

**March 3, 2026**  
**SUBDIVISION AND DEVELOPMENT APPEAL BOARD**  
**HEARING AGENDA**  
**COUNCIL CHAMBERS AND VIDEOCONFERENCE**  
**2:00 p.m.**

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**1. CALL TO ORDER (2:00 p.m.)**

**2. SCHEDULE OF HEARINGS:**

2.1. Appellant: Trevor & Meaghan Sheehan 026-STU-005 Subdivision Appeal

**3. ADJOURNMENT**

# Appeal #1

026-STU-005 - Appealing the Subdivision Authority's refusal to create four parcels consisting of: 28.53 hectares, 5.83 hectares, 17.81 hectares, and 3 hectares from 55.33 hectares.

**SUBDIVISION & DEVELOPMENT APPEAL BOARD**

<b>Site Information:</b>	
Municipal Address of site:	24430 Twp Rd
Legal land description of site: (‘plan, block, lot’ and/or ‘range-township-section-quarter)	SW 17-55-24-W4M
Development Permit number or Subdivision Application number: File No. 2025-S046	Date Received Stamp

<b>Appellant Information:</b>		
Name:	Phone:	Agent Name: (if applicable)
Trevor & Meaghan Sheehan	Severed in line with s.20 of ATIA	

**Severed in line with s.20 of ATIA**

**APPEAL AGAINST** (Check ONE Box Only) for multiple appeals you must submit another Notice of Appeal

<b>Development Permit</b>	<b>Subdivision Application</b>
<input type="checkbox"/> Approval	<input type="checkbox"/> Approval
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/> Conditions of Approval
<input type="checkbox"/> Refusal	<input checked="" type="checkbox"/> Refusal

<b>Stop Order</b>
<input type="checkbox"/> Stop Order

**REASON(S) FOR APPEAL** Sections 678 and 686 of the *Municipal Government Act* require that the written Notice of Appeal must contain specific reasons

See attached page titled 'Reason(s) for Appeal'

(Attach a separate page if required)

The personal information collected will be used to process your request for a hearing before the Subdivision and Development Appeal Board and is collected under the authority of the Municipal Government Act (MGA) and the Freedom of Information and Protection of Privacy Act (FOIP). Your information will form part of a file available to the public. If you have any questions about the collection and use of this information, please contact the Sturgeon County FOIP Coordinator at 9613-100 Street, Morinville, Alberta, T8R 1L9 (780) 939-4321.

Signature of Appellant/Agent	February 12, 2026
Severed in line with s.20 of ATIA	

<b>FOR OFFICE USE ONLY</b>		
SDAB Appeal Number:	Appeal Fees Paid:	Hearing Date:
	<input type="checkbox"/> Yes <input type="checkbox"/> No	YYYY/MM/DD

## APPEAL SUBMISSION INFORMATION

The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date of the appeal, as specified in the *Municipal Government Act*. Otherwise the appeal will not be processed.

## FILING INFORMATION

### MAIL OR DELIVER TO:

Secretary, Subdivision & Development Appeal Board  
9613-100 Street  
Morinville, AB T8R 1L9

**\*Please note that the Notice of Appeal form will not be processed until the fee calculated in accordance with the County's current *Fees & Charges Schedule* is received.**

## APPEAL PROCESS

### Who can appeal?

#### Subdivision appeals:

- The applicant for subdivision approval, pursuant to Section 678(1)(a) of the *Municipal Government Act*.
- Government Departments to which subdivision applications are required to be referred for comment, pursuant to Section 678 (1)(b) of the *Municipal Government Act*.
- School authorities on limited issue with respect to allocation of municipal and school, pursuant to Section 678(1)(d) of the *Municipal Government Act*.

Please note: The *Municipal Government Act* does not provide for adjacent owners to appeal but they are entitled to be notified of an appeal and to be heard at the Board hearing.

#### Development appeals:

Development appeals may be filed by anyone who is affected by a decision of the Development Authority in relation to a development proposal. Appeals may not be filed for a permitted use unless the Development Authority relaxed, varied or misinterpreted the Land Use Bylaw.

#### For further information:

If you require additional information regarding the appeal deadlines and the procedures of the Board, please contact the Secretary of the Subdivision and Development Appeal Board at:

Phone: 780.939.4321

Email: [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca)

TREVOR SHEEHAN

Receipt Number: 202600804  
 GST Number: 107747412RT0001  
 Date: 2026-02-13  
 Initials: SRH

Account	Description	Prev Bal	Payment	Balance
16APP	APPEAL FEES - LEGISLATIVE SE		\$100.00	
			Subtotal: \$100.00	
			Taxes: \$0.00	
			Total Receipt: \$100.00	<u>Cheque No.</u>
			Visa: \$100.00	
			Total Monies Received: \$100.00	
			Rounding: \$0.00	
			Amount Returned: \$0.00	

### **Reason(s) for Appeal**

We understand that the refusal of our proposed subdivision is based on the application of maximum agricultural density policies; however, we are requesting that the historic and existing fragmentation pattern of the subject quarter section and the existing residential and agricultural development pattern present on the lands be considered.

The subject quarter section has been physically and legally fragmented by railway expropriations that occurred in 1914 and 1927. These expropriations created linear parcel divisions across the quarter section that permanently altered the parcel configuration. Although portions of the railway corridors have since been abandoned and redistricted to Agricultural, the resulting parcel pattern and title structure remain.

As a result of these historic expropriations and subsequent development, eight (8) separate titles exist on the quarter section. Residential and agricultural improvements have been established along portions of the former rail alignments, and the remainder of the lands (the 136.4-acre subject property) are currently being farmed by three (3) separate local farmers due to the existing parcel configuration.

Our position is that the proposed creation of three (3) parcels aligned with the historic railway pattern does not introduce new fragmentation into an intact agricultural parcel but rather recognizes and rationalizes an existing fragmentation pattern that has existed for over 100-years. These parcels follow historic and physical boundaries and reflect the long-established operational realities of the land.

The proposed 3.0-hectare (ha) (7.41-acre) farmstead severance is associated with an existing residence, established agricultural outbuildings and existing perimeter fencing. The proposed subdivision does not create a new residential incursion into agricultural land but rather separates an existing and long-established yardsite from the surrounding agricultural lands. The farmstead parcel represents a small proportion of the larger 20.81 ha (51.42-acre) parent parcel and does not materially impact the agricultural viability of the remaining lands.

The proposed subdivision therefore reflects:

- historic infrastructure-driven fragmentation of the land that has existed for over 100-years
- existing title and parcel patterns on the land
- existing residential and agricultural improvements on the land
- current multi-operator agricultural use of the land
- logical and orderly land use planning outcomes

We are requesting that the Subdivision Development and Appeal Board consider the historic origin of fragmentation of the land, the existing number of titles already present on the quarter section, and the existing residential and agricultural development pattern that has been established on the lands for decades.

It is our submission that in this specific and unique context the proposed subdivision is reasonable, logical, and consistent with the intent of agricultural land use planning and we are requesting that it be approved.

February 17, 2026

SDAB File Number: 026-STU-005

To: Trevor & Meaghan Sheehan

**NOTICE OF  
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-17-55-24-W4M 24430 Township Road 552
Subdivision Application Number:	2025-S-046
Decision Regarding Proposed Subdivision:	Refusal of the Subdivision Authority to create four parcels based on the existing fragmentation of the property consisting of: 28.53 hectares, 5.83 hectares, 17.81 hectares, and 3 hectares from 55.33 hectares.

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Your appeal to the Subdivision and Development Appeal Board (SDAB) respecting the above-noted matter was received on February 13, 2026. In accordance with section 680(3) of the *Municipal Government Act*, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days after receipt of a notice of appeal.

Take notice that this Subdivision and Development Appeal Board hearing is scheduled for **March 3, 2026 at 2:00 p.m.** in the Council Chambers of Sturgeon County Centre, 9613 – 100 Street, Morinville, Alberta.

The hearing may also be attended via videoconference, which will take place through the Microsoft Teams platform. If you plan to access the hearing this way, please notify the undersigned at least 24 hours prior to the hearing. Please test Microsoft Teams in advance of the hearing as there will not be an opportunity to do so once the hearing is commenced. Alternatively, you may participate by telephone only. If you choose this option, please dial 1-647-749-9426 (toll) or 833-841-6740 (toll free) and then when prompted enter conference ID 475 855 937#. This should connect you directly into the hearing.

When an appeal is received, the Appellant has the right to make a written submission and attend the hearing. Should you wish to exercise this right, your written submissions should be addressed to the undersigned and sent by email to [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than February 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

Please note that any submissions previously provided to the Subdivision Authority are not automatically provided as evidence to the Subdivision and Development Appeal Board and therefore must be resubmitted.

SDAB hearings are public in nature. It is understood that an individual writing, submitting items to the Board, or attending the hearing has a reasonable expectation that their personal information (i.e. name) or business information could be disclosed at a public SDAB hearing and as part of the SDAB agenda package on the Sturgeon County website. Pursuant to Sturgeon County Subdivision and Development Appeal Board Bylaw 1410/18, hearings are recorded. In addition to audio recording, persons attending via videoconference who activate their video cameras will have their images recorded.

Should you require further information, call (780) 939-0620 or email [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca).

Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

February 17, 2026

SDAB File Number: 026-STU-005

Dear Resident:

**NOTICE OF  
APPEAL BOARD HEARING**

Legal Description of Subject Property:	SW-17-55-24-W4M 24430 Township Road 552
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**Appellant: Trevor & Meaghan Sheehan**

Reasons for Appeal:

- Requesting that the historic and existing fragmentation pattern of the subject quarter section and the existing residential and agricultural development pattern present on the lands be considered.
- The subject quarter section has been physically and legally fragmented by railway expropriations that occurred in 1914 and 1927. These expropriations created linear parcel divisions across the quarter section that permanently altered the parcel configuration. The resulting parcel pattern and title structure remain.
- As a result of the historic expropriations and subsequent development, eight separate titles exist on the quarter section. Residential and agricultural improvements have been established along portions of the former rail alignments, and the remainder of the lands (the 136.4-acre subject property) are currently being farmed by three separate local farmers due to the existing parcel configuration.
- The proposed creation of three parcels aligned with the historic railway pattern does not introduce new fragmentation into an intact agricultural parcel but rather recognizes and rationalizes an existing fragmentation pattern that has existed for over 100 years. These parcels follow historic and physical boundaries and reflect the long-established operational realities of the land.
- The proposed 3.0-hectare (7.41-acre) farmstead severance is associated with an existing residence, established agricultural outbuildings and existing perimeter fencing. The

proposed subdivision does not create a new residential incursion into agricultural land but rather separates an existing and long-established yardsite from the surrounding agricultural lands. The farmstead parcel represents a small proportion of the larger 20.81 hectare (51.42-acre) parent parcel and does not materially impact the agricultural viability of the remaining lands.

- The proposed subdivision therefore reflects:
  - Historic infrastructure-driven fragmentation of the land that has existed for over 100 years.
  - Existing title and parcel patterns on the land.
  - Existing residential and agricultural improvements on the land.
  - Current multi-operator agricultural use of the land.
  - Logical and orderly land use planning outcome.

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### **Why am I receiving this information?**

When an appeal is received, adjacent landowners have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed subdivision. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than February 26, 2026. However, the Board can accept written submissions up to the date of the hearing.**

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Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

February 17, 2026

SDAB File Number: 026-STU-005

To Whom it May Concern:

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APPEAL BOARD HEARING**

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### **Why am I receiving this information?**

When an appeal is received, affected bodies/organizations have the right to make a written submission, either for or against the appeal prior to the hearing and/or attend the hearing and speak for or against the proposed subdivision. Should you wish to exercise this right, your written submissions should be addressed to the undersigned by email at [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca). **To be included in the SDAB hearing agenda package, written submissions must be submitted no later than February 12, 2026. However, the Board can accept written submissions up to the date of the hearing.**

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Tanis Sawatsky  
Secretary, Subdivision and Development Appeal Board

Encl.: Subdivision Map

## **Subdivision and Development Appeal Hearing Process**

The hearing is a formal meeting and the length of time can vary. Hearings are generally scheduled Tuesday afternoons at the Sturgeon County Centre in the Town of Morinville or via videoconference.

Persons who file an appeal are expected to make a verbal presentation to the Board. Persons who have been notified of the appeal also have the right to present a verbal, written and/or visual presentation to the Board. ***This information should be submitted to the Secretary at least five (5) days in advance of the hearing, so it can be included within the hearing package.*** If desired, parties may have someone, or an agent, speak on their behalf. If a number of appeals are filed on the same subdivision or development, it is recommended that a spokesperson be selected to organize presentations so that evidence is not repetitive.

The Board is not an evidence seeking body. It relies on the written evidence presented, as well as verbal submissions at the hearing, as the basis for their decision. Therefore, it is critical that persons appearing before the Board ensure that sufficient evidence is presented to support their respective positions.

When presenting an appeal, keep in mind the Board does not consider precedent when making its decision. Each application is judged on its own merits.

### **At the hearing . . .**

Anyone in attendance with an interest in the appeal enters the hearing room, joins the videoconference, or dials in just before the scheduled start time of the hearing on the scheduled date of the hearing.

1. The meeting is called to order by the Chair.
2. The Chair welcomes everyone and gives a brief outline as to how the hearing will proceed.
3. The Chair will have all board members, staff and people involved in the appeal introduce themselves and those present are asked if there are any objections to the Board members hearing the appeal.

4. A representative of Sturgeon County Planning and Development will outline the background of the appeal and why the decision was made.
5. The Chairman will then ask:
  - The Appellant to introduce themselves for the record.
  - The Appellant then presents his/her position or concerns with respect to the matter being considered by the Board. Development Appeal Board members question the Appellant.
  - Clearly state your reasons for the appeal.  
**Information such as photographs, illustrative materials and well-prepared drawings that you wish to present should be submitted to the Secretary at least five (5) days in advance of the hearing, so that the information can be included within the hearing package that is circulated.**
  - Stick to the planning facts and support them with quantifiable (measurable) data.
  - State the detailed issues about the site in the context of the surrounding properties and the impact on the community.
  - The Board will then hear from anyone else in favor of the appeal (persons who filed an appeal or support the position of the Appellant). Following each presentation Board members may ask questions.
  - The Board will then hear from anyone opposed to the appeal (persons who oppose the position of the Appellant).
6. After all presentations have been heard, the Chairman will give the Appellants the right to respond to new information. This is an opportunity to refute information and evidence presented since the last time you spoke that you could not have reasonably anticipated. It is not an opportunity to reargue your case or create new argument.
7. The Chairman advises that the Board will deliberate in a Closed Session and a written decision will be mailed within 15 days from the date of the decision as per legislation.

# Exhibit 1 [Applicant Submission]

File Number: 2025-S-046



Legal Description: SW-17-55-24-4

Roll Number: 1953000

Total Acres/Hectares: 136.72ac / 55.33ha

Land Use: AG - Agriculture

Municipal Address: 24430 Twp Rd 552

Date: 12/2/2025

## Legend



# PART II – APPLICATION FORM



## Application for Subdivision (For proposals involving 1 to 4 parcels and/or property line adjustments)

Office Use Only

Initial Date Submitted: **November 28, 2025**      Receipt No: **202508076**  
Date Accepted as "Complete": **December 8, 2025**      Application Fee: \$ **3400**      File Number: **2025-S-046**

**Complete in full (where applicable):**

Name of registered **owner(s)** of property to be subdivided:  
**SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT**

Mailing address (including postal code):  
**SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT**

Telephone:  
Email:

(If applicable): Name of authorized **applicant(s)** acting on behalf of above owner(s):

Mailing address (including postal code):

Telephone:  
Email:

**PROPERTY INFORMATION:**

All/part of the: **SW**  $\frac{1}{4}$  Sec: **17**      Twp: **55**      Range: **24**      West of the: **4**<sup>th</sup> Meridian  
OR      Lot:      Block:      Plan:      Land Title #

Municipal Address of Property: **24430 Twp Rd 552**

Total existing property size (states on land title certificate): **55.2** hectares      **136.4** acres

What is the purpose of subdivision (check all that apply):  
 Property Line Adjustment       New Agricultural or Residential Property       New Industrial or Commercial Property       Other

**Detailed Description :** We are proposing to subdivide this parcel into 4 parcels based on the existing fragmentation of the property by an existing and abandoned railway right of way registered on the property in 1914 & 1927.  
**See Attachment 3 - Detailed Description of Subdivision Plan & Supporting Documents**

**Freedom of Information and Protection of Privacy (FOIP) Act**

The personal information provided will be used to process the application for subdivision and is collected under the authority of Section 653 of the *Municipal Government Act*, Section 5 of the *Subdivision Development Regulation* and Section 33 (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. If you have any questions about the collection and use of this information, please contact the Sturgeon County Access and Privacy Officer at 9613 – 100 Street, Morinville, Alberta, T8R 1L9; or phone 780-939-8366.

# Applicant's Authorization (Complete only if another party is making application on landowner's behalf)

I/We, \_\_\_\_\_ being the registered owner(s) of lands legally described as:

All/part of the: \_\_\_\_\_ ¼ Sec: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_ West of the: \_\_\_\_\_<sup>th</sup> Meridian

OR Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Plan: \_\_\_\_\_

Municipal Address of Property: \_\_\_\_\_

do hereby authorize \_\_\_\_\_

to make an application for subdivision and subsequent endorsement affecting my/our above noted property.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_

Signature(s) of ALL Registered Landowners

_____	_____	_____
_____	_____	_____

## Abandoned Oil and Gas Wells (Mandatory)

Attach a **map** from the Alberta Energy Regulator's Abandoned Well Map which clearly demonstrates whether or not the property has any abandoned oil or gas well(s) on it.

(Note: A map can be obtained online at <https://geodiscover.alberta.ca/geoportal/#searchPanel> or phone the AER's Customer Contact Centre at 1-855-297-8311).

In addition to attaching this map, check one box below:

I do **not** have any abandoned oil or gas well site(s) on the property.

