

SILVER TIP RANCH AREA STRUCTURE PLAN – S.E 18-20-28 W4

BYLAW 76/99

Bylaw 76/99 was reintroduced into the meeting to authorize an amendment to the Silver Tip Area Structure Plan for portions of S.E. and S.W. 18-20-28 W4 to create 36 single family lots of 1+/-acres; to remove the former Seniors Housing Component and to create one Rural Industrial Lot identified as Lot 23.

- 893 Mr. Groeneveld moved second reading.
THE BYLAW WAS PASSED FOR TWO READINGS

Mr. Laycraft moved third and final reading.
THE BYLAW WAS PASSED

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Original ASP March 1996
Amended March 1998
Revised May 1998
Amended May 27, 1999

1.0 Introduction

1.0 INTRODUCTION

1.1 Purpose of the Plan

The Silver Tip Ranch Area Structure Plan and amendments hereto have been prepared pursuant to Section 633(1) of the Municipal Government Act and is in accordance with the requirements of the "Guidelines for the Preparation of Area Structure Plans" as adopted by the Municipality by resolution of Council.

The Plan has a level of detail greater than the Foothills General Municipal Plan and is intended to act as a guide to future subdivision and development in the Plan Area. In accordance with Section 633 (1) of the Municipal Government Act, a Council of a Municipality may, by By-Law, adopt the Plan as a Statutory Plan.

Direction for the plan was provided by the Foothills General Municipal Plan, and should examine and address the following issues:

- a) the proposed land use
- b) the sequence of development
- c) the location of proposed and existing roads and public utilities
- d) the location of reserves
- e) water supply and public sewage provisions
- f) the developability of the land
- g) impacts on surrounding land uses

1.2 Background to the Plan

The objectives of the Plan as amended are as follows:

A. To ensure that the review of any subdivision and/or development proposal is conducted on the basis of approved policies and guidelines for the Plan area;

B. To define a land use strategy which is in conformity with the overall principals of the Foothills Municipal General Plan.

C. To conform to the provisions of the Municipal Government Act, and the Subdivision and Development Regulations 212/95

1.3 The Approval Process

The Municipal District of Foothills No. 31 requires the preparation of the Plan to provide a framework for subsequent subdivision and development within the Plan area.

Consultants were retained by the landowner to prepare the Plan. Following circulation and subsequent reviews, the Plan was presented to Council as a proposed by-law adopting the Plan as the Silver Tip Ranch Area Structure Plan.

1.4 Plan Implementation

The Silver Tip Ranch Area Structure Plan, adopted by Bylaw in accordance with Section 633 of the Municipal Government Act, shall become a statutory document of the Municipal District of Foothills No. 31.

Pursuant to Section 692(1), (f) of the Municipal Government Act, Council held a Public Hearing with respect to the proposed Bylaw.

The Silver Tip Area Structure Plan does not supersede, repeal replace or regulate or otherwise diminish any Statutory Plan in effect in the Plan Area.

1.5 Plan Review and Amendment

While the Area Structure Plan is designed to establish long term planning strategies for the Plan area; changing considerations (environmental, social and economic) may require amendments to the Plan from time to time.

Council should review this Plan from time to time and amend if necessary, and shall hold a public hearing as required by Section 692 (1) of the Municipal Government Act prior to giving second reading to any proposed amendment.

1.6 Interpretation

In this Plan:

- a) **"Concept Plan"** means a land use concept prepared for the Plan area.
- b) **"Council"** means the Council of the Municipal District of Foothills No. 31
- c) **"Plan"** means the Silver Tip Ranch Area Structure Plan
- d) **"Subdivision Approving Authority"** means the Council of the Municipal District of Foothills No. 31.
- e) **"Plan of Subdivision"** means a detailed proposal for development of the land and forms the basis for an application for subdivision.
- f) **"Residual Lands"** means all lands within the Plan Area which are not identified for residential, commercial, roadway and utility uses by the Plan.
- g) **"Municipal Reserve" (MR)** as defined by Section 666(1) of the Municipal Government Act.
- h) **"Environmental Reserve (ER)** as defined by Section 554(1) of the Municipal Government Act.

