Box 1000 City/Town: Claresholm

Postal Code: TOL 0T0 Telephone: 403-625-3381 Cell: _____

Email: tara@townofclaresholm.com Preferred Method of Correspondence: Email Mail

Name of Agent (Person Authorized to act on behalf of Registered Owner): GeoVerra Inc.

Mailing Address: Box 4 STN Main City/Town: Lethbridge

Postal Code: T1J 3Y7 Telephone: 587-433-8925 Cell: _____

Email: michael.thompson@geoverra.com Preferred Method of Correspondence: Email Mail

Name of Surveyor: Michael Thompson

Mailing Address: Box 4 STN Main City/Town: Lethbridge

Postal Code: T1J 3Y7 Telephone: 587-433-8925 Cell: _____

Email: michael.thompson@geoverra.com Preferred Method of Correspondence: Email Mail

2. LEGAL DESCRIPTION OF LAND TO BE SUBDIVIDED

a. All/part of the NE ¼ Section 26 Township 12 Range 27 West of 4 Meridian (e.g. SE¼ 36-1-36-W4M)

b. Being all/part of: Lot/Unit _____ Block 86/87 Plan 147N

c. Total area of existing parcel of land (prior to subdivision) is: 2.056 hectares 5.08 acres

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

e. Municipal/Civic Address (if applicable): 5421 2 St E

f. Certificate of Title No.(s): 111252135

3. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is located in the municipality of Claresholm

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. 2

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? 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 Vacant (Direct Control)
- b. Proposed use of the land Vacant (Direct Control)

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.) Vacant
- c. Describe the kind of soil on the land (sandy, loam, clay, etc.) clay
- d. Is this a vacant parcel (void of any buildings or structures)? Yes No
If "no", describe all buildings and any structures on the land. Indicate whether any are to be demolished or moved.

- e. Are there any active oil or gas wells or pipelines on the land? Yes No
- f. Are there any abandoned oil or gas wells or pipelines on the land? Yes No

6. WATER SERVICES

- a. Existing source of water Municipal Other
If other, describe existing source of potable water None
- b. Proposed source of water Municipal Other
If other, describe proposed source of potable water None

7. SEWER SERVICES

- a. Existing sewage disposal Municipal Other
If other, describe existing sewage disposal None
- b. Proposed sewage disposal Municipal Other
If other, describe proposed sewage disposal None

8. REGISTERED OWNER OR PERSON ACTING ON THEIR BEHALF

I, Michael Thompson 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: Michael Thompson Digitally signed by Michael Thompson
Date: 2024.12.08 14:39:25 -07'00' Date: December 8, 2024

9. RIGHT OF ENTRY

I, Michael Thompson, on behalf of Owner 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.

Michael Thompson Digitally signed by Michael
Thompson
Date: 2024.12.08 14:39:42 -07'00'

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
0034 946 210 RY8;RLY;12 111 252 135

LEGAL DESCRIPTION

PLAN RY8
THE RAILWAY RIGHT OF WAY
IN E 1/2 & NW 1/4-26-12-27-W4M
CONTAINING IN:

QUARTER	ACRES MORE OR LESS
SE 1/4	6.25
NE 1/4	4.91
NW 1/4	1.34

EXCEPTING THEREOUT FIRST: OUT OF THE NORTH WEST QUARTER THE NORTH
33 FEET AS SHOWN ON PLAN 404R

SECOND: OUT OF THE SOUTH EAST QUARTER AN 80 FOOT STRIP
AS SHOWN ON PLAN 147N

THIRD:

PLAN	NUMBER	HECTARES (ACRES) MORE OR LESS
SUBDIVISION	7810527	PORTION
SUBDIVISION	9212040	0.058 (0.14)
SUBDIVISION	0610896	0.748 (1.85)
SUBDIVISION	0813985	0.193 (0.48)
SUBDIVISION	0814089	0.303 (0.75)
SUBDIVISION	1112576	1.116 (2.76)
ROAD	1112892	0.584 (1.44)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;12;26;NW