OR

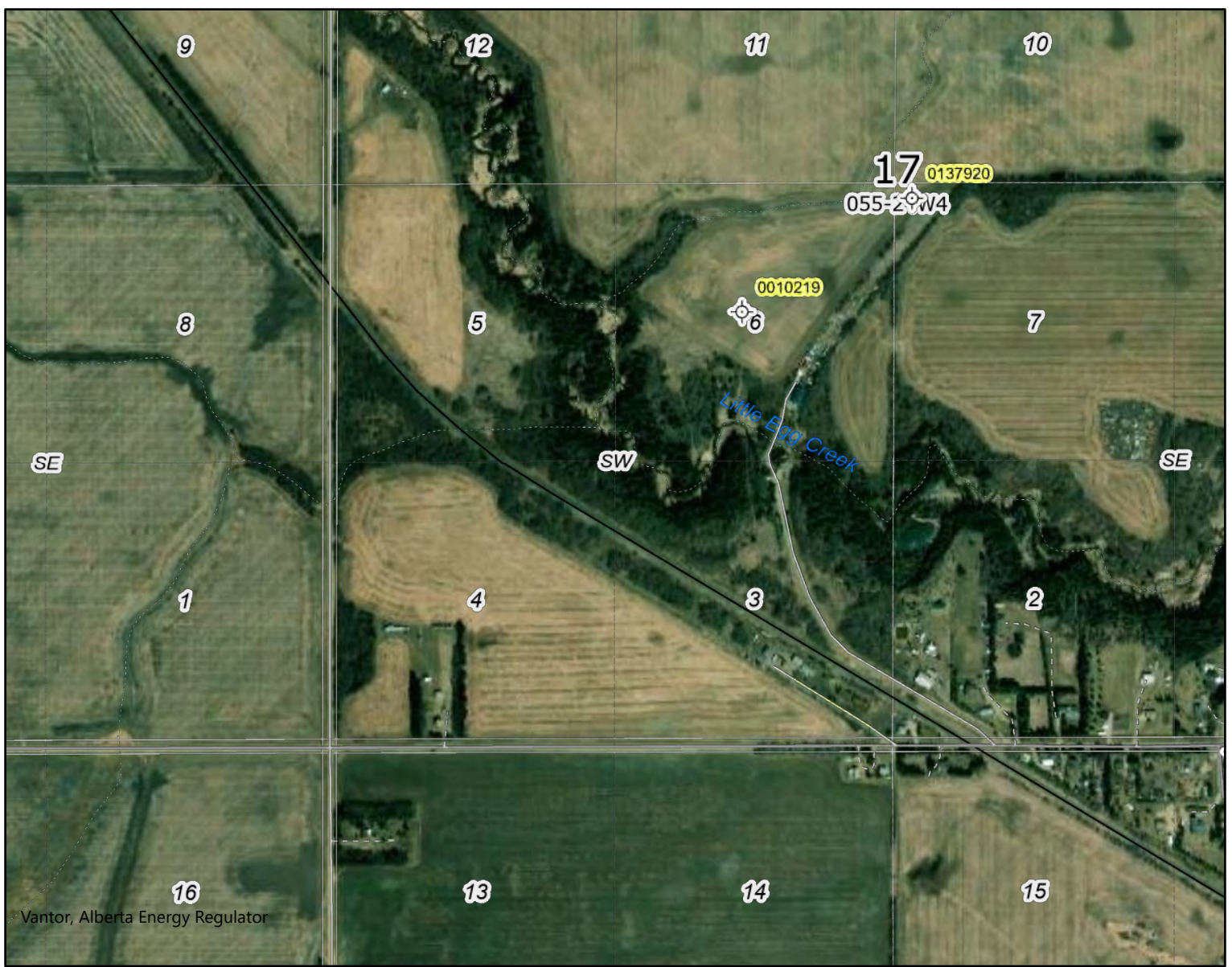
I **do** have an abandoned oil or gas well site(s) located on the property and, when developing in the future, must meet the setback and other potential requirements of the AER's Directive 079.

(See: <https://www.aer.ca/regulating-development/rules-and-directives/directives>)

**See Attachment 1 - AER Abandoned Well Map & Supporting Documentation**

### Freedom of Information and Protection of Privacy (FOIP) Act

The personal information provided will be used to process the application for subdivision and is collected under the authority of Section 653 of the *Municipal Government Act*, Section 5 of the *Subdivision Development Regulation* and Section 33 (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. If you have any questions about the collection and use of this information, please contact the Sturgeon County Access and Privacy Officer at 9613 – 100 Street, Morinville, Alberta, T8R 1L9; or phone 780-939-4321.



# AER Abandoned Well Map - SW 17-55-24-W4M

Base Data provided by: Government of Alberta

Author:  
YYY

Print Date:  
11/18/2025

- Legend**
- ◇ Abandoned Wells
  - Revised Location
  - Revised Location Pointer
  - Paved Road (20K)**
    - Primary Divided
    - Primary Divided
    - Primary Undivided 4L
    - Primary Undivided 4L
    - Primary Undivided 2L
    - Primary Undivided 1L
    - Interchange Ramp
    - Interchange Ramp
    - Interchange Ramp
    - Secondary Divided
    - Secondary Divided
    - Secondary Undivided 4L
    - Secondary Undivided 4L
    - Secondary Undivided 2L
    - Secondary Undivided 2L
    - Secondary Undivided 1L
    - Secondary Undivided 1L
  - Gravel Road (20K)**
    - Primary Undivided 2L
    - Primary Undivided 1L
    - Primary Undivided 1L
    - Secondary Undivided 2L
    - Secondary Undivided 1L
    - Secondary Undivided 1L
  - Roadway (20K Large Scale)**
    - Single Line
    - Double Line
    - Multiple Line
    - Spur Line
    - Abandoned
    - ATS LSD label
  - Roads - Other**
    - Unimproved
    - Unclassified
    - Truck Trail
    - Winter
    - Ford Winter Crossing
    - Ferry Route
  - ATS LSD with Road**
  - ATS Quarter Section with**
  - ATS Section label (large)**
  - ATS Section with Road**
  - ATS Township (large scale)**
  - Provincial Boundary**
  - Lake Label (20K)**
  - River Label (20K)**
  - Lake/River (20K)**
    - Lake or River
    - Lake or River
    - Reservoir
    - Icefield
    - Major Canal
    - Oxbow
    - Quarry
    - Dugout
    - Intermittent Lake
    - Intermittent Lake
    - Intermittent Oxbow
    - Sandbar / Wetland /
    - Sandbar

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <LINK><http://www.aer.ca/copyright-disclaimer></LINK>



Projection and Datum  
WGS 1984 Web Mercator Auxiliary Sphere

Scale 1:14,925



## Drinking Water Supply (Mandatory)

Indicate the existing type of water supply on your property (Note: Additionally, please illustrate the specific location in your attached aerial photo):

<input type="checkbox"/>	No Existing Drinking Water Supply
<input type="checkbox"/>	Ground Water Well
<input checked="" type="checkbox"/>	Water Cistern (Hauling)
<input type="checkbox"/>	Municipal Water-Line
<input type="checkbox"/>	Other (specify): _____

Note: The Alberta Water Wells Database can be found at <http://groundwater.alberta.ca/WaterWells/d/>

## Sewage Disposal (General Information)

As a condition of subdivision approval, existing sewage systems must comply with the below setbacks, and may have to be inspected to verify. Should the system *not* comply, you will be required to either upgrade, relocate or replace your system (at your expense). It is recommended that you research installation costs with accredited private sewage contractors.

	Property Lines	Drinking Water Source (Well or Cistern)	Building (Any subject to Alberta Building Code)	Septic Tank	Water Course (Lake or Stream)
<b>Holding Tanks:</b>	1m (3.25 ft)	10m (33 ft)	1m (3.25 ft)		10m (33 ft)
<b>Treatment Mound:</b>	3m (10 ft)	15m (50 ft)	10m (33 ft)	3m (10 ft)	15m (50 ft)
<b>Field System:</b>	1.5m (5 ft)	15m (50 ft)	Varies	5m (17 ft)	15m (50 ft)
<b>Open Discharge:</b>	90m (300 ft)	50m (165 ft)	45m (150 ft)		45m (150 ft)
<b>Lagoons:</b>	30m (100 ft)	100m (330 ft)	Varies		90m (300ft)
<b>Packaged Sewage Treatment Plants:</b>	6m (20 ft)	10m (33 ft)	1m (3.25 ft)		10m (33 ft)

Excerpt from: *Alberta Private Sewage Systems Standards of Practice 2015*

**If you have questions regarding sewage disposal, consult either:**

**Alberta Municipal Affairs**

Toll Free: 1-866-421-6929

OR

**Superior Safety Codes Inc.** (Sturgeon County's Agent)

Telephone: 780-489-4777

Toll Free: 1-866-999-4777

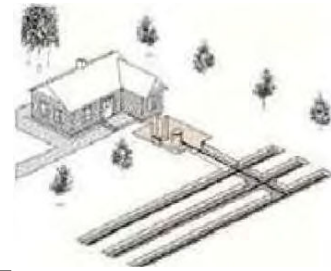
# Sewage Disposal (Mandatory)

Indicate the existing type of sewage disposal on your property (Note: Additionally, please illustrate the specific location in your attached aerial photo):



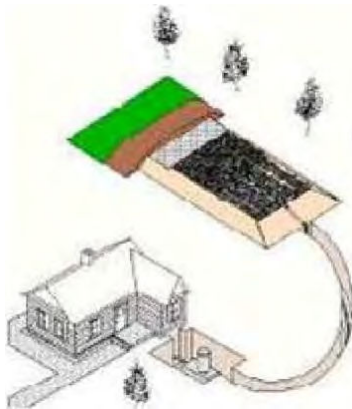
**Open Discharge (Pump Out) System**

A system designed to discharge effluent to the ground surface to accomplish evaporation and absorption of the effluent into the soil.



**Disposal Field**

A system of treatment and disposal that distributes effluent within trenches containing void spaces that are covered with soil.



**Treatment Mound**

A system where the effluent treatment area includes a bed of sand and is built above ground to overcome limits imposed by proximity to water table or bed rock, or by highly permeable or impermeable soils.

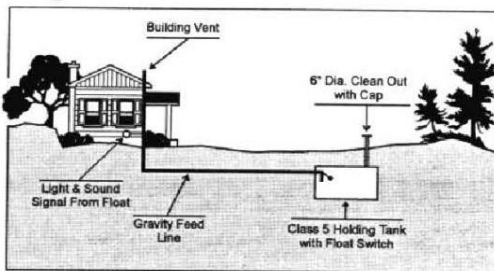


**Sewage Lagoon**

A shallow artificial pond for the stabilization of sewage or effluent.

**No existing sewage disposal.**

**Municipal Sanitary Line**



**Holding Tank**

A system where sewage or effluent is retained in a tank until it can be transferred into mobile equipment for disposal elsewhere.



**Other:** \_\_\_\_\_

Provide a description and drawing if none of the listed descriptions apply to you.

# Right of Entry Authorization (Mandatory)

Read the following statement, and check the box if you agree:

I/we grant consent for an authorized person of Sturgeon County to enter upon the property to conduct a site inspection regarding this subdivision application.

Indicate any safety issues or special concerns on your property (e.g. guard dog, electric fence):

# Affidavit (Mandatory)

I/We, **SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT** hereby certify that

I am the registered owner,

**OR See Schedules 1 & 2 of Attachment 3 - Detailed Description of Subdivision Plan & Supporting Documents**

I am the agent authorized to act on behalf of the registered owner,

and that the information given on this subdivision application package 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.

I/We grant consent for an authorized person of Sturgeon County to communicate information electronically as per Section 608 (1) of the Municipal Government Act, R.S.A. 2000., c.M-26

**Signature(s) of registered landowner(s) or applicant(s):**

**SEVERED IN LINE WITH SECTION 20 OF THE ATI ACT**

# Application Checklist

In *addition* to fully-completing and submitting this application form, ensure the following mandatory items are submitted:

- Subdivision Application Fee** – see page 2 for details.
- Attached Abandoned Oil and Gas Well Map** – see page 6 for details.  
*See Attachment 1*
- Attached Aerial Photographs** – see page 9 for details.  
*See Attachment 2*
- Land Title Certificate** – available at any Alberta Registries office. Must be up-to-date within one month.  
*See Schedule 1 of Attachment 3*
- Corporate Registry** (if landowner is a company) – available from Service Alberta. See page 2 for details.
- Additional Registered Documents** – provide a print-out of any additional caveat(s), right-of-way plan(s), report(s) or other documents referenced on your land title certificate.  
*See Schedule 3 of Attachment 3*

## Freedom of Information and Protection of Privacy (FOIP) Act

The personal information provided will be used to process the application for subdivision and is collected under the authority of Section 653 of the *Municipal Government Act*, Section 5 of the *Subdivision Development Regulation* and Section 33 (c) of the *Freedom of Information and Protection of Privacy (FOIP) Act*. If you have any questions about the collection and use of this information, please contact the Sturgeon County Access & Privacy Officer at 9613 – 100 Street, Morinville, Alberta, T8R 1L9; or phone 780-939-4321.

February 3, 2026

Trevor & Meaghan Sheehan  
57515 Rge Rd 254  
Sturgeon County AB T0G 1L1

Re: Proposed Subdivision  
Our File No.: 2025-S-046  
Legal Land Description: SW-17-55-24-4  
Proposal: 5.8ha, a 28.5ha, and 17.8ha parcel from 55.3ha.

---

Please be advised that the above-mentioned subdivision application was **REFUSED** by the Subdivision Authority on **February 3, 2026**.

THE REASONS FOR REFUSAL ARE:

1. Part 654(1) of the Municipal Government Act requires that: *“A subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended; (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.”*
2. With respect to reason #1 above, this application does not conform to Policy 2.3.12 of the Municipal Development Plan, which outlines a maximum of four agricultural parcels per quarter section of land.
3. With respect to reason #1 above, this application does not conform to Part 11.1.3(a) of the Land Use Bylaw, which outlines that a quarter section shall contain a maximum combined *density* of four *parcels*, comprised of two AG – Major Parcels and two AG – Residential/Minor Parcels.

Please find enclosed a general information leaflet outlining some of the next typical steps for you to consider.

Yours truly,

Severed in line with s.20 of ATIA



Martyn Bell  
Program Lead, Current Planning

/sg

Encl:

C: AltaLink Management Ltd.  
Alberta Health Services  
Apex Utilities  
Canada Post  
CN Rail  
Fortis Alberta  
Greater St. Albert Catholic  
Natural Resources Canada (NRCAN)  
Sturgeon School  
Telus Access Planning  
Tidewater Midstream & Infrastructure

**If you wish to appeal this decision, contact the Secretary of the Subdivision and Development Appeal Board via email at [legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca) or via letter at 9613 – 100<sup>th</sup> Street, Morinville, Alberta, T8R 1L9. Telephone enquires can also be made at 780-939-4321.**

**Pursuant to Section 678(2) of the Municipal Government Act, an appeal may be commenced by filing a notice of appeal within 14 days after receipt of the written decision.**

**The final date the appeal can be filed is: **FEBRUARY 24, 2026****

**For the purpose of Section 678(2), the date of receipt of the decision is deemed to be 7 days from the date the decision is mailed (date of the letter).**

**Please note that there is a \$100.00 fee for any appeal.**

# Exhibit 2 [Refusal]

File Number: 2025-S-046



Legal Description: SW-17-55-24-4

Roll Number: 1953000

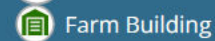
Total Acres/Hectares: 136.72ac / 55.33ha

Land Use: AG - Agriculture

Municipal Address: 24430 Twp Rd 552

Date: 2/3/2025

### Legend



# PLANNING AND DEVELOPMENT SERVICES REPORT



<b>FILE INFORMATION:</b>		<b>2025-S-046</b>
Council Division:	2	
Tax Roll Number:	1953000	
Legal Land Description of Property:	SW-17-55-24-4	
Landowners and Applicants:	Trevor & Meaghan Sheehan	
Staff Recommendation	Refusal	
Appeal Board (if appealed):	Subdivision & Development Appeal Board	
Administrative Fees (if approved):	\$250 (subdivision endorsement); plus \$600 per new parcel created/adjusted.	

**PART I – APPLICATION DETAILS:**

1. As illustrated in Exhibit 1 the applicant proposes to subdivide the remainder of this quarter section into four parcels. The parcels created would be 3 hectares (7.41 acres), 5.83 hectares (14.41 acres), 17.81 hectares (44.01 acres), and 28.53 hectares (70.50 acres).

**PART II – SUBDIVISION HISTORY:**

1. Subdivision History:
  - While this parcel has not formally been ‘subdivided’ there have been several historical railway expropriations that in time have been districted as agricultural residential parcels.

**PART III – REFERRAL SUMMARY:**

1. Sturgeon County Development Officer:
  - *All Lots:*
    - o The signed/stamped site plan or real property report provided at the endorsement stage will be utilized to determine what permits and/or farm building declarations are required.
2. Sturgeon County Development Engineering and Land Services:
  - *Proposed Lot 1:*
    - o In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Rge Rd 245.
    - o No existing approach. One must be constructed to General Municipal Servicing Standards. The approach shall be a minimum of 100m away from the railway crossing.
    - o For the part east of the ravine, there is no direct access from public road. The landowner must obtain the access easement/agreement through adjacent lots.

- *Proposed Lot 2:*

- No land dedication/acquisition required as the parcel is not adjacent to any municipal roadways.
- No existing approach as access would be from private land.
- There is no direct access from any public road. The landowner must obtain an access easement/agreement through adjacent lots. If the access easement/agreement is not obtained, it is recommended to refuse this application.

- *Proposed Lot 3:*

- Rge Rd 245 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via land acquisition agreement adjacent to Rge Rd 245.
- Twp Rd 552 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 40m. In accordance with the Grid Right of Way Dedications and Acquisition policy, 10 metres required via land acquisition agreement adjacent to Twp Rd 552.
- Existing approach requires upgrades to meet General Municipal Servicing Standards.

- *Remnant Lot:*

- Rge Rd 245 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance with the Grid Right of Way Dedications and Acquisition policy, 5 metres required via plan of survey adjacent to Rge Rd 245.
- Twp Rd 552 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 40m. In accordance with the Grid Right of Way Dedications and Acquisition policy, 10 metres required via plan of survey adjacent to Twp Rd 552.
- Existing approach requires upgrades to meet General Municipal Servicing Standards.

3. Sturgeon County Transportation Services:

- It is recommended that an easement or acquisition for provision of sight distance maintenance at SW corner of SW-17-55-24-4.

4. Sturgeon County Drainage Operation:

- Important drainage courses reside on property (see appendix 4 for locations). Recommend that a utility right of way caveat applied to title allowing Sturgeon County access authority for inspection or maintenance. This template can be provided upon request.

5. Alberta Health Services:

- The existing dwelling is serviced by a water cistern (hauling) system and sewage disposal field.
- The existing private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation.

6. Adjacent Landowners:

- Four letters of objection were received regarding the proposed subdivision application, which included concerns of:
  - Approving additional subdivisions in this area would permanently alter the rural character and set a precedent for continued fragmentation of farmland.
  - Loss of agricultural land.

- Impacts to local wildlife and natural habitat.
- Increased traffic on the surrounding rural roads.
- Higher amounts of dust, noise, drainage impacts and safety concerns.
- Limited access to Proposed Lot 2 which would require an access easement.
- Proposed Lot 2 has many environmentally significant features that should be protected. Concerns with erosion in the area.
- Request that the County provide proof of legal access prior to any approval granted.