1.7 Legislative Framework

1.7.1 The Municipal Government Act

The Municipal Government Act as amended to this date sets out the requirements for an Area Structure Plan in Section 633(2) as follows:

An Area Structure Plan

- (a) must describe:
 - i) the sequence of development proposed for the area;
 - ii) the land uses proposed for the area, either generally or with respect to specific parts of the area;
 - iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
 - iv) the general location of major transportation routes and public utilities;

and

- (b) may contain any other matters the Council considers necessary."

1.7.2 The General Municipal Plan

The Foothills General Municipal Plan, adopted by Council is a statutory planning document affecting land use within the Municipal District of Foothills.

Pursuant to the Foothills General Municipal Plan, and based on the lower capability agricultural land classification the appropriate land uses for the Plan Area include the following:

- a. Residential
- b. Commercial
- c. Recreational/Open Space
- d. Rural Industrial

Specific policies designed to achieve the objectives contained in the General Municipal Plan are as outlined in the General Municipal Plan and this Area Structure Plan.

2.0 The Plan Area

2.0 THE PLAN AREA

2.1 Regional/Municipal Location

The plan area lies a short distance north and east of the Hamlet of Aldersyde and lies within the southeast quadrant of the proposed grade separated interchange at Highway 2 and S.R. 547. The plan area lies within the Municipal District of Foothills No. 31.

2.2 Definition of the Plan Area

2.2.1 Boundaries of the Plan Area

The Plan Area is described as those portions of Section 18; Township 20; Range 28; West of the 4th Meridian which lie north and west of the Highwood River. Highway #2 borders the Planning Area on the west and Secondary Road #547 forms the north limit of the Planning Area. The Plan Area contains 100.22 ha (247.64 acres) more or less.

The Plan location is illustrated in Figure 1 and the Planning Area is illustrated in Figure 2. The titles for the Plan area are included in the Appendix under the Land Ownership section.

For the purpose of this Plan, the boundaries of the various land uses and the transportation components contained within the Plan Area shall be considered approximate only, and minor variations thereto shall not require an amendment to the Plan.

2.2.2 General Physical Description

The Plan area lies within the prairie area of the Municipal District and the land is described as generally flat with the Highwood River forming the southern and eastern boundary of the area. An escarpment exists throughout the southern river valley area and decreases in height towards the east. The site, a former tree farm has a variety of stock still exists on the upper portions of the site. Native vegetation is confined to the river valley lands.

Existing buildings include a house, workshop/office and a variety of storage buildings located in the southwest portion of the site. A second residence and accessory buildings is located on a separate titled lot in the northeast quadrant of the Plan area.

Natural drainage within the Plan area is generally to the south and east towards the river valley.

3.0 Plan Objectives

3.0 PLAN OBJECTIVES

3.1 Goals and Objectives of the Plan

- To plan a country residential development achieving the highest design, aesthetic and environmental standards and in conformance with existing provincial, regional and municipal policy documents.
- To act as a guide under which the Municipal District can review and evaluate specific development proposals
- To provide a framework for subsequent subdivision and development proposals.
- To establish policies which will direct proposed land use, open space, population density, location of transportation routes, location and methods of utility servicing, phasing of development, site specific issues such as escarpment and highway set-backs and such other matters as Council deems necessary.

3.2 Principles of Development

The major objectives of development are as follows:

- a) to ensure all development is in accordance with current statutory policy and municipal standards.
- b) to provide for a variety of residential land uses in a manner which is sensitive to the rural surroundings and environment.
- c) to provide a high quality of design and development for all residential, commercial, community developments and utilities.
- d) encourage recreational development that is compatible with the rural surrounding and takes advantage of natural physical features and large areas of land.
- e) to provide, where appropriate, commercial uses to serve the needs of the residential uses within and adjacent to the Plan area.
- f) to address significant historic sites in the Plan area.
- g) to ensure that the school and recreational land needs are met through the provision of municipal reserve.
- h) to establish future highway requirements that will provide for the safe and efficient movement of traffic in accordance with the long term goals of Alberta Transportation and Utilities.
- i) to provide a high level of services which will not detrimentally affect adjacent and downstream communities.
- j) to develop an efficient internal roadway and service road system.
- k) to phase development in a logical and efficient manner.
- l) to ensure that all development on or near environmentally significant areas (ESA) is controlled in accordance with policies satisfactory to Alberta Environment and the Municipal District of Foothills.
- m) to allow the utilization of such environmentally areas for public and private outdoor recreational activities such as walking, hiking, bicycling, fishing and scenic view appreciation.