ATS REFERENCE: 4;27;12;26;NE

ATS REFERENCE: 4;27;12;26;SE

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF CLARESHOLM

REFERENCE NUMBER: 111 213 782 +6

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

111 252 135 30/09/2011 ROAD PLAN

OWNERS

THE TOWN OF CLARESHOLM.
OF 221 - 45 AVEUNE WEST
CLARESHOLM
ALBERTA T0L 0T0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
041 473 599	14/12/2004	EASEMENT AS TO PORTION OR PLAN:PORTION OVER AND FOR BENEFIT - SEE INSTRUMENT
041 473 600	14/12/2004	EASEMENT AS TO PORTION OR PLAN:PORTION OVER AND FOR BENEFIT - SEE INSTRUMENT
091 072 920	18/03/2009	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TELUS COMMUNICATIONS INC. SULLIVAN STATION 1ST FLOOR, 15079-64 AVENUE SURREY BRITISH COLUMBIA V3S3Z7 AGENT - PROGRESS LAND SERVICES LTD.
141 064 026	13/03/2014	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO GAS AND PIPELINES LTD. 909 11 AVE SW CALGARY ALBERTA T2R1L8

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 20 DAY OF
NOVEMBER, 2024 AT 03:46 P.M.

ORDER NUMBER: 52212309

CUSTOMER FILE NUMBER: 24-03935



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
0021 077 152 147N;113 161 073 785

LEGAL DESCRIPTION

PLAN 147N
BLOCK 113
EXCEPTING THEREOUT:
THAT PORTION IN BLOCK 113 COMPRISED IN RAILWAY STREET ON
PLAN 404R
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;27;12;26
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF CLARESHOLM

REFERENCE NUMBER: 091 223 192

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 073 785	23/03/2016	TRANSFER OF LAND	\$70,000	\$70,000

OWNERS

1544367 ALBERTA LTD.
OF RR 6, P.O. BOX 9, SITE 12
CALGARY
ALBERTA T2M 4L5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
741 064 101	02/07/1974	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "30 FT STRIP"

TOTAL INSTRUMENTS: 001

PENDING REGISTRATION QUEUE

PAGE 2

161 073 785

DRR RECEIVED
NUMBER DATE (D/M/Y) SUBMITTER LAND ID

F00E9VF 01/11/2024 JOHN DHILLON LAW
403-472-3333
CUSTOMER FILE NUMBER:
JD14615

001 TRANSFER OF LAND 147N;113

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 20 DAY OF
NOVEMBER, 2024 AT 03:46 P.M.