7. No Objections:

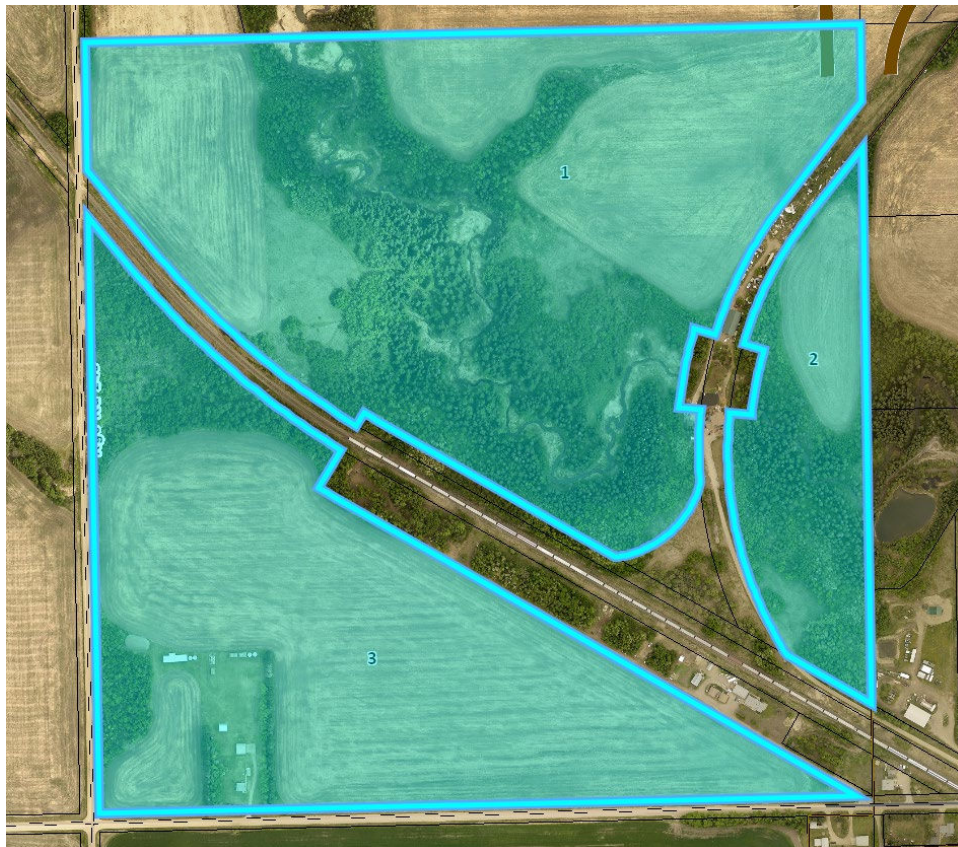
- Sturgeon County Agriculture Services, Apex Utilities, Telus, Fortis Alberta.

8. No Responses:

- Alberta Environment and Protected Areas, Altalink, Canada Post, CN Rail, Lockwood Resources, Natural Resources Canada, Sturgeon County Protective Services, Sturgeon School District, St. Albert School District.

**PART IV – ANALYSIS:**

1. The subject parcel is 136.40 acres and is within the AG – Agriculture district of the Land Use Bylaw. Given the presence of both existing and former CN rail rights-of-way the land is divided into three main sections (as shown in the image below). The intent of this application is to separate these three distinct areas into their own titles and to subdivide out the existing homestead in the southwest corner of portion 3 into an acreage lot.



2. While no subdivisions have been approved by the Subdivision Authority on this quarter section, several parcels have been created due to railway expropriations and lands that have since been designated within the AG – Agriculture district of the Land Use Bylaw.



Currently existing on the quarter section is an active CN Rail line that is districted within AJ – Alternative Jurisdiction. In addition to this there are seven parcels designated as AG – Agriculture. Parcels are detailed and described below

Parcel #	District	Size	Description
1	Agriculture	6.52 acres	Acreage developed with a home and shop
2	Agriculture / Hamlet Unserviced	0.80 acres	A portion of land that is split zoned between AG and R3 and is developed with a home and garage
3	Agriculture	0.64 acres	A long and skinny parcel that is a 'private road' used to provide access to other parcels
4	Agriculture	1.88 acres	An undeveloped agricultural acreage parcel
5	Agriculture	1.59 acres	Former rail line that has been developed as an acreage property

6	Agriculture	0.86 acres	Attached to parcel #5 and used in conjunction with it for an acreage development
7	Alternative Jurisdiction	1.69 acres	Existing CN Rail line.
8	Agriculture	136 acres	The remnant subject parcel which is being proposed for subdivision

3. On the quarter section there are currently seven agricultural zoned parcels. If the subdivision authority were to interpret parcel #3 as unsuitable for development (as a private road) and parcel #6 as attached to parcel #5 for development purposes, this still leaves a total of five agricultural parcels that are pre-existing on the quarter section.

The proposed subdivision would result in a minimum of eight agricultural parcels on this quarter section which exceeds the maximum density outlined in the Municipal Development Plan’s “Residential Type 4” policies (see **Appendix 2**), and with the Land Use Bylaw’s “AG - Agriculture” regulations (see **Appendix 3**).

**Policy 2.3.12 (MDP)** - Shall apply 64 hectares/160 acres as the basic agricultural land base unit, and unless otherwise indicated within a Planning Document, the maximum agricultural density is four (4) parcels for every 64 hectares/160 acres.

**Part 11.1.3(a) (LUB)** - A *quarter section* in the AG district of 64.7ha (160ac) shall contain a maximum combined *density* of four *parcels*, comprised of two AG – Major Parcels and two AG – Residential/Minor Parcels

4. It appears that the existing septic field would continue to comply with the Alberta Private Sewage Systems Standard of Practice, should this application be approved – however a certificate of compliance is necessary to verify.
5. An abandoned well was identified on Proposed Lot 1. Although it does not appear to impact this subdivision application, further due diligence is recommended prior to any future development desired in close proximity.

## **PART V – DECISION:**

This application for subdivision is **REFUSED** for the following reasons:

1. Part 654(1) of the Municipal Government Act requires that: “A *subdivision authority must not approve an application for subdivision approval unless: (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended; (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.*”

2. With respect to reason #1 above, this application does not conform to Policy 2.3.12 of the Municipal Development Plan, which outlines a maximum of four agricultural parcels per quarter section of land.
3. With respect to reason #1 above, this application does not conform to Part 11.1.3(a) of the Land Use Bylaw, which outlines that a quarter section shall contain a maximum combined *density* of four *parcels*, comprised of two AG – Major Parcels and two AG – Residential/Minor Parcels.

Severed in line with s.20 of ATIA

Prepared by:

[Redacted Signature]

**Jonathan Heemskerk, Planner, Current Planning**

Severed in line with s.20 of ATIA

Reviewed by:

[Redacted Signature]

**Martyn Bell, Program Lead, Current Planning**

**NOTE: Appendices Attached...**

## Appendix 1: Excerpts from Municipal Government Act

- (8) If the applicant fails to submit all the outstanding information and documents on or before the date referred to in subsection (6), the application is deemed to be refused.
- (9) If an application is deemed to be refused under subsection (8), the subdivision authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application has been refused and the reason for the refusal.
- (10) Despite that the subdivision authority has issued an acknowledgment under subsection (5) or (7), in the course of reviewing the application, the subdivision authority may request additional information or documentation from the applicant that the subdivision authority considers necessary to review the application.
- (11) A decision of a subdivision authority must state
- (a) whether an appeal lies to a subdivision and development appeal board or to the Municipal Government Board, and
  - (b) if an application for subdivision approval is refused, the reasons for the refusal.

2016 c24 s108

### Approval of application

- 654(1)** A subdivision authority must not approve an application for subdivision approval unless
- (a) the land that is proposed to be subdivided is, in the opinion of the subdivision authority, suitable for the purpose for which the subdivision is intended,
  - (b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided,
  - (c) the proposed subdivision complies with this Part and Part 17.1 and the regulations under those Parts, and
  - (d) all outstanding property taxes on the land proposed to be subdivided have been paid to the municipality where the land is located or arrangements satisfactory to the municipality have been made for their payment pursuant to Part 10.
- (1.1) Repealed 2018 c11 s13.

**(1.2)** If the subdivision authority is of the opinion that there may be a conflict or inconsistency between statutory plans, section 638 applies in respect of the conflict or inconsistency.

**(2)** A subdivision authority may approve an application for subdivision approval even though the proposed subdivision does not comply with the land use bylaw if, in its opinion,

- (a) the proposed subdivision would not
  - (i) unduly interfere with the amenities of the neighbourhood, or
  - (ii) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (b) the proposed subdivision conforms with the use prescribed for that land in the land use bylaw.

**(3)** A subdivision authority may approve or refuse an application for subdivision approval.

RSA 2000 cM-26 s654;2016 c24 s109;2018 c11 s13

#### **Conditions of subdivision approval**

**655(1)** A subdivision authority may impose the following conditions or any other conditions permitted to be imposed by the subdivision and development regulations on a subdivision approval issued by it:

- (a) any conditions to ensure that this Part, including section 618.3(1), and the statutory plans and land use bylaws and the regulations under this Part affecting the land proposed to be subdivided are complied with;
- (b) a condition that the applicant enter into an agreement with the municipality to do any or all of the following:
  - (i) to construct or pay for the construction of a road required to give access to the subdivision;
  - (ii) to construct or pay for the construction of
    - (A) a pedestrian walkway system to serve the subdivision, or
    - (B) pedestrian walkways to connect the pedestrian walkway system serving the subdivision with a

pedestrian walkway system that serves or is proposed to serve an adjacent subdivision,

or both;

- (iii) to install or pay for the installation of a public utility described in section 616(v)(i) to (ix) that is necessary to serve the subdivision, whether or not the public utility is, or will be, located on the land that is the subject of the subdivision approval;
- (iv) to construct or pay for the construction of
  - (A) off-street or other parking facilities, and
  - (B) loading and unloading facilities;
- (v) to pay an off-site levy or redevelopment levy imposed by bylaw;
- (vi) to give security to ensure that the terms of the agreement under this section are carried out.

**(2)** A municipality may register a caveat under the *Land Titles Act* in respect of an agreement under subsection (1)(b) against the certificate of title for the parcel of land that is the subject of the subdivision.

**(3)** If a municipality registers a caveat under subsection (2), the municipality must discharge the caveat when the agreement has been complied with.

**(4)** Where a condition on a subdivision approval has, prior to the coming into force of this subsection, required the applicant to install a public utility or pay an amount for a public utility referred to in subsection (1)(b)(iii), that condition is deemed to have been validly imposed, whether or not the public utility was located on the land that was the subject of the subdivision approval.

RRSA 2000 cM-26 s655;2009 cA-26.8 s83;2015 c8 s71;  
2020 c39 s10(38)

#### **Decision**

**656(1)** A decision of a subdivision authority must be given in writing to the applicant and to the Government departments, persons and local authorities to which the subdivision authority is required by the subdivision and development regulations to give a copy of the application.

**(2)** A decision of a subdivision authority must state



## RG 1.3 ENACTING RESPONSIBLE SUBDIVISION AND DEVELOPMENT PRACTICES

**Through the establishment of policies and procedures, that give due regard to federal, provincial and municipal requirements to facilitate orderly development.**

**1.3.1** Shall apply the full entitlements of environmental, municipal and school reserve dedication during the subdivision process, in accordance with the Municipal Government Act (MGA).

**1.3.2** Shall apply the requirements outlined within the relevant Province of Alberta regulation related to Subdivision and Development.

**1.3.3** Shall apply the requirements outlined within the Province of Alberta's Water Act.

**1.3.4** Shall support "right-to-farm legislation" by applying the requirements outlined within the Province of Alberta's Agriculture Operations Practices Act (AOPA). When referred to by the Natural Resources Conservation Board (NRCB), Sturgeon County will apply the objectives of the Growth Management Strategy in the referred evaluation (i.e., new or expanding Confined Feeding Operations).

**1.3.5** Shall refer to and apply the provincial setback regulations and guidelines respective to sour gas and other oil and gas facilities, including pipelines, when considering subdivision and development applications. Proposed land uses in proximity to sour gas facilities shall minimize risk to the public's health and safety.

**1.3.6** Shall ensure that new development be sited with consideration of the Federal Government development restrictions related to both the Canadian Forces Base Edmonton and Villeneuve Airport Approach Path.

**1.3.7** Shall identify needed infrastructure improvements, both at the regional and local level, in an effort to determine, prioritize and fund infrastructure required to obtain the strategic goals of the Growth Management Strategy and the Municipal Development Plan.

**1.3.8** Shall restrict proposed development that may constrain infrastructure networks that are imperative for the growth and development associated with the strategic goals of the Growth Management Strategy. As part of the application process, Sturgeon County may require an application to demonstrate that no adverse impact will occur due to proposed development.

**1.3.9** Shall ensure that the distribution and timing of future development coincides, and is contiguous with, infrastructure improvements.

**1.3.10** Shall ensure that both subdivision and development meet the standards outlined within the Sturgeon County General Municipal Servicing Standards. Standards should be reviewed and updated along with other County regulatory policies on a regular basis.

**1.3.11** Should collaborate with industry and municipal partners to develop, update and align risk management initiatives regarding heavy industrial development located within and along County borders.

**1.3.12** May collaborate with industry on the development of renewable energy technologies to support future growth opportunities. Energy future options are required to outline benefits for the environment, economy and public health and address potential challenges related to safety, costs and any other needs that would ensure a successful transition to a renewable energy future.

**1.3.13** Shall not permit development on Hazardous Lands that are deemed undevelopable or may result in life loss or injury, property damage, social and economic disruption or environmental degradation.

**1.3.14** Shall direct subdivision and development activity away from significant natural resource deposits, where activities have the potential to sterilize future supply and extraction.

**1.3.15** Should establish general development design guidelines for Residential and Non-Residential developments.

**1.3.16** May require that the applicant of a development apply the principles and guidelines of Crime Prevention through Environmental Design within subdivision and development reviews to guide design and ensure effective use of the built environment.

**1.3.17** Shall support the policies and procedures as set out in the Municipal Emergency Operations Plan.

**1.3.18** Shall ensure that future fire-fighting service requirements for the County are considered and are strategically situated to provide services to a variety of Sturgeon County residents.

**1.3.19** Shall ensure that new development be sited with consideration to the fire hazard severity of the site, the type of development and the risk added by the development to the fire hazard risk.

**1.3.20** Shall institute a consistent method of addressing encroachments on municipal property to ensure equitable treatment and that the public amenity is not compromised.

**1.3.20** Shall adopt and apply enforcement procedures to clarify and establish (for both those impacted and the offender) a course of action when a use or activity is in violation of the County's Bylaws.



## RC 2.2 APPLYING RESPONSIBLE RESIDENTIAL SUBDIVISION AND DEVELOPMENT PRACTICES

Through the assurance that proposed developments will consider and account for the future needs of Sturgeon County residents.

**2.2.1** Shall require that subdivision and development proposals that exceed the maximum allowable density or intent of the identified Residential Type, or differs from an existing Planning Document, submit a new or revised Planning Document in conformance with policies outlined within the Municipal Development Plan (MDP).

**2.2.2** Shall prevent any residential subdivision layout that limits future development potential, or that may result in development restrictions of the adjacent parcel.

**2.2.3** Should discourage the use of panhandles as a way to provide residential subdivisions with legal and physical access to a municipal roadway.

**2.2.4** Shall ensure that subdivision and development does not preclude the possibility of future road widening.

**2.2.5** Shall mitigate the impact of natural resource extraction activity on the local community by establishing setbacks and criteria guiding the interaction between residential and Primary Industry development. Where existing residential development may be impacted by resource extraction activity, efforts to minimize the impact on the existing residential development shall be demonstrated and adhered to.

**2.2.6** Should investigate and monitor the impacts of new and existing residential subdivision and development activity on County infrastructure and establish funding mechanisms for benefiting lands and responsibilities (e.g., off-site levies or local improvement taxes) to pay for needed improvements and upgrades as a result of the associated activity.

**2.2.7** Shall ensure subdivision and development compliments the established character of the area, complies with the associated Residential Type policies, addresses any infrastructure constraints and conforms to the criteria outlined in the Land Use Bylaw.

**2.2.8** Should identify and address the location, type and needs of Market and Non-Market Affordable Housing required within Sturgeon County. Non-Market Affordable Housing should be accommodated within areas identified for intensified residential development.

**2.2.9** May collaborate with the development industry and not-for-profit organizations to facilitate the diversification of housing choices; the mix of housing sizes and types should meet affordability, accessibility and lifestyle needs of various groups.

## **Residential Type 4 - Agricultural Residential**

*Residential Type 4 provides Sturgeon County's rural population with options that support Primary Industry viability while maintaining a rural character. Residential Type 4 options are available throughout Sturgeon County; however they exclude existing developed areas.*

**2.3.11** Shall support the subdivision of agricultural land to ensure the long-term sustainability and function of the agricultural land base.

**2.3.12** Shall apply 64 hectares/160 acres as the basic agricultural land base unit, and unless otherwise indicated within a Planning Document, the maximum agricultural density is four (4) parcels for every 64 hectares/160 acres.

**2.3.13** Shall adhere to the following general agricultural subdivision principles:

- a. Subdivision of agricultural land should result in parcels appropriate for the type of agriculture use(s) common in the area and sufficiently sized to maintain flexibility for future changes in the type or size of agricultural operations.
- b. Subdivision for any purpose should minimize the amount of agricultural land taken out of production and must not hinder the operation of surrounding agricultural land uses.
- c. Subdivision for agriculture-related, value-added, and non-agricultural land uses should be directed to cluster sites, and wherever possible to lower capability land.

## SDA 1.1 RESIDENTIAL CHARACTER OUTCOME

### Supporting the agricultural industry by acknowledging the unique features of the working landscape.

SDA 1.1 residential character output Sturgeon County will support the long-term residential character outcome by:

- a. Requiring proposed developments for future Hamlet development to undertake planning and consultation with landowners and stakeholders regarding long-term growth aspirations (at the discretion of the County). Consultation shall address land use, servicing and access issues related to future development. Associated Planning Documents are to identify sustainable types and scales of Residential and Non-Residential activity, as well as the associated infrastructure and community services levels required to support future development.
- b. Giving regard to the existing residential character of each Hamlet by requiring proposals for residential infill density to ensure that proposed lot location, size and servicing complement the existing community. Proposed development to encourage a range of housing options subject to infrastructure capacities. Depending on the scale and impact of the proposed development, the approving authority may require additional Planning Documents to accurately assess the application.
- c. Discouraging the development or expansion of Confined Feeding Operations from Town municipal boundaries (Morinville, Bon Accord, Gibbons, Legal, Redwater) and Sturgeon County communities with densities in exceedance of Residential Type 4, in an effort to minimize land-use conflicts between working landscapes and residential communities.

**PART 11 PRIMARY INDUSTRY DISTRICTS**

**11.1 AG – AGRICULTURE DISTRICT**



.1 General Purpose

This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry. This district distinguishes between major, minor and residential where:

AG-Major are tracts of land 16ha (39.5ac) or larger in size;

AG-Minor are *parcels* between 4ha (9.8ac) and 15.9ha (39.3ac); and

AG-Residential are *parcels* smaller than 4ha (9.8ac).

.2 Uses

Permitted Uses	Discretionary Uses
Accessory dwelling unit****	Accessory dwelling unit****
Accessory, building*	Accessory, building*
Accessory, use*	Accessory, use*
Bed and breakfast	Agricultural support service
Diversified Agriculture	Auctioneering establishment**
Dugout	Cannabis production and distribution, micro
Dwelling, single detached	Community garden
Family day home	Data Processing Facility
Farm help accommodation	Equestrian facility***
Group home, minor	Group home, major
Home-based business, level 1 (office)	Home-based business, level 3
Home-based business, level 2	Kennel and animal boarding
Intensive agriculture	Landscaping contractor service***
	Solar farm
	Temporary asphalt plant**
	Temporary concrete batch plant**
	Topsoil screening
	Veterinary clinic
	Visitor accommodation***

\* Refer to Section 6.1 for further clarification.

\*\* Only allowed on AG-Major parcels

\*\*\* Only allowed on AG-Major and AG-Minor parcels

\*\*\*\* Refer to Section 6.1A for further clarification.