4.0 Plan Policies

4.0 PLAN POLICIES

4.1 The Plan Concept

This section discusses the implementation of the Area Structure Plan objectives and principles of development identified in Section 3.0 as applied to the Silver Tip Ranch Plan Area and reflected in the Concept Plan (Figure 3)

Goal:

To comprehensively plan a country residential development achieving the highest design, aesthetic and environmental standards and in conformance with existing provincial, regional and municipal policy documents.

The Silver Tip Ranch Area Structure Plan provides the Municipal District of Foothills with a planned development consisting of country residential land use, recreational development including an integrated open space system, and rural industrial/commercial development .

The Plan provides the Municipal District of Foothills with a framework on which to evaluate future redesignation and subdivision applications within the Plan Area. It also allows for but is not limited to:

- i) the provision of water supply by way of a Municipal system and sewage treatment and disposal through individual septic tank and field systems for the country residential lots and the rural industrial and commercial sites as approved by Alberta Environmental Protection and/or Alberta Labour;
- ii) the provision of community open space facilities, trails and a picnic area;
- iii) economic viability of the amenities and infrastructure both in terms of utility servicing and recreation uses; by comprehensively planning and developing the entire area, and;
- iv) the review and resolution of external transportation issues prior to development

Principle: To ensure all development is in accordance with current statutory policy and municipal standards.

Figure 3 conceptually illustrates a proposed land use plan for the Plan Area. The Plan provides for a variety of country residential uses (where the number of residential parcels and dwelling units are based on the land capability), rural industrial/commercial, municipal reserve (MR) and environmental reserve (ER) provisions. Key elements of the concept plan are detailed in the background report extracts and information appended to this Area Structure Plan.

The key land use elements are the open space system; which provides a community focus and facilities and the residential lands with the required utility systems, which form the basis for the development economics.

The proposed development layout is aimed at maximizing the site potentials as regards topography and views and minimizing any impact on adjacent lands or uses.

The overall theme of the concept provides a comprehensively designed residential development in a park like setting, which is in keeping with the current legislation, is in harmony with the natural features of the site and has no adverse impact on surrounding land uses.

4.2 Land Use Component

4.2.1 Country Residential

Principle: *To provide for a variety of residential land uses in a manner which will minimize the loss of higher capability agricultural land and be sensitive to the rural surroundings and environment.*

Policies:

- 4.2.1.1 The country residential development shall conform to provisions of the Land Use By-law including the general and specific setback requirements from highways, property lines and internal roads.
- 4.2.1.2 The country residential lot sizes (Lots 1-3 and 5-22) shall be 1.416 ha (3.50 acres) more or less in area. (Note: Lot numbers are as per Figure 3.)
- 4.2.1.3 Lots 24, 25 and 27 will accommodate single family residential development in a 0.4ha (1 acre) lot development form.
- 4.2.1.4 All subdivision and Development shall be in conformity with the provisions of the Municipal Government Act, the Subdivision and Development Regulations.
- 4.2.1.5 All subdivision and development shall conform to the relevant guidelines of Alberta Environment and Alberta Transportation and Utilities.
- 4.2.1.6 Development Approval shall be conditional upon a signed Development Agreement between the Municipal District of Foothills and the Developer.
- 4.2.1.7 All utilities and roads shall be developed in keeping with municipal and provincial standards as follows.
 - i) Municipal water supply shall be developed for each lot in accordance with Alberta Environment standards and licensing procedures.
 - ii) The Silver Tip ASP can be served by the following form of sewage treatment and disposal:
 - Conventional septic tank and field or individual mechanical treatment systems in accordance with

guidelines established by Alberta Labour in the Alberta Private Sewage Treatment and Disposal Regulations and Alberta Environmental Protection.