ORDER NUMBER: 52212309

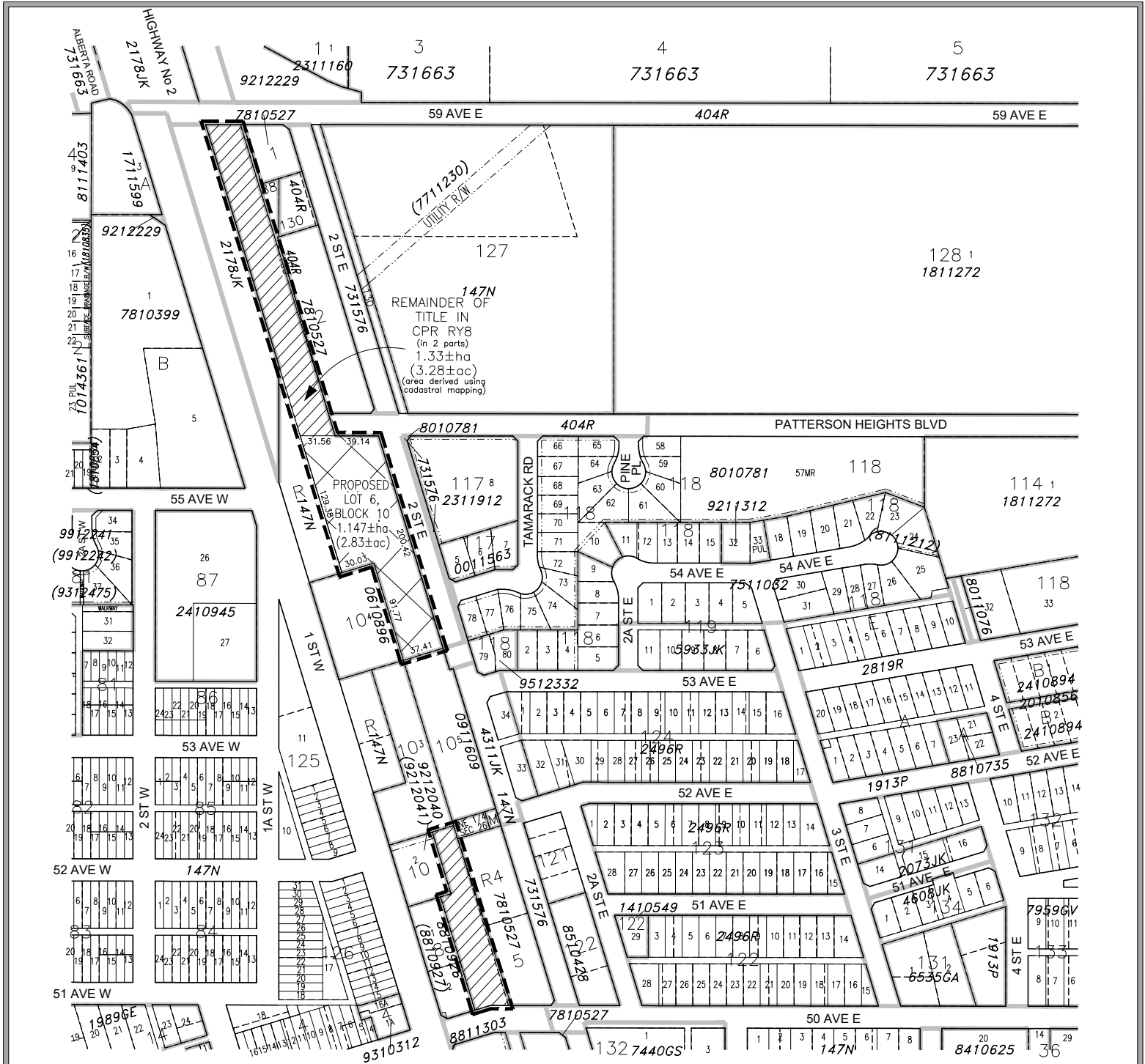
CUSTOMER FILE NUMBER: 24-03935



END OF CERTIFICATE

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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 SKETCH

See tentative plan of subdivision by GeoVerra (AB) Limited Partnership file no. 24-03935

BLOCK 113, PLAN 147N & RAILWAY PLAN RY8

WITHIN NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM

DATE: DECEMBER 18, 2024

FILE No: 2024-0-185





SUBDIVISION SKETCH

See tentative plan of subdivision by GeoVerra (AB) Limited Partnership file no. 24-03935

BLOCK 113, PLAN 147N & RAILWAY PLAN RY8

WITHIN NE 1/4 SEC 26, TWP 12, RGE 27, W 4 M

MUNICIPALITY: TOWN OF CLARESHOLM

DATE: DECEMBER 18, 2024

FILE No: 2024-0-185



December 19, 2024 N:\Subdivision\2024\2024-0-185.dwg



AERIAL PHOTO DATE: 2024



AREAS:

Within Block 113, Plan 147 N = 0.771 ha
 Within Railway Plan RY 8 = 0.376 ha
 Total = 1.147 ha




OWNER(S):

1544367 Alberta Ltd.
 The Town of Claresholm

APPROVING AUTHORITY:

Oldman River Regional Services Commission
 File: _____

LEGEND:

Geo-Reference Point shown thus: 
 Calculated Point shown thus: 
 Area dealt with by this plan bounded thus: 
 All distances are in metres and are from post to post unless shown otherwise.
 Coordinates and bearings are referred to NAD83 (Original) 3TM, referenced to the meridian at 114° W. and were derived from GNSS observations to ASCM 43224.
 Combined Scale factor used = 0.999751
 Geo-Reference Point Coordinates: 5543845.34 N., 29889.78 E.

ABBREVIATIONS:

3TM	3-degree Transverse Mercator	NAD	North American Datum
ASCM	Alberta Survey Control Marker	R/W	Right-of-way
C. of T.	Certificate of Title	Rge.	Range
E.	East	RP	Geo-Reference Point
GNSS	Global Navigation Satellite System	S.	South
ha	Hectare	Sec.	Section
M.	Meridian	Twp.	Township
N.	North	URW	Utility Right-of-way
		W.	West

SURVEYED BY:

Michael Andrew Thompson, A.L.S.



TENTATIVE PLAN
 Showing
SUBDIVISION
 of Part of

Block 113, Plan 147 N
and Railway Plan RY 8
 within
N.E.1/4 Sec.26
Twp.12 - Rge.27 - W.4M.
Town of Claresholm - Alberta
2024



GeoVerra (AB) Limited Partnership
 Toll Free: 1-800-465-6233
 www.geoverra.com

Plan Date: Nov. 27, 2024
Project No.: 24-03935
File: 24-03935-001-SUB-TENT-RO
Initials: AKM - MAT