1407/18; 1432/19; 1436/19; 1560/21; 1570/22; 1587/22, 1597/22

.3 **Subdivision Regulations**

- (a) Unless otherwise indicated within a *planning document*, a *quarter section* in the AG district of 64.7ha (160ac) shall contain a maximum combined *density* of four *parcels*, comprised of:
  - (i) two AG – Major *parcels* of approximately 32.4ha (80ac) each or alternative sizes necessary due to *land fragmentation*; and
  - (ii) two AG – Residential *parcels* (one of which may be subdivided from each AG – Major *parcel* having a minimum size of 32.4ha (80ac) in accordance with Paragraph 11.1.3(e) of this Bylaw).
- (b) Notwithstanding Subparagraph 11.1.3(a)(ii), the Subdivision Authority may consider the subdivision of a second AG – Residential parcel from the same 32ha (80 ac) AG parcel when all of the following criteria are met:

- (i) no other parcel has been subdivided from the abutting 32ha (80 ac) AG parcel on that same quarter section; and
  - (ii) no secondary dwelling exists on the abutting 32ha (80 acre) AG parcel on that same quarter section; and
  - (iii) such a location would assist in preserving agricultural land and/or avoid a site constraint on the abutting 32ha (80 ac) AG parcel on that same quarter section related to access, topography, a pipeline, or other hazard or land use conflict; and
  - (iv) the landowner of the abutting 32ha (80 ac) AG parcel on that same quarter section provides their written consent and furthermore allows the County to register a restrictive covenant agreeing to forgo any future opportunity for subdivision or a secondary dwelling pursuant to this Bylaw.
- (c) Where an AG – Major *parcel* is either smaller or larger than the conventional 64.7ha (160ac) and/or 32.4ha (80ac) *parcel* size (e.g. due to the presence of a redistricted *parcel(s)*, or surveying anomalies due to river lots or *land fragmentation*), the *subdivision* regulations are as follows:
- (i) AG – Major *parcels* between 16ha (39.5ac) and 47.9ha (118.4ac) shall be considered equivalent to a 32.4ha (80ac) AG *parcel* (i.e. half a *quarter section*).
  - (ii) AG – Major *parcels* between 48ha (118.5ac) and 79.9ha (197.5ac) shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*).
  - (iii) AG – Major *parcels* of 80ha (197.6ac) or larger shall be considered equivalent to a 64.7ha (160ac) AG *parcel* (i.e. a full *quarter section*) plus any additional *subdivision* potential beyond 64.7ha (160ac) in accordance with the proportions referenced in Subparagraph 11.1.3(c)(i), (ii) or (iii).
- (d) AG – Minor *parcels* shall be considered equivalent to an AG – Residential *parcel* and therefore have no further *subdivision* potential.
- (e) The maximum size of an AG – Residential *parcel* shall be 1ha (2.47ac), unless a larger area is essential to:
- (i) encompass mature *shelterbelts*, existing *buildings* or any other related features associated with an existing *farmstead* (however, additional farmland will not be compromised to accommodate a septic system, the *setback* distances associated with a septic system, a *dugout*, or an extensive area of *fencing*); and/or
  - (ii) mitigate any site constraints which could otherwise significantly limit the *development* potential of a 1ha (2.47ac) *parcel* or create *land use* conflicts – such as but not limited to *setback* distances from pipelines, low-lying or steep topography, inaccessible portions of land or *land fragmentation* (however, additional farmland will not be compromised when a site constraint could equally be addressed by modifying the location and/or dimensions of the proposed 1ha (2.47ac) *parcel*).

.4 Development Regulations

<i>Front yard and flanking front yard setbacks</i>	<i>Principal building</i>	35m (114.8ft)
	<i>Accessory building or accessory, agricultural building</i>	20m (65.6ft)
<i>Side yard and rear yard setbacks</i>	<i>Principal building</i>	6m (19.7ft)
	<i>Accessory building or accessory, agricultural building</i>	3m (9.8ft)

1432/19

Additional Development Regulations for AG-Minor parcels		
Maximum <i>floor area</i>	<i>Accessory building</i>	465m <sup>2</sup> (5,005.2ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	15%	

Additional Development Regulations for AG-Residential parcels		
Maximum <i>floor area</i>	<i>Accessory building</i>	230m <sup>2</sup> (2,475.7ft <sup>2</sup> )
Maximum <i>parcel coverage</i>	15%	

1432/19

.5 Additional Development Regulations

- (a) All *development* in this district is subject to the regulations stated in Parts 5 through 9 of this Bylaw.
- (b) Notwithstanding the variance provisions in Section 2.8 of this Bylaw, the *Development Authority* shall not accept a variance to the *uses* within this district based on *parcel* size.

1407/18

**Appendix 4: Exhibits & Miscellaneous**

# Exhibit 1 [Applicant Submission]

File Number: 2025-S-046



Legal Description: SW-17-55-24-4

Roll Number: 1953000

Total Acres/Hectares: 136.72ac / 55.33ha

Land Use: AG - Agriculture

Municipal Address: 24430 Twp Rd 552

Date: 12/2/2025

## Legend



# Exhibit 2 [Refusal]

File Number: 2025-S-046



Legal Description: SW-17-55-24-4

Roll Number: 1953000

Total Acres/Hectares: 136.72ac / 55.33ha

Land Use: AG - Agriculture

Municipal Address: 24430 Twp Rd 552

Date: 2/3/2025

### Legend



# Subdivision Referral to Engineering Services

- Referral Sent:
- Roll No: Severed in line with s.20 of ATIA
- Phone No:
- Response Deadline:
- Municipal Address:
- Landowner(s):

: Trevor & Meaghan Sheehan

: \_\_\_\_\_

On-site inspection completed; or

Cursory desktop review *only* (on-site inspection planned for spring).

Referral comments provided by: Charlie Li on December 29, 2025  
(Engineering Services staff member) (date)

**Lot:** Proposed Lot 1

- **Existing fence?**  No  Yes (type: \_\_\_\_\_)
- **Existing shelterbelt?**  No  Yes
- **Site Assessment:**  Required as approval condition  Recommended prior to development  Not applicable

Comments (Provide map and/or photographs to illustrate):

Proposed lot 1 topography slopes to east and west to the middle of the lot to the ravine area.  
There is no permanent infrastructure inside proposed lot 1. Any development shall not impact, change the drainage pattern of the ravine area.

- **Land Dedication/Acquisition:**  None  5 m  10 m  Plan of Survey  Caveat

Attach map to illustrate. Provide comments if necessary (e.g. rationale for additional land, such as planned road improvements):

Rg Rd 245 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along west property line of proposed lot 1.

- **Approach # 1** (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: 10-12m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp culvert

*Other Requirments:* \_\_\_\_\_

Please construct the approach to Sturgeon County approach construction guideline. The approach shall be minimum 100m away from the railway crossing.

- **Approach # 2** (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Other Requirments:* \_\_\_\_\_

The approach 2 will be from private land.

- **Other Comments/Observations** (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

For the part east of the ravine, there is no direct access from public road. It is require the landowner to obtain the access easement/agreement through adjacent LOTS. (55 : RLY : 5773AY, 55 : RLY : 6598AZ). If the access easement/agreement will not be obtained, it is recommended to refuse this application.

Please refer to CN rail for comments.

**Lot:** Proposed Lot 2

➤ **Existing fence?**  No  Yes (type: \_\_\_\_\_)

➤ **Existing shelterbelt?**  No  Yes

➤ **Site Assessment:**  Required as approval condition  Recommended prior to development  Not applicable

Comments (Provide map and/or photographs to illustrate):

Proposed lot 2 topography slopes to south and north to the middle of the lot to the ravine area.  
There is no permanent infrastructure inside proposed lot 2. Any development shall not impact,  
change the drainage pattern of the ravine area.

➤ **Land Dedication/Acquisition:**  None  5 m  10 m  Plan of Survey  Caveat

Attach map to illustrate. Provide comments if necessary (e.g. rationale for additional land, such as planned road improvements):

➤ **Approach #<sup>3</sup>** (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: 10-12m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp culvert

*Other Requirments:* \_\_\_\_\_

The approach 3 will be from private land.

➤ **Approach #** \_\_\_\_ (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Other Requirments:* \_\_\_\_\_

➤ **Other Comments/Observations** (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

For proposed lot 2, there is no direct access from any public road. It is require the landowner to obtain the  
access easement/agreement through adjacent LOTs. (55 : RLY : 5773AY, 55 : RLY : 6598AZ). If the  
access easement/agreement will not be obtained, it is recommended to refuse this application.

Please refer to CN rail for comments.

**Lot:** Proposed Lot 3

- **Existing fence?**  No  Yes (type: \_\_\_\_\_)
- **Existing shelterbelt?**  No  Yes
- **Site Assessment:**  Required as approval condition  Recommended prior to development  Not applicable

Comments (Provide map and/or photographs to illustrate):

Proposed lot 3 topography slopes to north to the middle of the lot to the ravine area. There is no permanent infrastructure inside proposed lot 3. Any development shall not impact, change the drainage pattern of the ravine area.

- **Land Dedication/Acquisition:**  None  5 m  10 m  Plan of Survey  Caveat

Attach map to illustrate. Provide comments if necessary (e.g. rationale for additional land, such as planned road improvements):

Rg Rd 245 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m acquisition along west property line of proposed lot 3.

Twp Rd 552 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 40m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 10 acquisition along south property line of proposed lot 3.

- **Approach #<sup>4</sup>** (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: 10-12m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp culvert

*Other Requirments:* \_\_\_\_\_

Please construct the approach to Sturgeon County approach construction guideline. Please contact approach@sturgeoncounty.ca for approach location.

- **Approach #** (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Other Requirments:* \_\_\_\_\_

- **Other Comments/Observations** (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

Please refer to CN rail for comments.

**Lot:** Remnant Lot

- **Existing fence?**  No  Yes (type: \_\_\_\_\_)
- **Existing shelterbelt?**  No  Yes
- **Site Assessment:**  Required as approval condition  Recommended prior to development  Not applicable

Comments (Provide map and/or photographs to illustrate):

Remnant lot topography is flat. Homestead exists inside remnant lot.

- **Land Dedication/Acquisition:**  None  5 m  10 m  Plan of Survey  Caveat

Attach map to illustrate. Provide comments if necessary (e.g. rationale for additional land, such as planned road improvements):

Rg Rd 245 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 30m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 5m dedication along west property line of proposed lot 3.

Twp Rd 552 is a local gravel road in a 20m right of way (R/W), the ultimate R/W will be 40m. In accordance to Grid Right of way Dedication and acquisition policy Sturgeon County Requires 10m dedication along south property line of proposed lot 3.

- **Approach #<sup>5</sup>** (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: ~3.5m. Surface: gravel. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: 6-8m. Surface: gravel. Side-Slopes: 3:1. Culvert Size/Condition: 500mm csp culvert

Other Requirments: \_\_\_\_\_

Please upgrade the approach to Sturgeon County approach construction guideline.

- **Approach #** (label on map):  None  To be verified in spring  Upgrades req'd  Satisfactory

*Current Status:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

*Requirements to meet General Municipal Servicing Standards:*

Width: \_\_\_\_\_. Surface: \_\_\_\_\_. Side-Slopes: \_\_\_\_\_. Culvert Size/Condition: \_\_\_\_\_

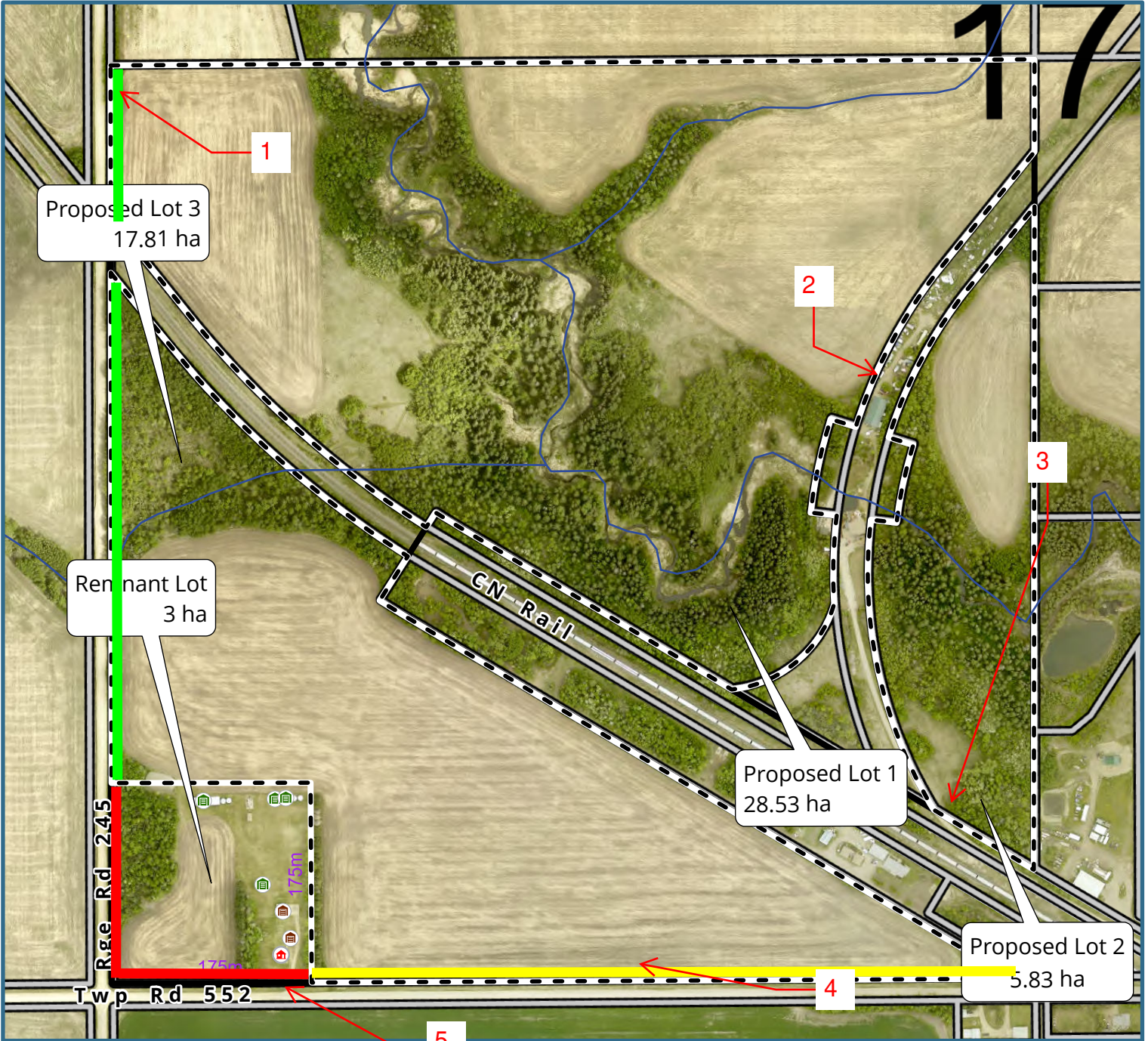
Other Requirments: \_\_\_\_\_

- **Other Comments/Observations** (e.g. third approach, structure/business/uses unspecified in application; or noteworthy discussions):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# DELS Exhibit

File Number: 2025-S-046

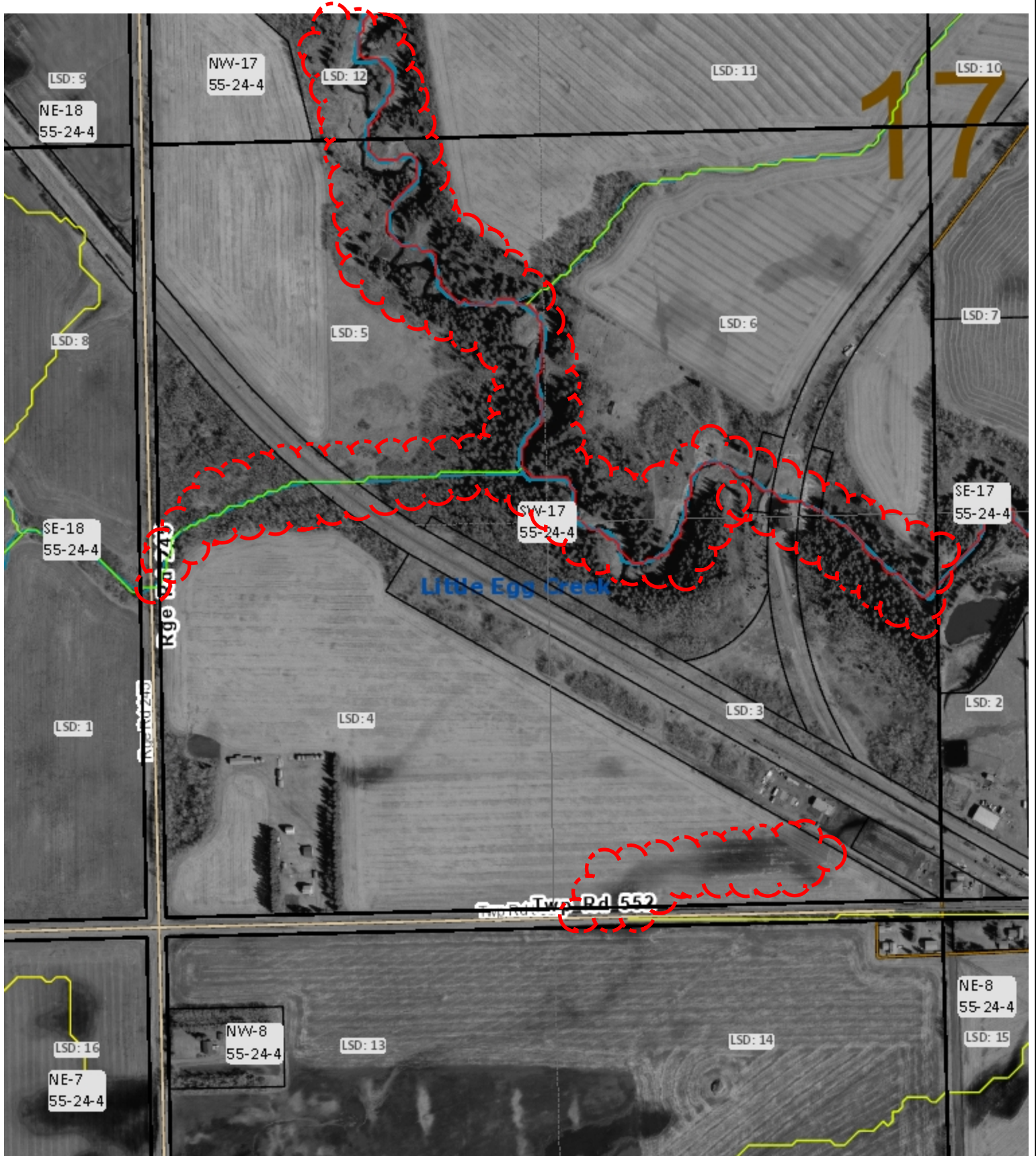


Legal Description: SW-17-55-24-4  
Roll Number: 1953000  
Total Acres/Hectares: 136.72ac / 55.33ha  
Land Use: AG - Agriculture  
Municipal Address: 24430 Twp Rd 552  
Date: 12/2/2025

### Legend

- Dwelling
- Garage
- Farm Building
- 5m acquisition
- 5m dedication
- 10m acquisition

# Sturgeon County Drainage Operation



NAD\_1983\_10TM\_AEP\_Resource  
© Sturgeon County



**Sturgeon**  
COUNTY

Prepared By:

Prepared By

Information on this map is provided solely for the user's information and, while thought to be accurate, is provided strictly "as is" and without warranty of any kind.

Dec 18, 2025

Sturgeon County  
Attn: Shannon Gagnon  
Planning & Development Assistant  
9613 100 Street  
Morinville, AB T8R 1L9

E-mail: [sgagnon@stureoncounty.ca](mailto:sgagnon@stureoncounty.ca)

Dear Shannon;

**RE: Proposed Subdivision  
SW 17 55 24 W4M  
24430 Twp Rd 552  
Sturgeon County # 2025-S-046**

This application proposes to subdivide a quarter section into 4 parcels.