- iii) Access roads shall be designed in accordance with Municipal standards and shall be approved by the M.D's engineer.
- iv) Installation of underground power, gas, telephone and cable TV service shall be completed at the developer's expense to all lots in accordance with the franchised utility company designs and standards.
- v) Trail systems shall be completed at the developer's expense and maintained by the community association formed to undertake post-development operations of specific requirements and facilities.
- vi) Provision shall be made for garbage pick-up and disposal from the development to a Municipally approved disposal site.
- vii) Utility rights of way provided in accordance with Figure 4.

4.2.2 Commercial

Principle: *To provide, where appropriate, commercial uses to serve the needs of the residential uses within and adjacent to the Plan area.*

Part 6.0 of the Municipal District's General Municipal Plan addresses commercial development. Stated specific objectives include:

- a) To accommodate local commercial development where adequate demand exists.
- b) To accommodate commercial development as an ancillary use to the primary use on a site, where appropriate.

Policies:

4.2.2.1 Proposed commercial land uses shall:

- i) be scaled to serve the planned area and the surrounding area.
- ii) the range of commercial uses located in the commercial area shall be in accordance with those permitted by the Municipal District of Foothills Land Use Bylaw

- iii) shall include within the “market square” development recreation and commercial facilities to serve the housing development and the general needs of the total development.
- iv) be sited in a way which provides the reasonable and safe road access to the satisfaction of the Municipal District and Alberta Transportation.
- v) be architecturally controlled based upon the overall architectural theme including landscaping, signage, parking and lighting.
- vi) A water system supplied from a Municipal supply system for each “development site”, storage reservoir, treatment (as required based on water quality tests) and pumping and distribution system to “individual uses” shall be developed in accordance with Alberta Environment standards and licensing procedures.
- vii) A sewer collection, treatment and disposal system shall be provided for sewage treatment in accordance with guidelines established by Alberta Labour in the Alberta Private Sewage Treatment and Disposal Regulations or Alberta Environmental Protection Guidelines .
- ix) Access roads shall be designed in accordance with Municipal standards and shall be approved by the Municipal District’s engineer.
- ix) Installation of underground power, gas, telephone and cable TV service shall be completed at the developer’s expense to all lots in accordance with the franchised utility company designs and standards.
- xi) provision shall be made for garbage pick-up and disposal from the development to a Municipally approved disposal site.

4.3 Environmental Considerations

4.3.1 Environmentally Significant Area (ESA)

Principles: *To allow the utilization of such areas for public and private outdoor recreational activities such as walking, hiking, bicycling, and fishing.*

To ensure that all development on or near environmentally significant areas (ESA) is controlled in accordance with policies satisfactory to Alberta Environment and the Municipal District of Foothills.

The Municipal District of Foothills General Municipal Plan identifies this portion of the Highwood River as a major scenic and recreational resource as well as an important part of the environmental corridor between the Bow River and the Forest Reserve.

The General Municipal Plan further sets out several policies which apply to these Environmentally Significant Areas (ESA) and the Concept Plan included on Map No. 3 respects these policies and is in keeping with the following specific policies for the Plan Area.

Policies:

- 4.3.1.1 Environmentally Significant Area within the Plan Area may be utilized for recreational uses to the satisfaction of Alberta Environment and the Municipal District of Foothills.
- 4.3.1.2 Any subdivision or development shall recognize the slope conditions in the Plan Area and set-backs shall be in accordance with the requirements of the Municipal District Land Use Bylaw (30 meters from the top or toe of any escarpment having a slope of 15% or greater) and the recommendations of a qualified professional to the satisfaction of the Municipal District and Alberta Environment.
- 4.3.1.3 Any subdivision and development shall recognize the 1:100 year flood limitations of the Highwood river and all building sites shall be located to the satisfaction of Alberta Environment.
- 4.3.1.4 All setbacks from the river shall be in accordance with the requirements of Alberta Environment.
- 4.3.1.5 The dedication of environmental reserves (ER) in those areas not suitable for subdivision or development shall be considered at the plan of subdivision stage.

4.4 Reserves - Municipal/School/Environmental

Principle: *To ensure that the school and recreational land needs are met through the provision of municipal reserve.*

Capacity currently exists within area schools to accommodate the projected student population from the Plan Area therefor no provision for school reserve is made within the Plan Area.

Policies:

- 4.4.1 Municipal reserve has been dedicated as required by the Municipal Government Act and the Subdivision Regulations.
- 4.4.2 Lands dedicated for Municipal Reserve should be of similar quality as lands being utilized for development.

- 4.4.3 Environmental Reserve has been dedicated adjacent to the Highwood River to provide development set-back as required by statutory legislation and to protect the proposed development from the 1:100 year flood line as determined by Alberta Environment.
- 4.4.4 Environmental reserve as determined by the Council and Alberta Environment has been dedicated on the slopes adjacent to the river to protect both the slope and the setback from the top of slope where required.
- 4.4.5 The development and maintenance of open space facilities, trails picnic area, landscape boulevards, irrigation system and water features within the municipal reserve lands and boulevards, shall be the sole responsibility of the Silver Tip Community Association.

4.5 Transportation

Principles: *To establish future highway requirements that will provide for the safe and efficient movement of traffic in accordance with the long term goals of Alberta Transportation and Utilities.*

To develop an efficient internal roadway and service road system.

The timing of the intersection upgrade at Highway 2/S.R. 547 is unknown at this time, however, all land planning and approved construction have accounted for the long term requirements for access with any temporary requirements being provided as deemed necessary by Alberta Transportation.

Future design plans provided by Alberta Transportation for the upgrading of Highway 2 in the immediate area and the creation of a grade separated interchange with Secondary Highway No. 547 have been incorporated into the Concept Plan as shown on Figure No. 3. Figure 4 outlines the long term access plans for the immediate area designed in accordance with Alberta Transportation and Utilities requirements for the Highway 2/S.R. 547 interchange. Access to the proposed development is shown from Secondary Highway 547 with secondary access provision to the future service road on the west boundary of the property.

The intersection improvements required at the access road intersection with Secondary Highway 547 will be determined by the Municipal District of Foothills No. 31 during the circulation process of a plan of subdivision. Acceleration and deceleration lanes at the main entrance location on S.R. 547 are likely to be an integral part of development requirements and will be provided for through the necessary development agreements.

Internal roadways will be accommodated on 30 meter right of ways and developed to Municipal Standards and complete with a paved surface.

Policies:

- 4.5.1 Access to the Plan Area shall be limited from S.R. 547 and the proposed service road which will bound the plan area on the north and west. Direct access onto Highway 2 shall not be permitted.
- 4.5.2 Road access to the Commercial sites shall be provided by way of a service road layout or internal development roads, with controlled access.
- 4.5.3 Internal access and roadways shall be designed in accordance with Municipal Standards.
- 4.5.4 All land uses proposed shall provide for their full parking requirements as outlined in the Land Use Bylaw.
- 4.5.5 Access to lands in the northwest quarter of Section 7 shall be provided by way of the service road proposed on the east side of Highway No. 2.
- 4.5.6 Emergency access shall be provided in a form and location acceptable to the Municipal District of Foothills No. 31.

4.6 Density

Principle: To provide a range of densities and residential product aimed at the marketplace

The amendments to the Plan for residential sites provide for the following development densities in the form of single family residential developments on a 0.4 ha (1 acre) lot.

- Lot 24 - 17 single family residential units
- Lot 25 - 11 single family residential units
- Lot 27 - 8 single family residential units

4.7 Phasing

Principle: To phase development in a logical and efficient manner.

Given the size and scope of the project a logical phasing plan which considers such factors as servicing, access capacity and potential market absorption is contemplate.

The phasing schedule considers those items along with the provision for development of the recreation component prior to the development and sale of residential sites.

The residential sites are broken into phases which addresses both market absorption and the servicing considerations. In each instance one or more of these phases may occur concurrently depending upon the market and general economic conditions prevailing at the time. The actual phasing may be varied as a result of detailed utility design and development plans without the need to amend this Plan.

Proposed Phasing

- Phase 1 - Residential Lots 1 to 3; 5 to 20 & 22; 20 units
Phase 2 - Residential Lots 24, 25 & 27; 17+11+8 = 36 units
Phase 3 - Highway Commercial/Commercial Lots 23, 29 & 30;
Phase 4 - Commercial Lot 31

4.8 Utility Services

Principle: *To provide a high level of services which will not detrimentally affect adjacent and downstream communities.*

The Plan Area is to have a high quality of development standard in all areas including, the water and sewer systems, roadways, landscaping, signage and architectural guidelines/restrictive covenants, aimed at creating a quality residential environment.