Lot 1: 28.53 ha

Lot 2: 5.83 ha

Lot 3: 17.81 ha

Remnant Lot: 3.0 ha

There is an existing water cistern (hauling) system and a sewage disposal field.

Future site must be in compliance with the *Nuisance and General Sanitation Regulation, NGS Reg, (AR 243/2003)*:

- The setback distances outlined in Section 15(1) and (2) the *NGS Reg* must be met, these include:
  - No person shall locate a water well within:
    - a) **10 m** of a watertight septic tank, pump out tank or other water tight compartment of a sewage or waste water system,
    - b) **15 m** of a weeping tile field, evaporation treatment mound, or outdoor pit privy,
    - c) **30 m** of a leaching cesspool,
    - d) **50 m** of sewage effluent on the ground surface,
    - e) **100 m** of a sewage lagoon,
    - f) Or **450 m** of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)
  - Nor shall you locate any of the aforementioned items in a-f within the stipulated distances of an existing well.

Any future private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation. AHS-EPH recommends connection to municipal septic systems where they become available.

The existing private sewage disposal systems that are on the lands are to meet compliance with the current Alberta Private Sewage and Disposal Systems Regulation.

Alberta Health Services – Environmental Public Health (AHS-EPH) has found no records of contaminated sites or landfills associated with this property. Please be advised that AHS records are not exhaustive, and comments may be revised if new information is provided regarding the lands.

AHS EPH has no concerns with the proposed subdivision based on the information provided at this time.

Severed in line with s.20 of ATIA

Catherine Evely, BHS, MPH, CPHI(C)  
Public Health Inspector / Executive Officer

## Adjacent Landowner Response #1

Dear Subdivision Authority,

I am writing to formally object to Subdivision Application No. 2025-S-046 for the lands located at 24430 Township Road 552, adjacent west of Carbondale.

I chose to live in a rural agricultural area specifically for the privacy, quiet, open land, and natural environment that comes with country living. Approving additional subdivisions in this area would permanently alter the rural character and set a precedent for continued fragmentation of farmland.

One of my concerns is the loss of agricultural land. This land is currently zoned and used for agriculture, and subdividing it into smaller parcels reduces its long-term viability for farming. Once agricultural land is fragmented, it is rarely returned to productive use. At a time when protecting farmland and food security should be a priority, this proposal moves in the opposite direction.

I am also deeply concerned about the impact on local wildlife and natural habitat. The area is home to deer, coyotes, owls, bald eagles, and other wildlife that rely on open fields, treed areas, and natural corridors to survive. Increased development brings more fencing, buildings, traffic, noise, and human activity, all of which disrupt wildlife movement and displace animals from their natural habitat. This often leads to increased wildlife-vehicle collisions, property damage, and conflict between residents and animals.

Additionally, further subdivision will result in increased traffic on Township Road 552 and surrounding rural roads. These roads are not designed for higher traffic volumes or increased residential use. More traffic increases safety risks, dust, noise, and road maintenance costs, which ultimately affect existing rural residents.

There are also concerns related to infrastructure strain, including road upkeep, drainage, and emergency services, which are more costly and less efficient in low-density rural developments. These long-term costs are often borne by the municipality and taxpayers.

Taken together, the loss of farmland, disruption of wildlife habitat, increased traffic, infrastructure strain, and erosion of rural character make this subdivision inappropriate for this location.

I respectfully request that Sturgeon County deny or significantly reconsider this application in order to protect agricultural land, wildlife, and the rural way of life valued by existing residents. Thank you for considering my comments. I appreciate the opportunity to provide input on this application.

### Adjacent Landowner Response #2

Proposed Lot #2 appears to be landlocked and would require crossing a neighboring private road/lot for access. Without an existing recorded easement,

#### 1. Lack of Direct Road Access

“According to the Sturgeon County Land Use Bylaw, access to residential parcels must be from a local or collector road constructed for the subdivision. Lot #2 as proposed appears to have no direct road access and would require crossing another private property to reach an existing roadway.”

#### 2. Need for Legal Access / Easement

“Subdivision approval must include legal, recorded access. Without a recorded easement or constructed road ensuring access to Lot #2, this proposal does not meet Sturgeon County’s access requirements, which raises concerns for emergency access and long-term legal rights.”

#### 3. Request for Conditions

“I request the Subdivision Authority require proof of legal access — either via road construction or a registered easement — before any approval is granted.”

#### Access & Road Standards (from the Land Use Bylaw)

Sturgeon County’s Land Use Bylaw 1385/17 includes standards for subdivision and development that affect access:

It states that access to residential parcels must be from a local or collector road constructed for the subdivision. This means lots generally must front onto or have legal access to a road built to county standards.

### Adjacent Landowner Response #3

Hello Johnathan,

First of all, thank you for extending the response date for concerns on this proposed subdivision. We greatly appreciate that.

As per our previous conversation, myself and my husband as well as other members of the community have some concerns relating to this subdivision. Our main concerns centre around how the property would to be utilized. Our property and many others in the community back onto the green space (ravine) that runs the entire length of the community. There is an erosion issue around the edge of that ravine that could get to a critical state if trees were removed or digging was to commence specifically on proposed Lot 2. The ravine is also a major wildlife corridor, accommodating moose, deer, cougar, coyotes, fox, rabbits, bear and many birds including bald eagles. This ravine extends through a good portion of Lot 1 as well as lot 2. As we feel that this is a unique and critical feature in this area of Sturgeon County it should be protected.

As we have seen numerous times in this community, when a subdivision has been applied for, a portion of the property along that corridor was returned to the county as natural green space. Could this be part of the solution, in order to maintain the integrity of that space? If this proposal were to be passed, it would be our hope that provisions could, at least, be put in place to protect this precious area.

Another concern we have is with the fact that Lot 2 has no public access. There is a road along the tracks that is actually owned by CN which is utilized and maintained by a community member as an agreement with CN to access his property. We don't feel that Lot 2 would be at all practical for residential use.

We were happy to hear that the land zoning would not be changed from its present Agricultural zoning. We are concerned though, that as this quarter section has already reached its maximum 4 property split, that it would set a dangerous precedence for future county subdivision proposals if it were to be approved.

Thank you for being open to hearing our concerns

SEVERED IN LINE WITH SECTION 20  
OF THE ATI ACT

SEVERED IN LINE WITH SECTION 20  
OF THE ATI ACT

15 Dec 2025

***Re .. Proposed Subdivision***

***Ref .. File Number***  
**2025-S-046**

***Legal Description***  
**SW - 17 - 55 - 24 - 4**

SEVERED IN LINE WITH SECTION 20  
OF THE ATI ACT

***To Whom it may Concern ...***

***It has come to my attention, that my brand new, next door neighbor who just finished buying the next door property has barely had a chance to move anything on the property and already wanting to subdivide this property. It must be remembered that this property is zoned agriculture and wasn't meant to subdivide into residential properties.***

***Speaking specifically about proposed Lot 2, which is on my West side boundary. That property does not have public road access to site. That road that's there belongs to CN Rail.***

***They have an agreement with the only other resident on that road. For his access, he has agreed to keep that road open and maintained such as snow removal. This allows CN to use their road for track maintenance and inspections.***

***This proposed 5.83 ha borders a park that was put aside for Sturgeon County. It's a beautiful ravine with mature trees and water bodies with the Egg Creek flowing through there.***

***It has been a wildlife corridor for all kinds of animals including Deer, Moose, Black Bear, coyotes, Fox, and a host of other small Animals that call that area home. Canada Geese nest in the area as well.***

***With the creek and pond nearby, This has created a large ridge along the river which could be prone to premature erosion which could cause these ridges to slide away opening up fissures. Especially with more human encroachment on that land.***

***Cutting trees and clearing bush on that site would certainly cause premature erosion. The ground in our community is sandy areas with coal deposits.***

***In springtime, when the snow melts, we receive a channel of water that flows through 3 different properties ending up in Egg Creek.***

***There are some of us in the neighborhood believe that this 5.83 Proposed lot should be donated to the county to maintain this park and wildlife sanctuary area.***

***Another issue is giving such a short notice .. sending out Dec 8 and require responses by Dec 29. This seems to us that your department is trying to push this through quickly without proper consultation. My other neighbors didn't seem to get your proposed notice. Only me .. Now that I quickly went to some of the neighbors about this .. There are some of us in the community that are against this proposed subdivision notice.***

***It seems that these new buyers bought that property to subdivide and flip for a profit. They set this up in record time .. Unfair to the rest of us who have been here for 20 years and more.***

***The main reason for pushback is to save the integrity of Lot # 2 For Park, wildlife corridors and erosion purposes. That lot is the west side boundary of Carbondale. We need to protect it from human encroachment ..***

SEVERED IN LINE WITH SECTION 20  
OF THE ATI ACT

# Subdivision and Development Appeal Board (2025-S-046)

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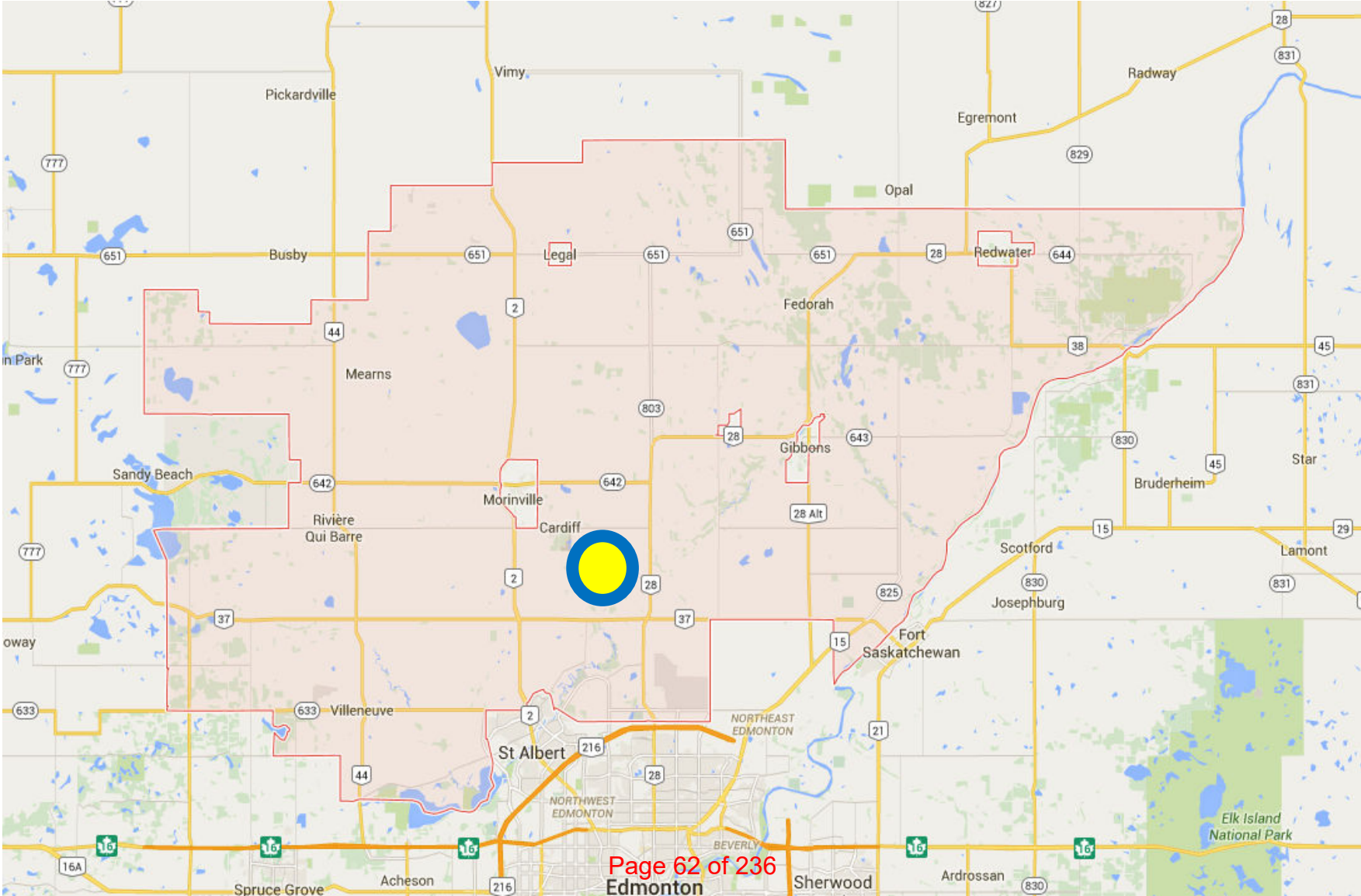
Jonathan Heemskerck

March 3, 2026

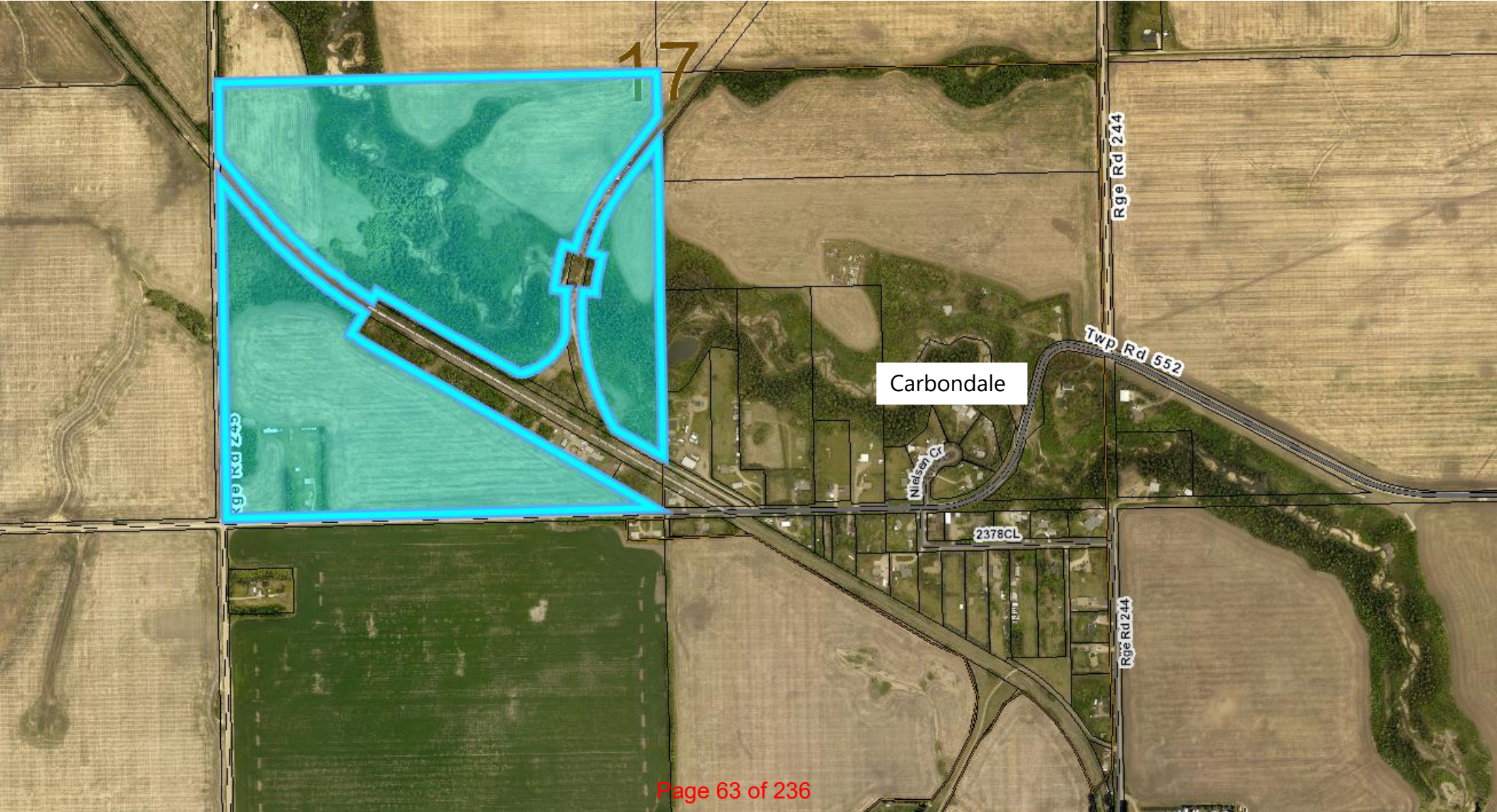


Sturgeon  
C O U N T Y

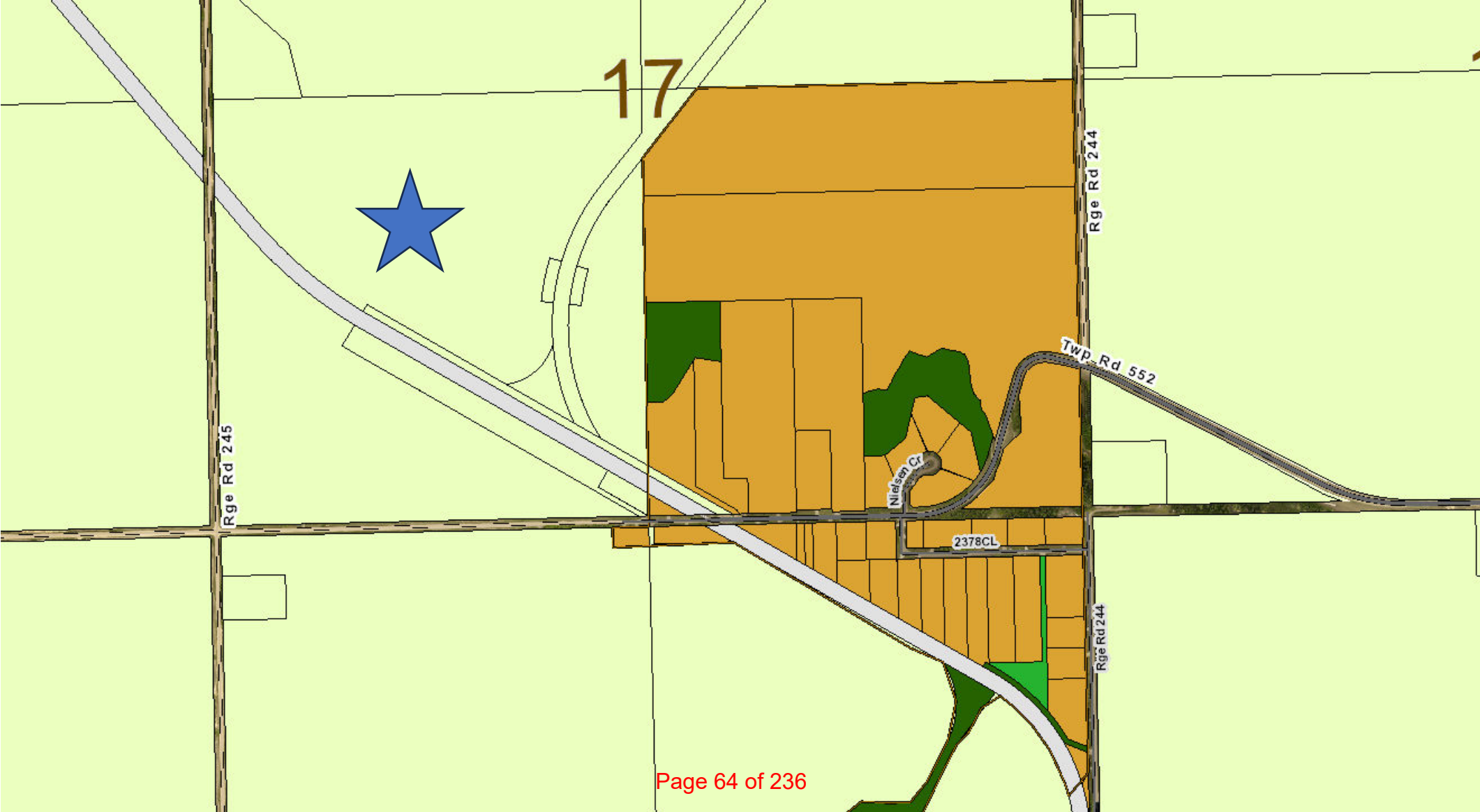
# Site Location (Regional Context)