The developer shall develop a set of community development guidelines as an integral part of the Development Agreement process, which will include control of the standards of development and operation of all communal utilities.

All utilities and roads will be developed in keeping with municipal and provincial standards as follows.

Policies:

4.8.1 Water Supply, Storage, and Distribution

- 4.8.1.1 Municipal water supply shall be provided for each lot or block in accordance with Alberta Environment standards and licensing procedures.
- 4.8.1.2 All capital costs associated with the provision of the facilities will be the sole responsibility of the developer.

4.8.2 Sanitary System

- 4.8.2.1 Sanitary treatment shall be provided for each lot or block for sewage treatment and disposal in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection as outlined in section 4.2.1.7 (ii) of this Plan.
- 4.8.2.2 All capital costs associated with the provision of the facilities will be the sole responsibility of the developer.

4.8.3 Storm Drainage System

- 4.8.3.1 A system of surface and subsurface drainage integrated with the road system shall form the basis for run-off control within the development area. The open space overland flows will be directed to

discharge to the water features within the site and ultimately to the Highwood River.

- 4.8.3.2 Prior to any plan of subdivision approval, a master drainage and grading plan shall be prepared by a qualified professional for the development area. This Plan shall be to the satisfaction of the Municipal District of Foothills.

4.8.4 Shallow Utilities

- 4.8.4.1 Extension of shallow utilities and their associated costs shall be the sole responsibility of the developer. The right of way and servicing requirements shall be determined at the plan of subdivision preparation stage.

4.9 Other Services

4.9.1 Police Service

Police service to the Plan Area will be provided by the RCMP detachments at Okotoks and High River.

4.9.2 Fire Services

The Plan Area is in an area of the Municipal District which is almost an equal distance from the Towns of High River and Okotoks can be serviced by the fire departments in each case.

4.9.3 Ambulance and Hospital

The High River District Ambulance Services provides service to this area and the Hospital is located in the Town of High River 12 km to the south.



South Alberta Land Registration District

LAND TITLE SEARCH

SEARCH DATE: 07/09/1993

S

PAGE 1

LINC
0022 999 593

SHORT LEGAL
4;28;20;18;SE

TITLE NUMBER
921 205 444

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTH EAST QUARTER OF SECTION 18
TOWNSHIP 20
RANGE 28
WEST OF THE FOURTH MERIDIAN WHICH LIES TO THE NORTH AND WEST
OF THE CENTRE LINE OF THE HIGHWOOD RIVER ON PLAN 3462GA
CONTAINING 33.4 HECTARES (82.4 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
SUBDIVISION PLAN 9211335 CONTAINING 3.24 HECTARES
(8.01 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

D.C.T. ISSUED: NO

REFERENCE NUMBER: 921 168 657 +1

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S)		VALUE	CONSIDERATION
		DOCUMENT	TYPE		
921 205 444	20/08/1992	TRANSFER OF LAND		\$120,000	NOMINAL

OWNERS

THE WESTERN CATTLE COMPANY INC..
OF P.O. BOX 1080,
OKOTOKS
ALBERTA T0L 1T0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
831 196 813	26/10/1983	EASEMENT "EXTENDED BY AN EASEMENT"
841 155 868	18/09/1984	EASEMENT "EXTENDED BY"
841 168 575	11/10/1984	EASEMENT "EXTENDED BY"
871 057 343	10/04/1987	MORTGAGE MORTGAGEE - PROVINCE OF ALBERTA TREASURY BRANCHES. ESSO PLAZA 420 2 ST SW CALGARY ALBERTA ORIGINAL PRINCIPAL AMOUNT: \$2,000,000
381 135 267	04/08/1988	EASEMENT "EXTENDED BY AN EASEMENT OVER SOUTH WEST QUARTER OF SECTION 18"

ENCUMBRANCES, LIENS & INTERESTS

8

REGISTRATION 921 205 444

NUMBER	DATE (D/M/Y)	PARTICULARS	PAGE
881 136 235	05/08/1988	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "PORTION DESCRIBED"	2
881 137 299	09/08/1988	LIEN BY - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA RURAL ELECTRIFICATION LIEN	
901 057 402	02/03/1990	MORTGAGE MORTGAGEE - PROVINCE OF ALBERTA TREASURY BRANCHES. 420-2ND STREET S.W. CALGARY ALBERTA T2P3K4 ORIGINAL PRINCIPAL AMOUNT: \$500,000	
921 168 659	10/07/1992	EASEMENT OVER SE1/4 18-20-28-4 FOR BENEFIT OF LOT 1 BLOCK 4 PLAN 9211335 (PLAN 9211336)	

TOTAL INSTRUMENTS: 009	*END OF SEARCH 07/09/1993* SR# - S3669403 /ACCOOPER
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South Alberta Land Registration District

LAND TITLE SEARCH

SEARCH DATE: 07/09/1993

S

PAGE 1

LINC
0012 947 701

SHORT LEGAL
4;28;20;18;SW

TITLE NUMBER
901 055 979 +2

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION 18
IN TOWNSHIP 20
RANGE 28
WEST OF THE 4TH MERIDIAN
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

(A)	PLAN	NUMBER	HECTARES	ACRES
	RAILWAY	R.Y. 8	0.032	0.08
	ROAD	9010397	6.40	15.8

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

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

D.C.T. ISSUED: NO

REFERENCE NUMBER: 891 006 103 A .

REGISTERED OWNER(S)					
REGISTRATION	DATE(DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
901 055 979	01/03/1990	ROAD	PLAN		

OWNERS

THE WESTERN CATTLE COMPANY INC..
OF P.O. BOX 1080,
OKOTOKS
ALBERTA T0L 1T0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
831 196 813	26/10/1983	EASEMENT "SUBJECT TO AN EASEMENT IN FAVOUR OF SE 1/4 (NORTH 22 METRES)"
841 155 868	18/09/1984	EASEMENT "EXTENDED BY"
841 168 575	11/10/1984	EASEMENT "EXTENDED BY"
851 138 725	21/08/1985	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
861 003 545	08/01/1986	LIEN BY - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA. RURAL ELECTRIFICATION LIEN

ENCUMBRANCES, LIENS & INTERESTS

10

REGISTRATION 901 055 979 +2

NUMBER DATE (D/M/Y) PARTICULARS PAGE 2

871 057 343 10/04/1987 MORTGAGE
MORTGAGEE - PROVINCE OF ALBERTA TREASURY BRANCHES.
ESSO PLAZA 420 2 ST SW CALGARY
ALBERTA
ORIGINAL PRINCIPAL AMOUNT: \$2,000,000

881 135 267 04/08/1988 EASEMENT
"SUBJECT TO AN EASEMENT IN FAVOUR OF PORTION OF
SOUTH EAST QUARTER OF SECTION 18"

901 057 402 02/03/1990 MORTGAGE
MORTGAGEE - PROVINCE OF ALBERTA TREASURY BRANCHES.
420-2ND STREET S.W.
CALGARY
ALBERTA T2P3K4
ORIGINAL PRINCIPAL AMOUNT: \$500,000

921 168 660 10/07/1992 EASEMENT
OVER SW1/4 18-20-28-4 FOR BENEFIT OF
LOT 1 BLOCK 4 PLAN 9211335
(PLAN 9211336)

TOTAL INSTRUMENTS: 009 *END OF SEARCH 07/09/1993* SR# - S3669403 /ACOOOPER

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
961 221 147

REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

LOCAL INSTRUMENTS: 001 *END OF SEARCH *
YOUR FILE #: MB/RODRIGUES

SR# - J499447 /AR0406

A. L. T. A.

SOUTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 21/07/1998

S		
LEGAL	SHORT LEGAL	TITLE NUMBER
0015 777 147	4;28;20;18;NW	961 221 147

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 20
SECTION 18
THAT PORTION OF THE NORTH WEST QUARTER
WHICH LIES SOUTH OF ROAD PLAN 4267 J.K.
AND EAST OF SUBDIVISION PLAN 4944 I.B.
CONTAINING 7.33 HECTARES (18.11 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ES STATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