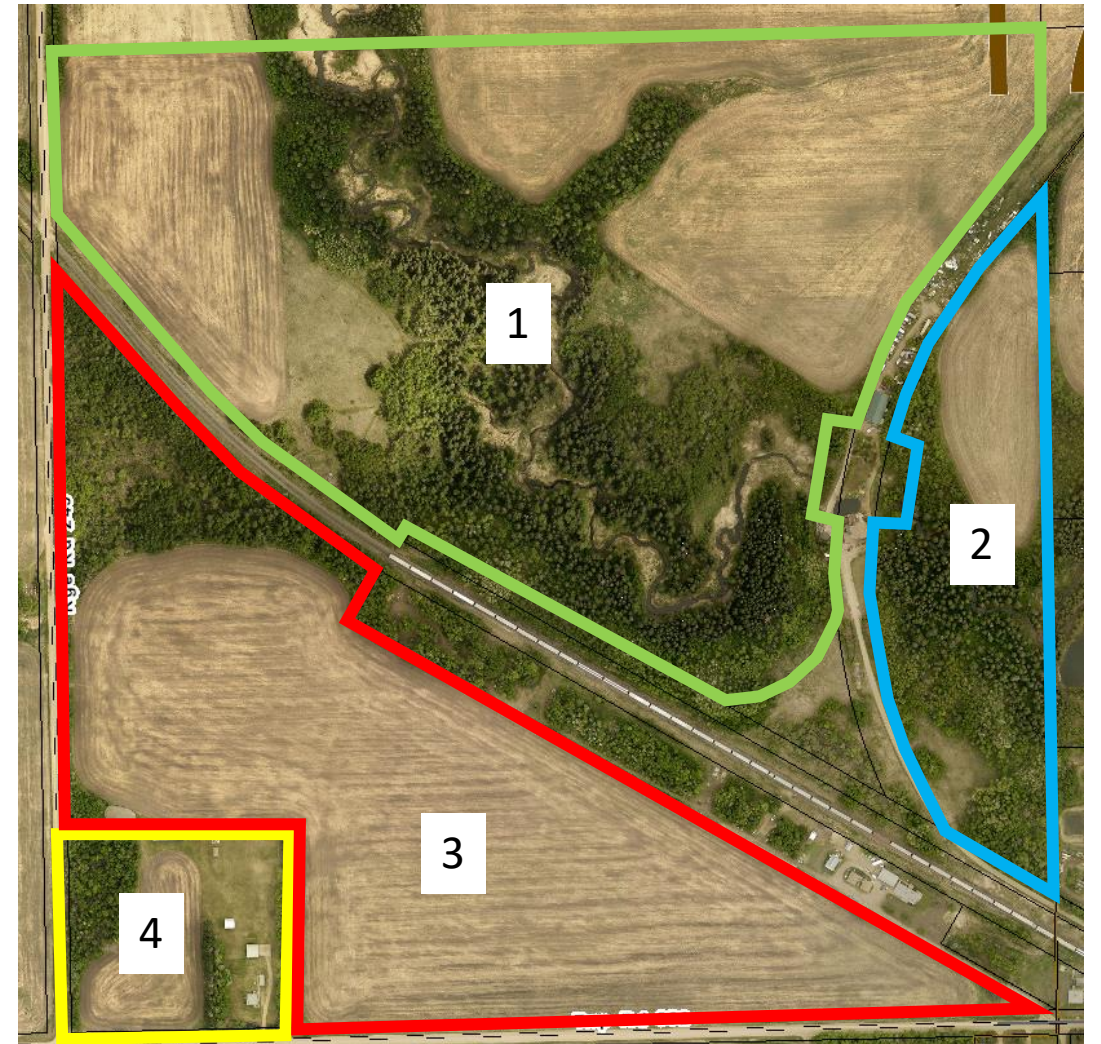
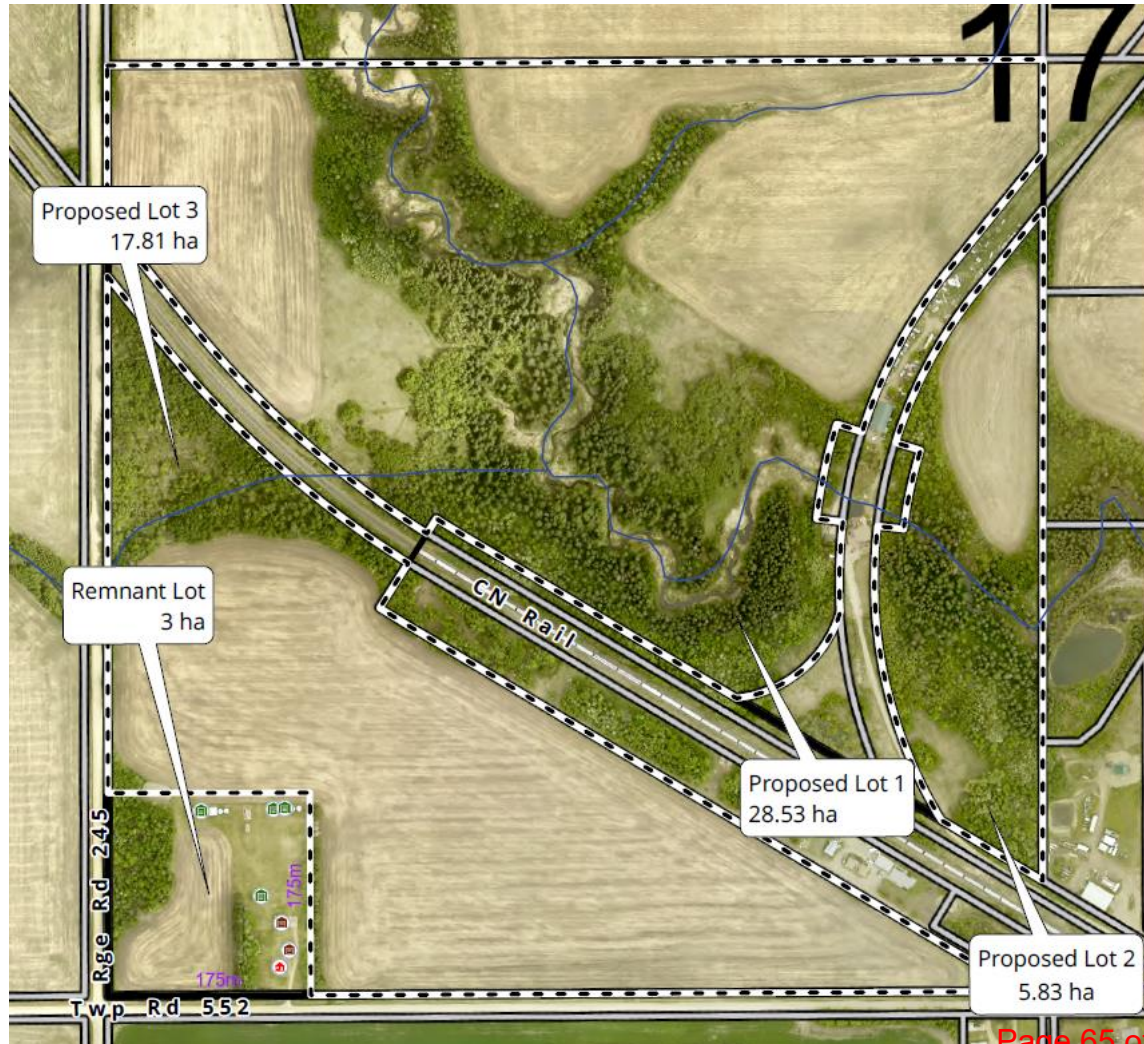
# Site Location (Local Context)



# Site Location (Zoning)



# Proposal



# Referral Responses

## Sturgeon County Development Officer

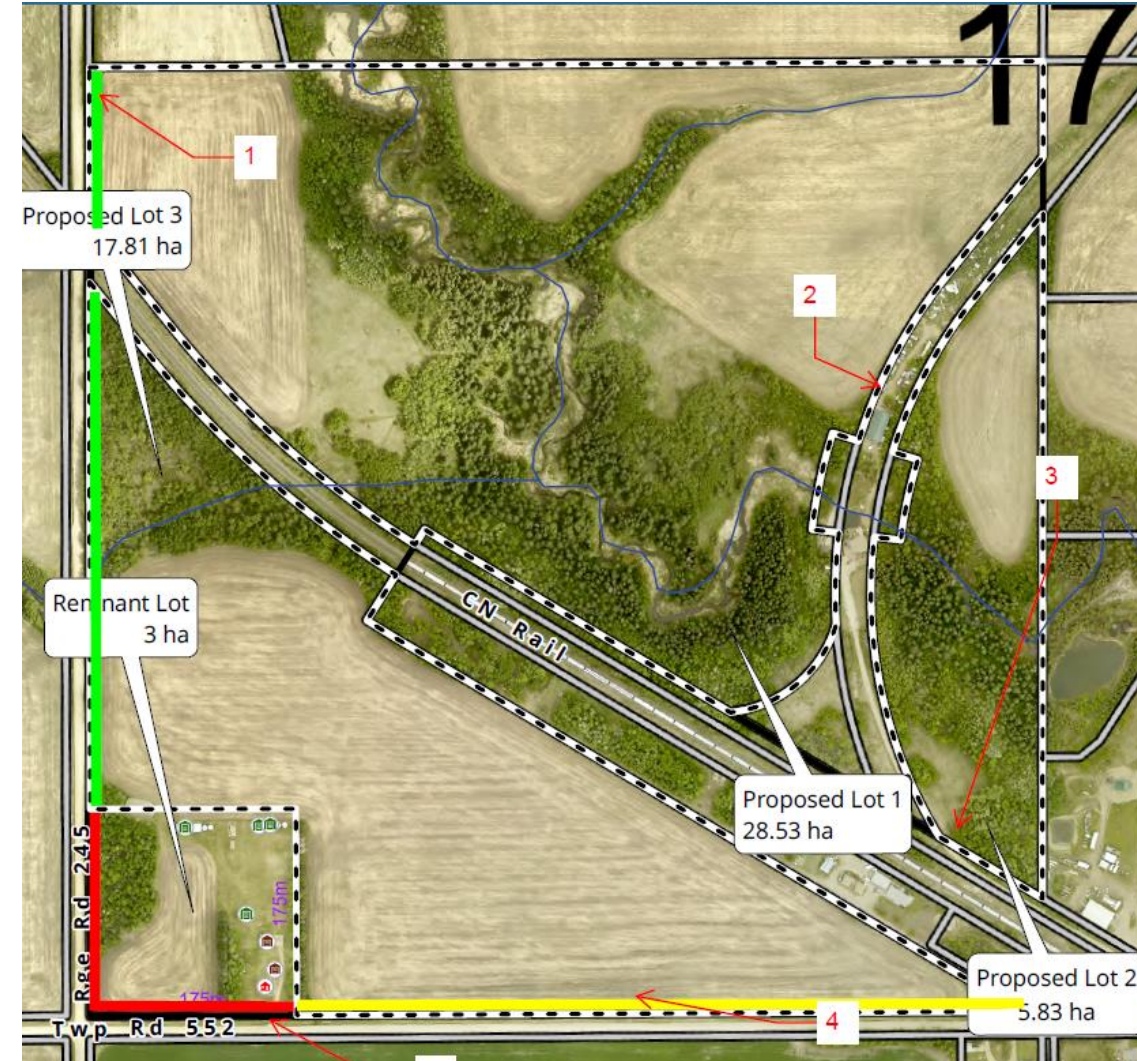
- If approved, a stamped site plan/RPR will determine what permits and/or farm building declarations are required.

## Sturgeon County Development Engineering

- 5m required for future road widening along Rge Rd 245
- 10m required for future road widening along Twp Rd 552
  - By caveat on large AG pieces and by survey on acreage
- Approaches & Access
  - Proposed Lot 3 and Remnant Lot: Upgrade approach
  - Proposed Lot 1: No existing approach, must construct
  - Proposed Lot 2: No direct access to a public road, an easement/agreement is required through adjacent lots (currently there is an existing blanket easement)

## Sturgeon County Transportation Services:

- Acquisition of land may be required at the intersection at Rge Rd 245 and Twp Rd 552 for sight distance maintenance.
  - Note: The road widening dedication above will address this sight distance comment



# Referral Responses

## Sturgeon County Drainage Operation

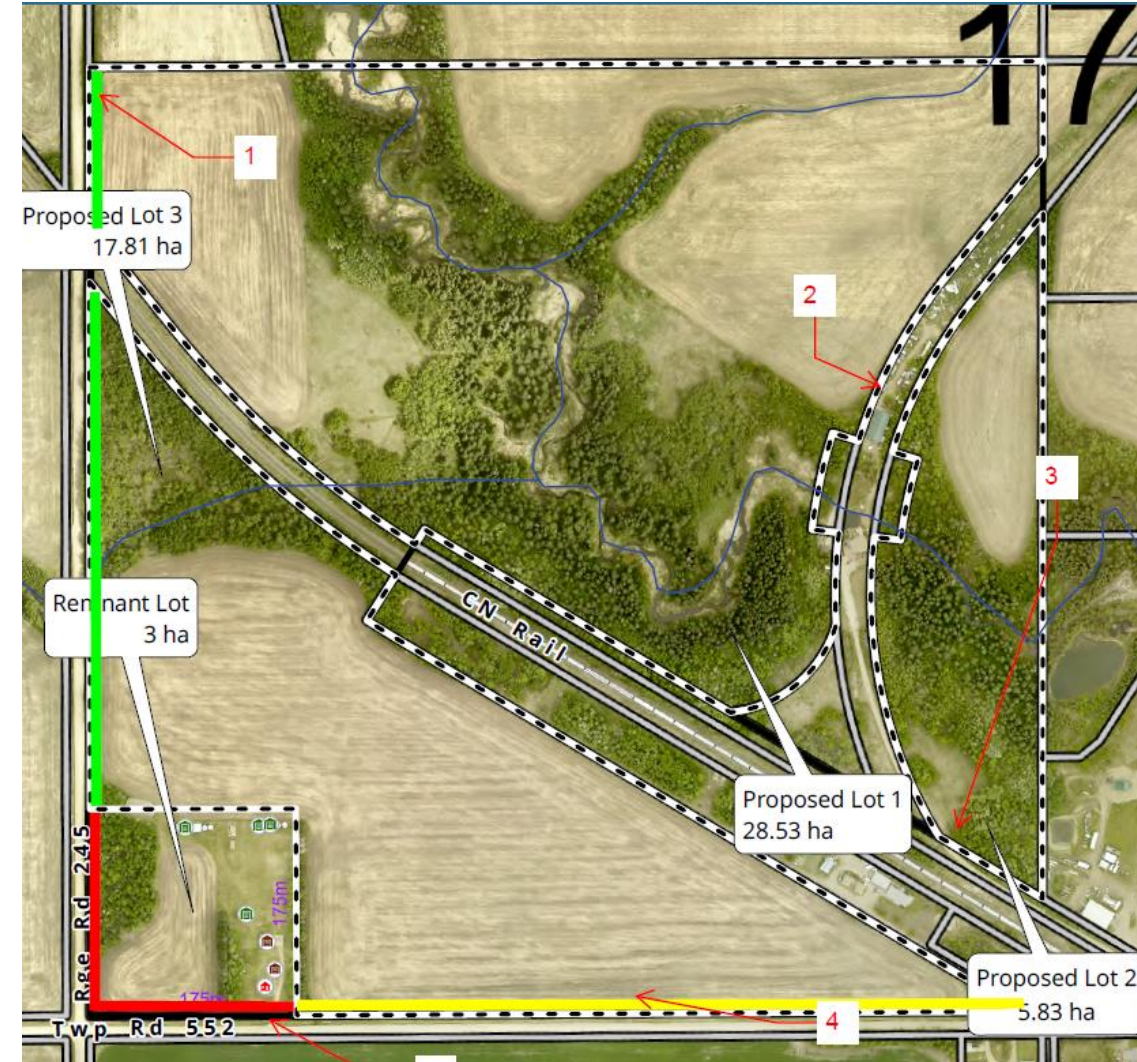
- Important drainage courses reside on this property. Recommend a utility right of way be applied allowing County access for inspection and maintenance.

## Alberta Health Services

- Existing water cistern (hauling) and septic field on site.
- This existing system is anticipated to meet requirements.

## Adjacent Landowners

- Four letters of objection were received. Concerns included:
  - Additional subdivision will alter **rural character** and set a **precedent** for **fragmentation** of farmland
  - Loss of **agricultural land**
  - Impacts to **local wildlife** and natural habitat
  - Increased **traffic** on rural roads
  - Higher amounts of **dust, noise, drainage** impacts and **safety** concerns
  - **Limited access** for Proposed Lot 2 (require easement and proof of legal access)
  - Proposed Lot 2 has **environmentally significant** features



# Quarter Section History

No official subdivisions have been approved by the Subdivision Authority to create the original rail line pieces.

Several parcels have been created due to historical railway expropriations that since have been designated within the AG – Agriculture district



# Quarter Section History

One AJ – Alternative Jurisdiction parcel (CN Rail)

Seven AG – Agriculture parcels

Parcel #	District	Size	Description
1	Agriculture	6.52 acres	Acreage developed with a home and shop
2	Agriculture / Hamlet Unserviced	0.80 acres	A portion of land that is split zoned between AG and R3 and is developed with a home and garage
3	Agriculture	0.64 acres	A long and skinny parcel that is a 'private road' used to provide access to other parcels
4	Agriculture	1.88 acres	An undeveloped agricultural acreage parcel
5	Agriculture	1.59 acres	Former rail line that has been developed as an acreage property
6	Agriculture	0.86 acres	Attached to parcel #5 and used in conjunction with it for an acreage development
7	Alternative Jurisdiction	1.69 acres	Existing CN Rail line.
8	Agriculture	136 acres	The remnant subject parcel which is being proposed for subdivision



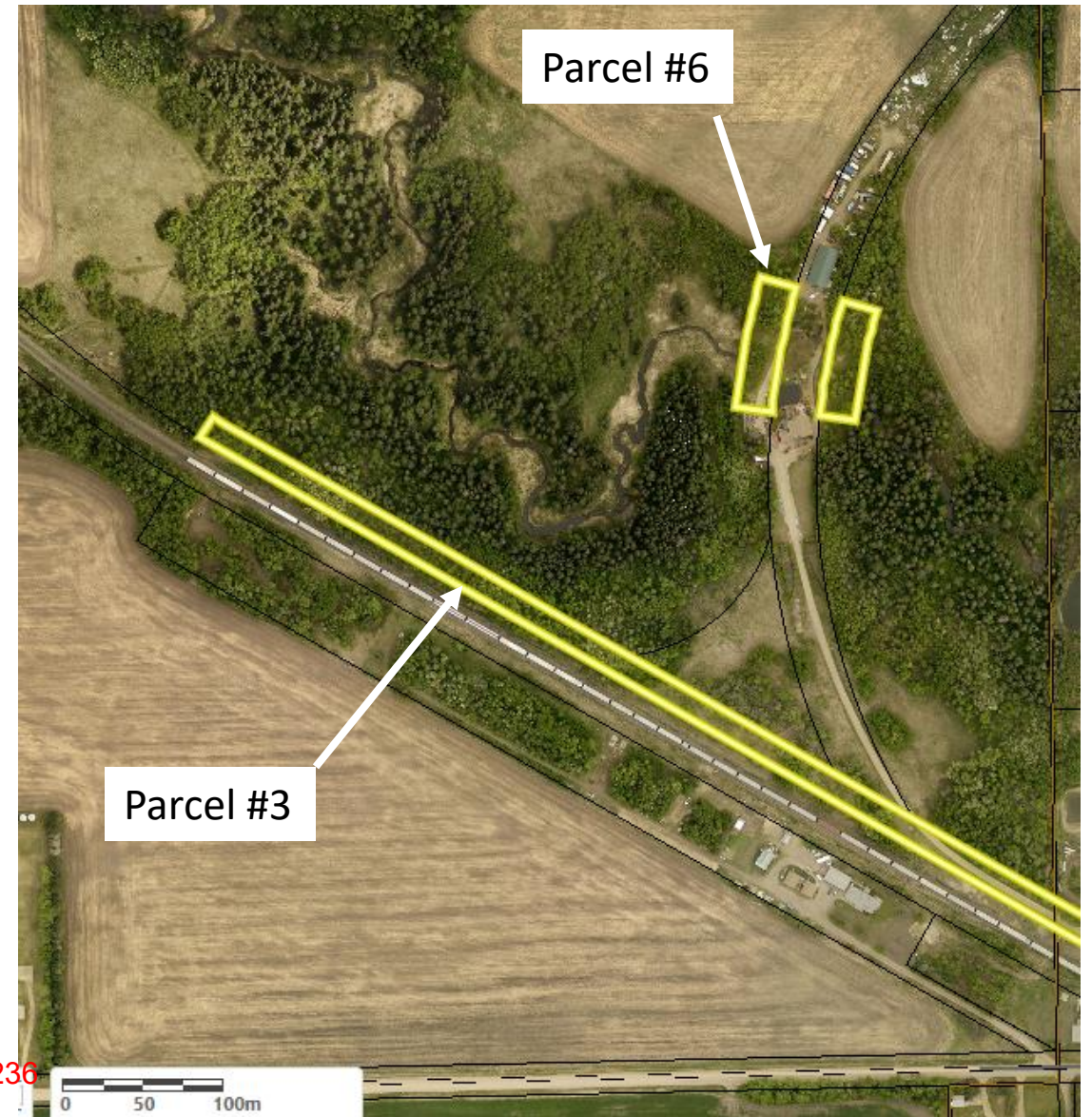
# Quarter Section History

On the quarter section there are currently seven agricultural zoned parcels.

Even if the subdivision authority were to interpret:

- Parcel #3 as unsuitable for development (as a private road) and
- Parcel #6 as attached to parcel #5 for development purposes

This still leaves a total of five agricultural parcels that are pre-existing on the quarter section.



# Issue Analysis

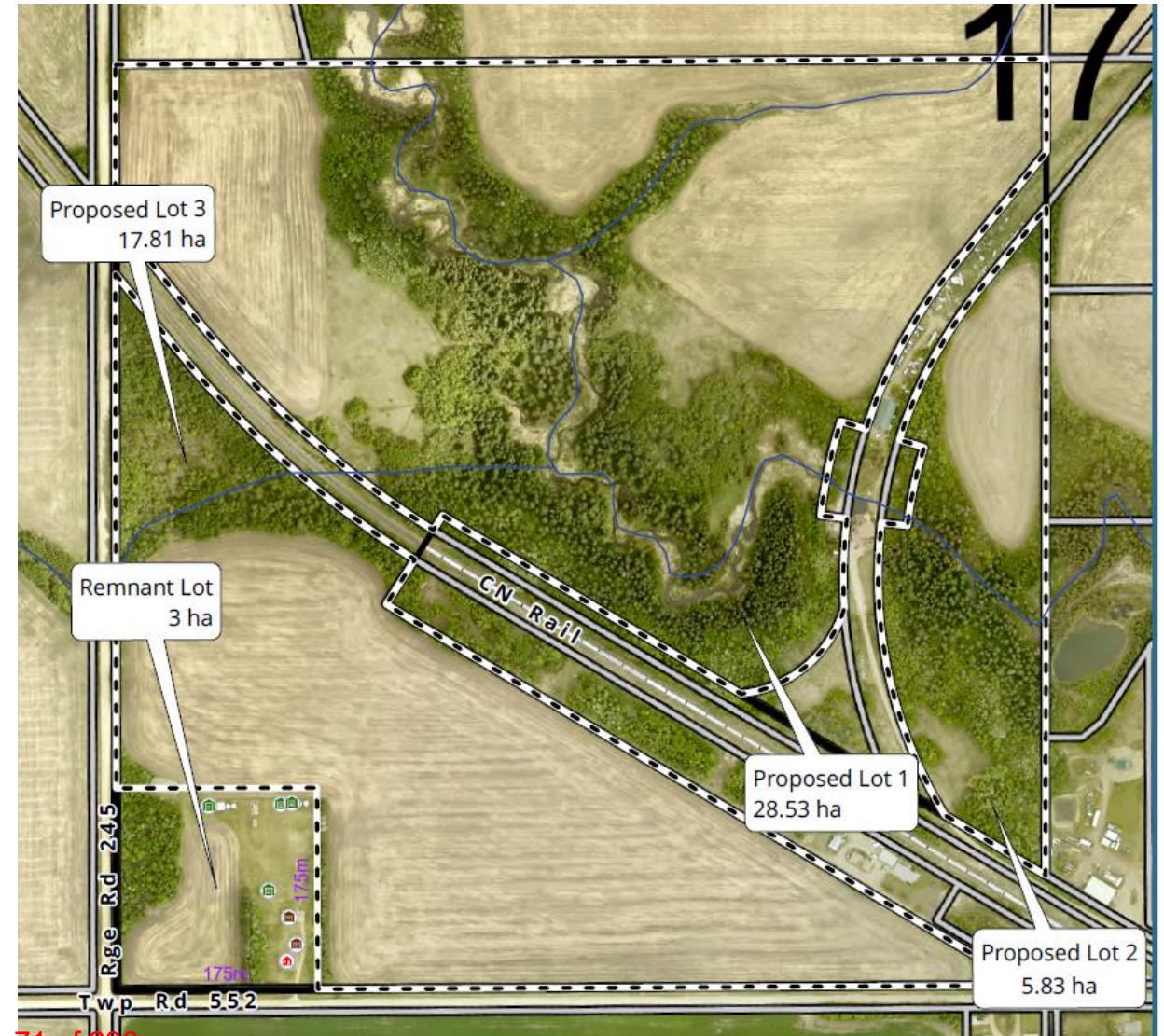
The proposal would create a minimum of 8 AG parcels on this quarter section.

## Municipal Development Plan

- This proposal does **not** align with the Residential Type 4 policies in the Municipal Development Plan.
- 2.3.12 – Outlines a maximum of four (4) parcels for every quarter section.

## Land Use Bylaw

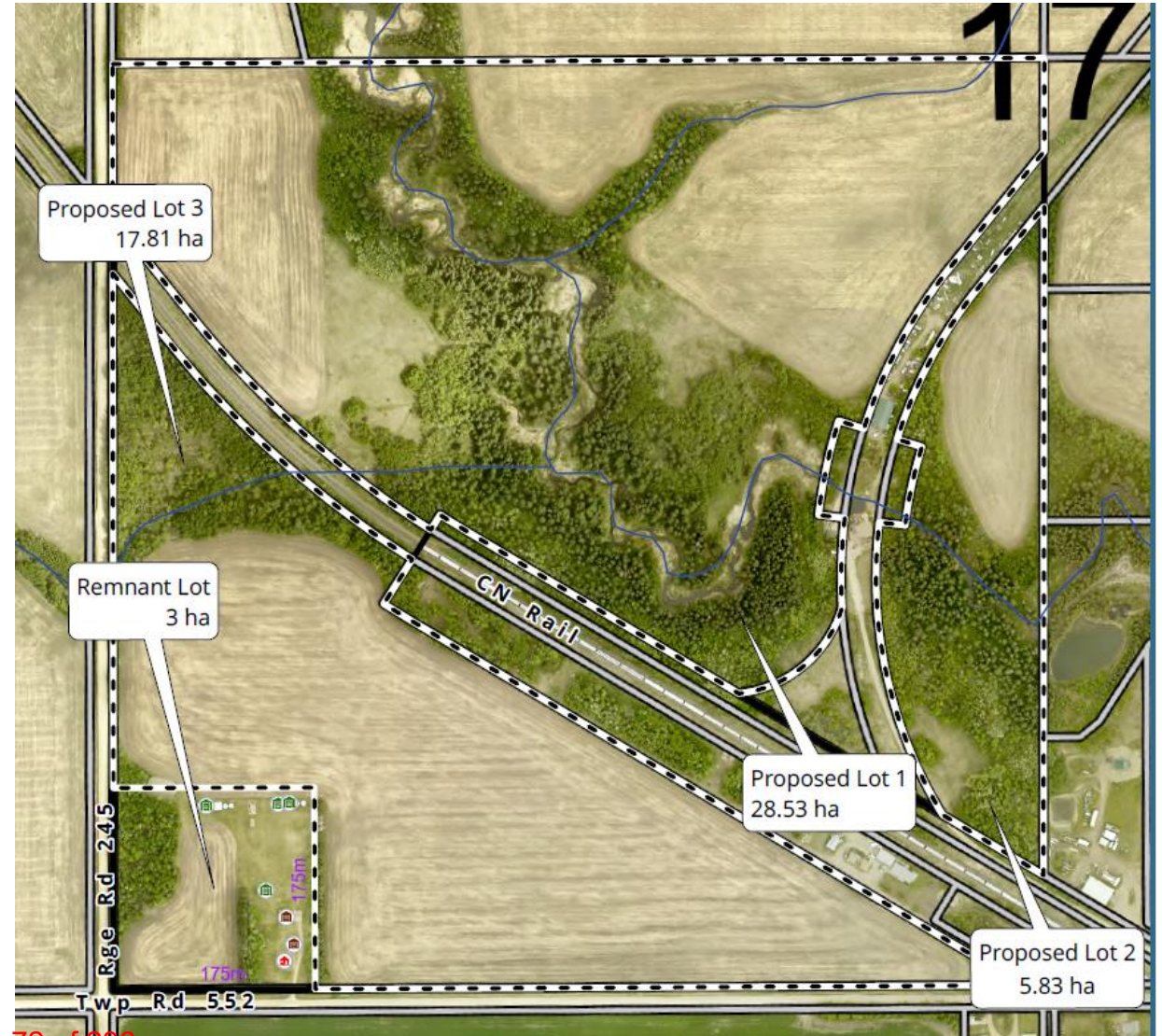
- This proposal does **not** align with the subdivision regulations in the Land Use Bylaw.
- 11.1.3(a) – Also outlines a maximum of four (4) parcels and two (2) acreages per AG quarter section.



# Issue Analysis

## Municipal Government Act

- Part 654(1) of the Municipal Government Act requires that a subdivision authority must not approve an application for subdivision approval unless:
- “...(b) the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, **any statutory plan** and, subject to subsection (2), **any land use bylaw** that affects the land proposed to be subdivided.”



# Subdivision Authority Decision

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The Subdivision Authority's decision for **refusal** is consistent with:

- Land Use Bylaw regulations
- Municipal Development Plan policies
- Municipal Government Act

# Additional Considerations – Access

At the time of subdivision, all parcels must have **legal or physical access** provided.

Currently there is a “blanket” easement providing access to the subject lands (remainder of the quarter section) through three parcels.

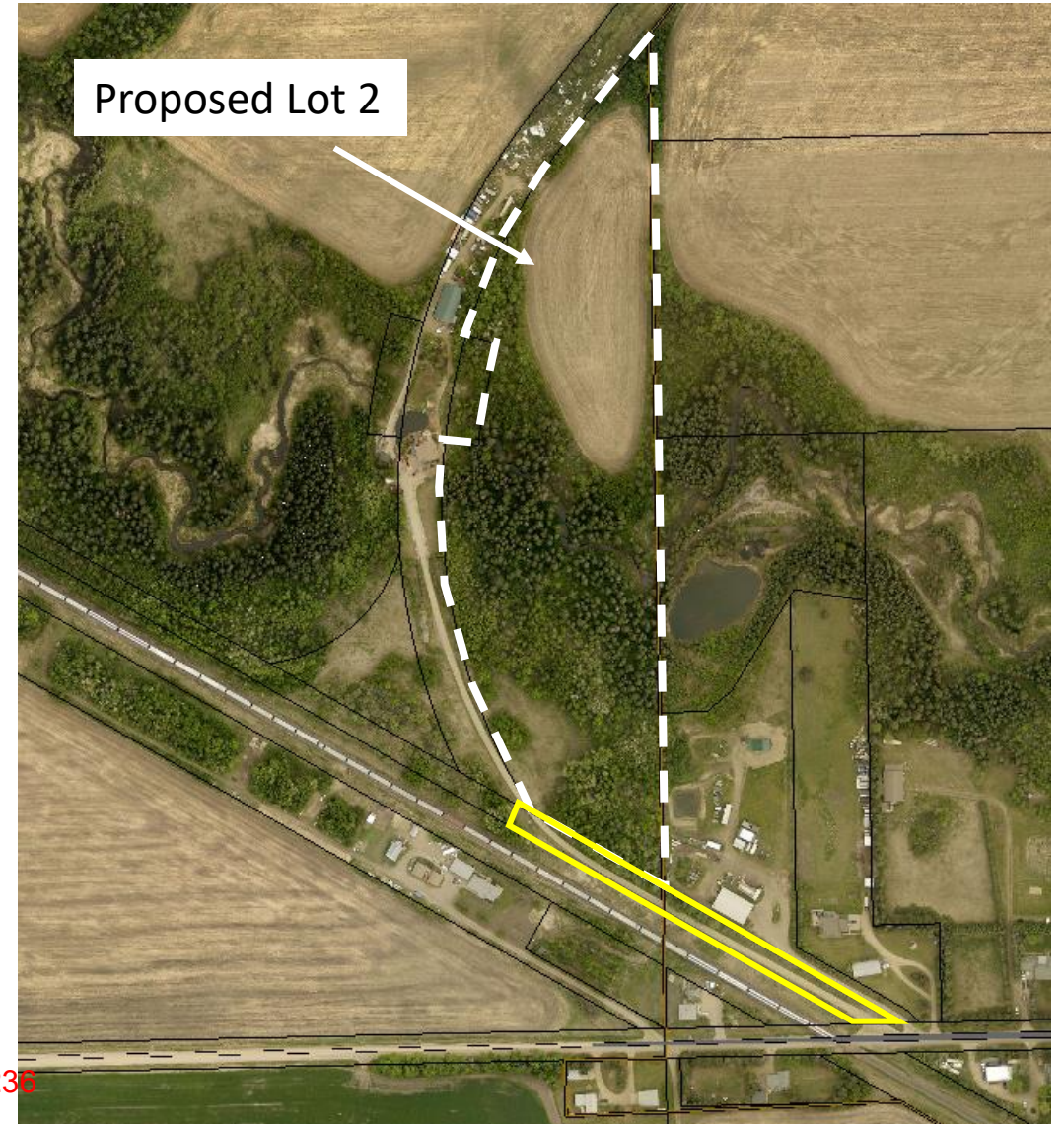
- The easement currently allows the appellant full access over, under, and through each of the parcels highlighted in yellow



# Additional Considerations – Access

Administration would be supportive of replacing the blanket easement with a more restrictive access easement to provide access to Proposed Lot 2.

Instead of the appellant having access across all lands, they would only utilize the portion in **yellow**.



# Additional Considerations – ERE & URW

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As indicated by adjacent landowners, this quarter section is home to environmentally significant lands.

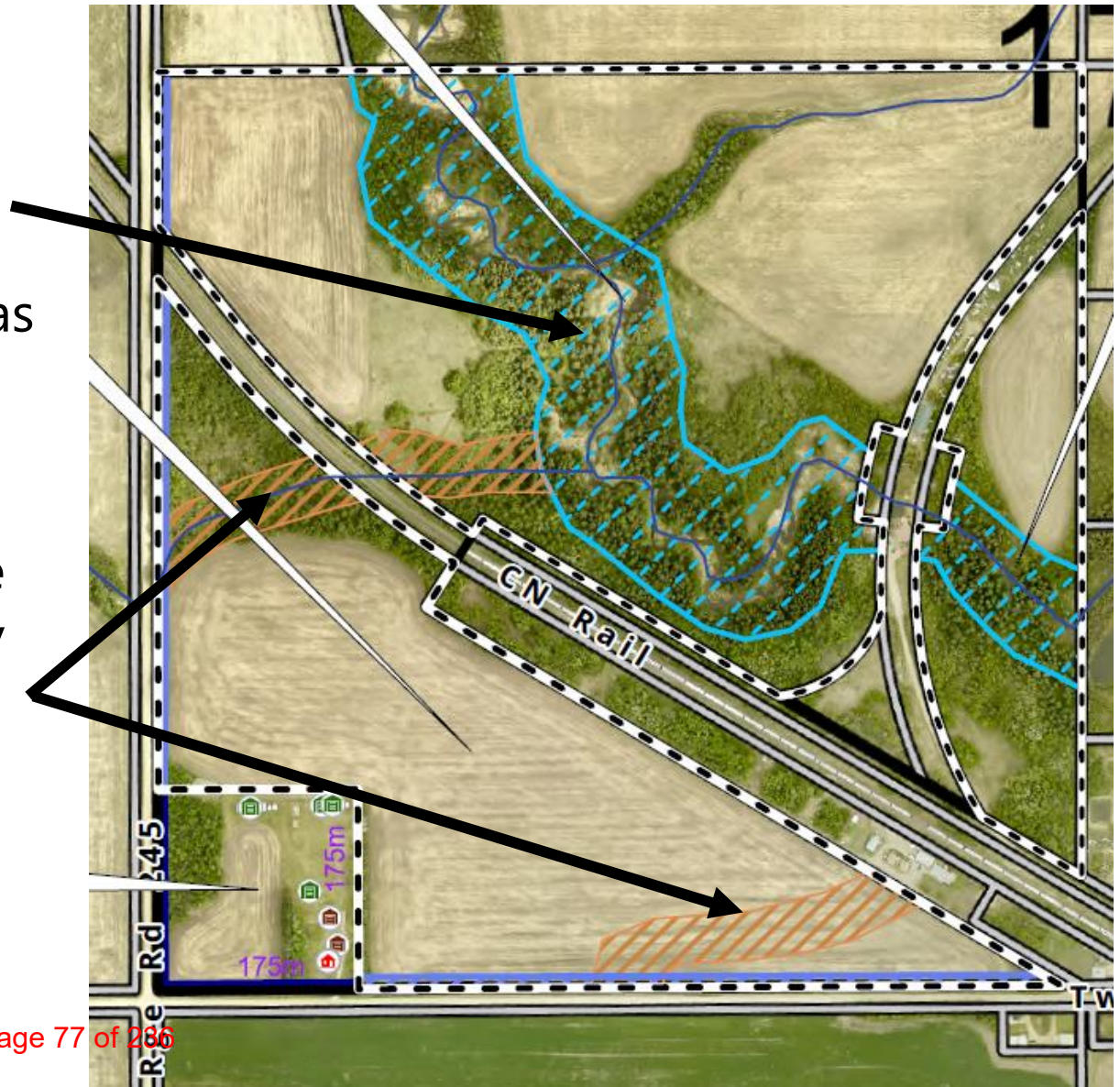
Furthermore, there are significant drainage courses/outlets that may require inspection or maintenance to alleviate future flooding in the surrounding area.