D.C.T. ISSUED: NO

REFERENCE NUMBER: 931 305 716

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
9 1 221 147	24/09/1996	TRANSFER OF LAND	\$90,000	\$90,000

OWNERS

THE WESTERN CATTLE COMPANY INC..
OF P.O. BOX 1080,
OCTOKS
ALBERTA T0L 1T0
(DATA UPDATED BY: 961238741)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
8 1 170 547	09/10/1985	UTILITY RIGHT OF WAY

A. L. T. A.

SOUTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 21/07/1998

S		
L-NC	SHORT LEGAL	TITLE NUMBER
0 15 777 155	4;28;20;18;NE	971 060 847

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 20
SECTION 18
T AT PORTION OF THE NORTH EAST QUARTER
W ICH LIES SOUTH OF ROAD PLAN 4267 J.K.
CONTAINING 8.72 HECTARES (21.54 ACRES) MORE OR LESS
EXCEPTING THEREOUT:
PLAN NUMBER HECTARES ACRES
SUBDIVISION 3656 J.K. 3.24 8.00
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPAL DISTRICT OF FOOTHILLS NO. 31

DEED. ISSUED: NO

REFERENCE NUMBER: 921 107 139

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
971 060 847	04/03/1997	TRANSFER OF LAND	\$73,000	TRANSFER

OWNERS

THE WESTERN CATTLE COMPANY INC..
O P.O. BOX 1080,
OAKTOKS
ALBERTA T0L 1T0

BLOCK A
4844 M

NW 1/4 SEC
18-20-28-4

NW 1/4
18-20-

0.43
200°22'
78.87

90°

210.84

111.21

27.39

FD Ld

2.77

EXISTING 46.96 ac
SW 1/4 SEC
18-20-28-4

PROPOSED 10.0% ac

LOT 3
BLOCK 2
4.358 Ha

SW 1/4 SEC
18-20-28-4

PROPOSED
2.0%
LOT 2
BLOCK 2
0.809 Ha

LOT 26 MR

2210038

LOT 26 MR

2210038

EXISTING 14.28 ac

LOT 1 MR

BLOCK 2

8.617 Ha

LOT 26 MR

PLAN 981 2597

ROAD WIDENING PLAN 901 039

30m ROAD PLAN

SILVERTIP

UNIT 38

UNIT 38

UNIT 34

UNIT 33

GATE

UNIT 37

UNIT 36

UNIT 35

UNIT 34

UNIT 33

UNIT 32

UNIT 31

UNIT 30

UNIT 29

UNIT 28

UNIT 27

UNIT 26

UNIT 25

UNIT 24

UNIT 23

UNIT 22

UNIT 21

UNIT 20

UNIT 19

UNIT 18

UNIT 17

DRIVE

PLAN 001 0395

UNIT 6

UNIT 5

UNIT 4

LOT 4 MR
PLAN 981 2597

UNIT 3

UNIT 2

UNIT 1

EXISTING PARCELS

INTEROFFICE MEMORANDUM

TO: WESTERN CATTLE CO/M.D. OF FOOTHILLS FILE
FROM: COREENA CARR, SUBDIVISION OFFICER
SUBJECT: SUBDIVISION/BOUNDARY ADJUSTMENT
DATE: 10/26/00
CC:

Bob Elliott called to indicate what was involved in the subdivision. The application is in fact a boundary adjustment between the balance lands and the existing MR parcel. The application also involves a subdivision to Create two new lots. The existing MR lot is being extended to the north along the east boundary. The northwest corner of the M.R is being incorporated into both Lot 2 and Lot 3.

1.99 acres of land will be subdivided from both existing lots. This lot will belong to the M.D. This was originally approved for the building site however, the M.D. now has the option of selling this lot for revenue.

10.77 acres of land will be subdivided from both existing lots. This will be Mr. Elliotts'. This lot will be utilized for single storey commercial buildings and uses. Mr. Elliott will be responsible for construction of the road. Power and Gas are existing along the road however, power and gas for the commercial lot will be separate determined by the uses approved on site. Water will not be required as part of the approval on Lot 3 until the uses for the commercial lot are determined. Th water currently extends 50m onto the property.

The parcels are Direct Control District zoning. (#7).