# Additional Considerations – ERE & URW

Areas in **BLUE** hatching would have an Environmental Reserve Easement registered on title to ensure it is kept in its natural state able to be maintained as a wildlife corridor.

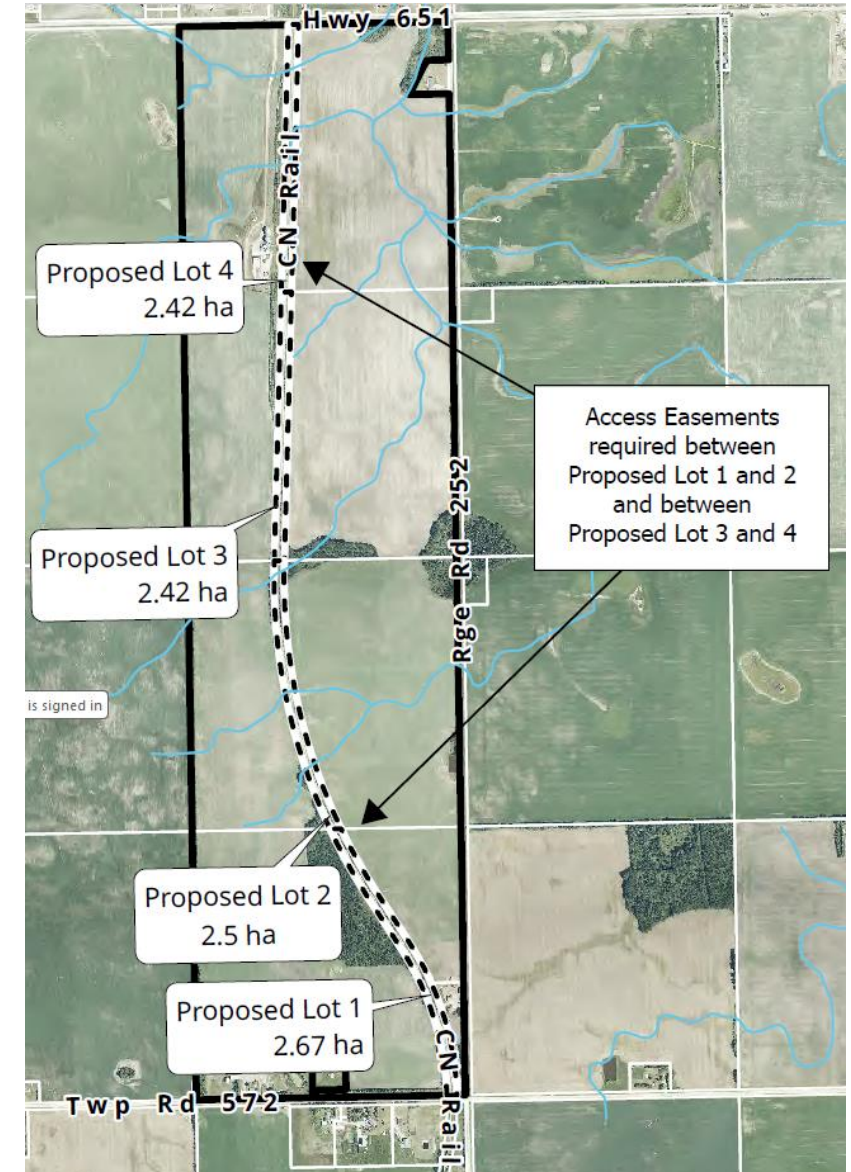
Areas in **ORANGE** hatching would have a Utility Right of Way registered as they connect to the adjacent roads and will allow the County to maintain them to reduce flood risk in the area.



# Current Process – Closing of Rail Lines

## 2024-S-001 (Most recent CN Rail line closing)

- While the intent of the subdivision is to create parcels that can be consolidated with adjacent quarter sections, the County must ensure that these will not become “acreage lots” which would effectively remove subdivision potential from the surrounding quarter sections.
- Therefore, each of the proposed lots will have a restrictive covenant registered on title that will eliminate the ability to develop on the lands. Once the parcels have been consolidated. with the neighbouring quarter section, the County will discharge the restrictive covenant.



# Conditions if Approved

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- 1) Pursuant to Provision 654(1)(d) of the MGA, any outstanding taxes on the subject property shall be paid or arrangements be made, to the satisfaction of Sturgeon County, for the payment thereof.
- 2) The applicant shall retain the services of a professional Alberta Land Surveyor, who shall submit a drawing to Sturgeon County resembling Exhibit 3, and submit it in a manner that is acceptable to Land Titles. The surveyor shall also prepare a Signed/Stamped Site Plan or Real Property Report to confirm building/septic system locations, to the satisfaction of Sturgeon County.
- 3) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Development Engineering and Land Services, a 5-metre-wide area parallel and adjacent to the boundary of the Remnant Lot and Rge Rd 245 shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County. Furthermore, a 10-metre-wide area parallel and adjacent to the boundary of the Remnant Lot and Twp Rd 552 shall be dedicated as road allowance via plan of survey at no cost to Sturgeon County.
- 4) Pursuant to Provision 662(1) of the MGA, as illustrated in Exhibit 3 and as required by Sturgeon County Development Engineering and Land Services, a 5-metre-wide area parallel and adjacent to the boundary of Proposed Lot 1 & 3 and Rge Rd 245 shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement. Furthermore, a 10-metre-wide area parallel and adjacent to the boundary of Proposed Lot 3 and Twp Rd 552 shall be acquired by Sturgeon County in the future via the terms and conditions of a land acquisition agreement. Note: these agreements to be prepared by Sturgeon County.
- 5) All upgrades to existing culverts and/or existing approaches, and construction/removal of approaches, as determined necessary by the Development Engineering Officer will be the responsibility of the developer and upgraded to the satisfaction of Sturgeon County in accordance with General Municipal Servicing Standards, before this subdivision is endorsed.
- 6) Pursuant to Provision 11(b) of the Matters Related to Subdivision and Development Regulation, an Access Easement shall be registered or retained on the title of relevant adjacent lands (Lot 55, Block RLY, Plan 5773AY) and Proposed Lot 2, to provide lawful means of access to Proposed Lot 2 (note: this agreement to be prepared to the satisfaction of Sturgeon County).
- 7) The applicant is to obtain all necessary permits and/or farm buildings declarations to comply with the Land Use Bylaw – to the satisfaction of the Development Authority.
- 8) Pursuant to Provision 666 of the MGA, money in lieu of municipal reserve shall be provided to Sturgeon County respecting 10% of the area of Proposed Lot 2 and the Remnant Lot. A payment will be made in place of reserves equal to \$14,642.25 (determined at a rate of \$16,582.39 per hectare X 10% X 8.83 hectares = \$14,642.25). The money-in-lieu calculation will be based on the actual amount of land (in hectares) shown on a plan of survey.
- 9) Pursuant to Provision 669 of the MGA, municipal reserves owing on the Proposed Lot 1 and Proposed Lot 3 shall be deferred by caveat (note: this caveat to be prepared by Sturgeon County).
- 10) The surveyor shall provide a sketch or drawing for all low-lying/undevelopable land in proximity to the creek within an 'Environmental Reserve Easement', in accordance with the Surveys Act and to the satisfaction of Sturgeon County – as illustrated conceptually in Exhibit 3.
- 11) A Utility Right of Way/ Drainage Easement shall be registered on Proposed Lot 1 and Proposed Lot 3 allowing for Sturgeon County to access these lands for the purpose of inspection and maintenance – as illustrated conceptually in Exhibit 3 (note: this document to be prepared by Sturgeon County).

# Conditions - Summary

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- 1) Retain a surveyor
- 2) Ensure taxes are paid
- 3) 5m (Rge Rd 245) and 10m (Twp Rd 552) by plan of survey for future road widening (acreage)
- 4) 5m (Rge Rd 245) and 10m (Twp Rd 552) by caveat for future road widening (large AG pieces)
- 5) Approach upgrades/construction
- 6) Access Easement registered or retained for Proposed Lot 2
- 7) Obtain permits/ farm building declarations
- 8) Money in lieu of municipal reserve (two 'acreage' lots)
- 9) Deferred reserve caveat (two 'large AG' lots)
- 10) Environmental Reserve Easement
- 11) Utility Right of Way/Drainage Easement

APPELLANT  
SUBMISSIONS  
RECEIVED


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**Re: Notification of March 3 SDAB Appeal - 026-STU-005**

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From Trevor Sheehan **Severed in line with s.20 of ATIA**  
Date Thu 2026-02-26 **Severed in line with s.20 of ATIA**  
To Legislative Services <legislativeservices@sturgeoncounty.ca>

 1 attachment (17 MB)

SDAB File No 2025-S-046 Appellant Presentation - SHEEHAN.pptx;

**Severed in line with s.20 of ATIA** [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender, and know the content is safe. If you are unsure of the contents of this email, please reach out to IT at ISSupport@sturgeoncounty.ca

Hi Tanis,

Attached is our powerpoint presentation that we plan to use during our Subdivision Appeal next Tuesday, March 3rd. I will also be sending reference documents that are referred to in the powerpoint, however, due to the file sizes I am not able to send them in a single email.

If you need anything else or have any issues or questions please let me know.

EMAIL 1 OF 2.

Thanks,  
Trevor & Meaghan Sheehan

**Severed in line with s.20 of ATIA**

On Wed, Feb 18, 2026 at 1:07 PM Legislative Services <[legislativeservices@sturgeoncounty.ca](mailto:legislativeservices@sturgeoncounty.ca)> wrote:

Good afternoon,

Please see attached Notice of Appeal for an SDAB hearing scheduled March 3 at 2:00 p.m.  
A paper copy has been sent via mail.

Thank-you,

**Tanis Sawatsky**  
**LEGISLATIVE ADVISOR**  
780-939-0620  
[tsawatsky@sturgeoncounty.ca](mailto:tsawatsky@sturgeoncounty.ca)



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# Subdivision & Development Appeal Board

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March 3, 2026

File No. 2025-S-046

Page 84 of 236

# Who we are?

- Young family of 8 deeply rooted in Sturgeon County
  - Fourth generation Sturgeon County residents
  - Born & raised on mixed farm in Alcomdale / Riviere Qui Barre area
  - Sheehan family received the Sturgeon County 100-Year Farm Family Award in 2006
- Currently live on a hobby farm in Sturgeon County near Legal
- Operate a small agricultural consulting firm based in Sturgeon County

# Plans for the property <sup>1</sup>

- Short term
  - Renting the cultivated portions of the land to area farmers while pursuing subdivision
  - Improving the residence for our eldest children to move into
  
- Longer term
  - Establishing a small-scale farm-to-fork livestock operation on the property
  - Potentially relocating our entire operation to this parcel

# Reasons for Appeal

- Requesting that the SDAB consider:
  - Sturgeon County's LUB allows AG zoned parcels to be subdivided to a *density of four parcels*
  - Sturgeon County's LUB allows for AG – *Major parcels between 48ha (118.5ac) and 79.9ha (197.5ac) shall be considered equivalent to a 64.7ha (160ac) AG parcel (i.e. a full quarter section)*
  - Although only 136.4-acres the SW 17 has never been subdivided and should be treated as a *full quarter section*
    - Parcel size has been reduced due to historic & existing fragmentation on the property
  - Proposed creation of 3 parcels aligned with existing railway geometry & 1 parcel aligned with the existing farmstead use which does not introduce additional fragmentation to the land

# History of the SW 17-55-24-W4M

- Current title shows 4 exclusions relating to 3 railway plans:

EXCEPTING THEREOUT :

	PLAN	HECTARES	ACRES MORE OR LESS
(A)	RAILWAY 6598AZ	1.87	4.62
(B)	RAILWAY 5773AY	6.98	17.24
(C)	RAILWAY 5846CL	0.761	1.88
(D)	ALL THAT PORTION OF SAID SECTION SEVENTEEN (17) WHICH LIE TO THE WEST OF THE WESTERLY LIMIT AND TO THE EAST OF THE EASTERLY LIMIT OF THE RIGHT OF WAY AS SHOWN ON THE SAID RAILWAY PLAN 6598AZ AND WHICH LIE BETWEEN TWO LINES PARALLEL TO AND PERPENDICULARLY DISTANT ONE HUNDRED AND TWENTY FOUR AND FIVE TENTHS (124.5) FEET ON EACH SIDE OF THE CENTRE LINE OF THE SAID RAILWAY BETWEEN POINTS ON THE SAID CENTER LINE EIGHT HUNDRED AND TWELVE AND SIX THENTHS (812.6) FEET AND ONE THOUSAND AND SIXTY TWO AND SIX TENTHS (1062.6) FEET MEASURED NORTHERLY ALONG THE SAID CENTRE LINE FROM THE NORTHERLY BOUNDARY OF THE STATION GROUNDS AS SHOWN ON RAILWAY PLAN 5773AY, CONTAINING 0.348 HECTARES (0.86 ACRES) MORE OR LESS.		

# History of the SW 17-55-24- W4M

These railway expropriations:

- Railway Right of Way Plan 5773AY
- Railway Right of Way Plan 6598AZ
- Railway Right of Way Plan 5846CL

Resulted in the creation of 8  
separate titles on the SW 17-55-24-  
W4M



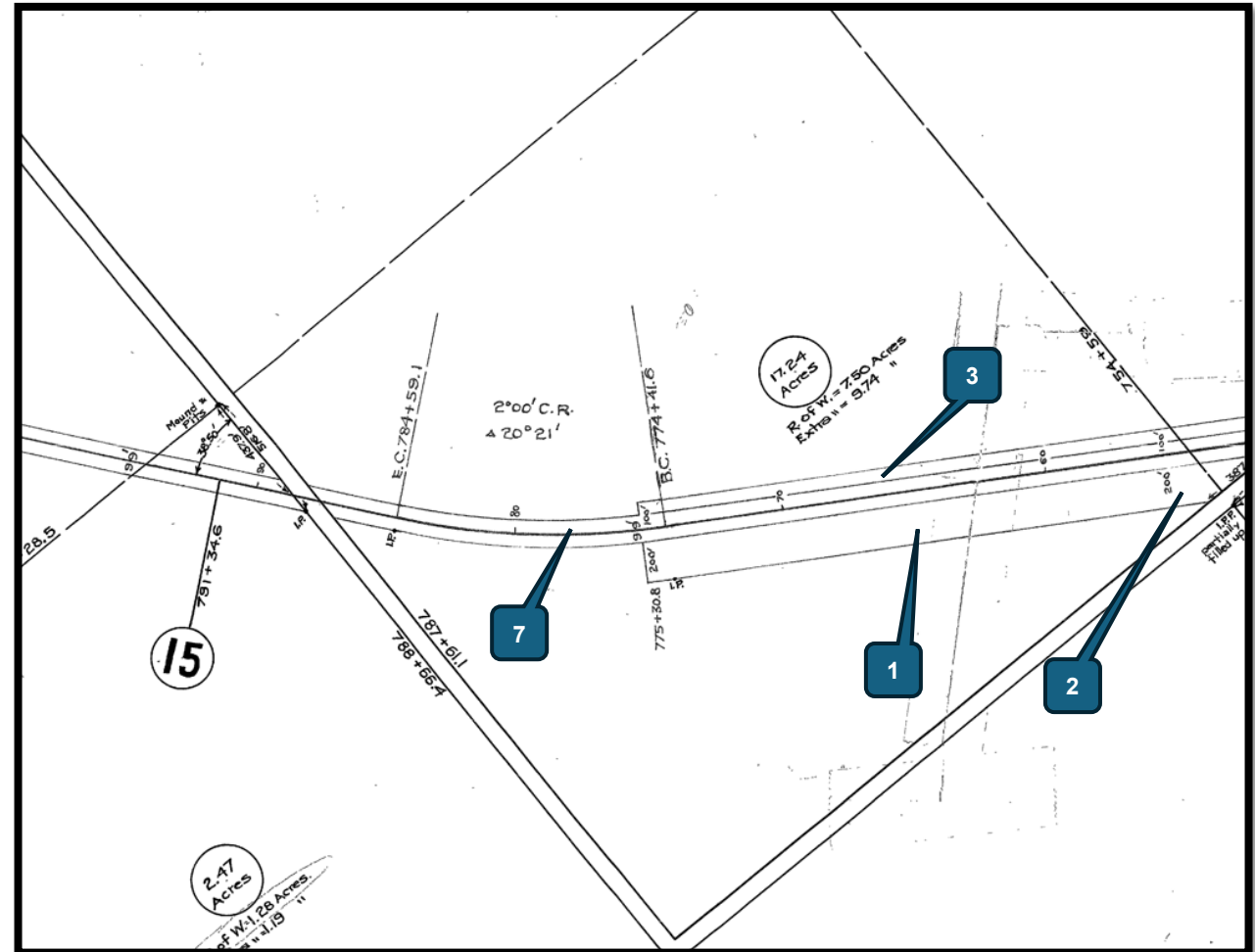
# History of the SW 17-55-24-W4M

Ref No.	Title No. <sup>2</sup>	Legal Description	Area in SW 17 (acres)	Owner(s)
1	232 136 436	<b>Plan 5773AY Railway</b> Extra Right of Way within Meridian 4 Rge 24 Twp 55	6.52	Muranda & Brett Woodger
2	232 171 071	Plan 2122708, Blk 2, Lot 1 ( <i>subdivided from Ref No. 1 in 2021</i> )	0.87	Darris Graham & Tonya Lansdell
3	002 032 863	<b>Plan 5773AY Railway</b> Extra Right of Way within Meridian 4 Rge 24 Twp 55	2.35	Brian Kosik, Wayne Kosik & Carol Waselenchuk
4	992 348 766	<b>Railway Plan 5846CL</b> Right of Way Severance in Twp 55 Rge 24	1.88	Brian Kosik, Wayne Kosik & Carol Waselenchuk
5	992 340 396	<b>Railway Plan 6598AZ</b> Right of Way in Twp 55 Rge 24	4.62	Joanne Neilsen
6	002 069 772	SW 17-55-24-W4M	0.86	Joanne Neilsen
7	952 251 440+1	<b>Railway Plan 5773AY</b> Right of Way and Extra Right of Way in Twp 55 Rge 24	7.50	Canadian National Railway Company
8	252 340 157	SW 17-55-24-W4M	136.4	Trevor & Meaghan Sheehan
<b>Total Acreage</b>			<b>161.0</b>	

# Railway Plan 5773AY<sup>3</sup>

- Edmonton, Dunvegan & British Columbia Railway
- **Registered May 1, 1914**
- Created Reference #'s 1, 2, 3 & 7

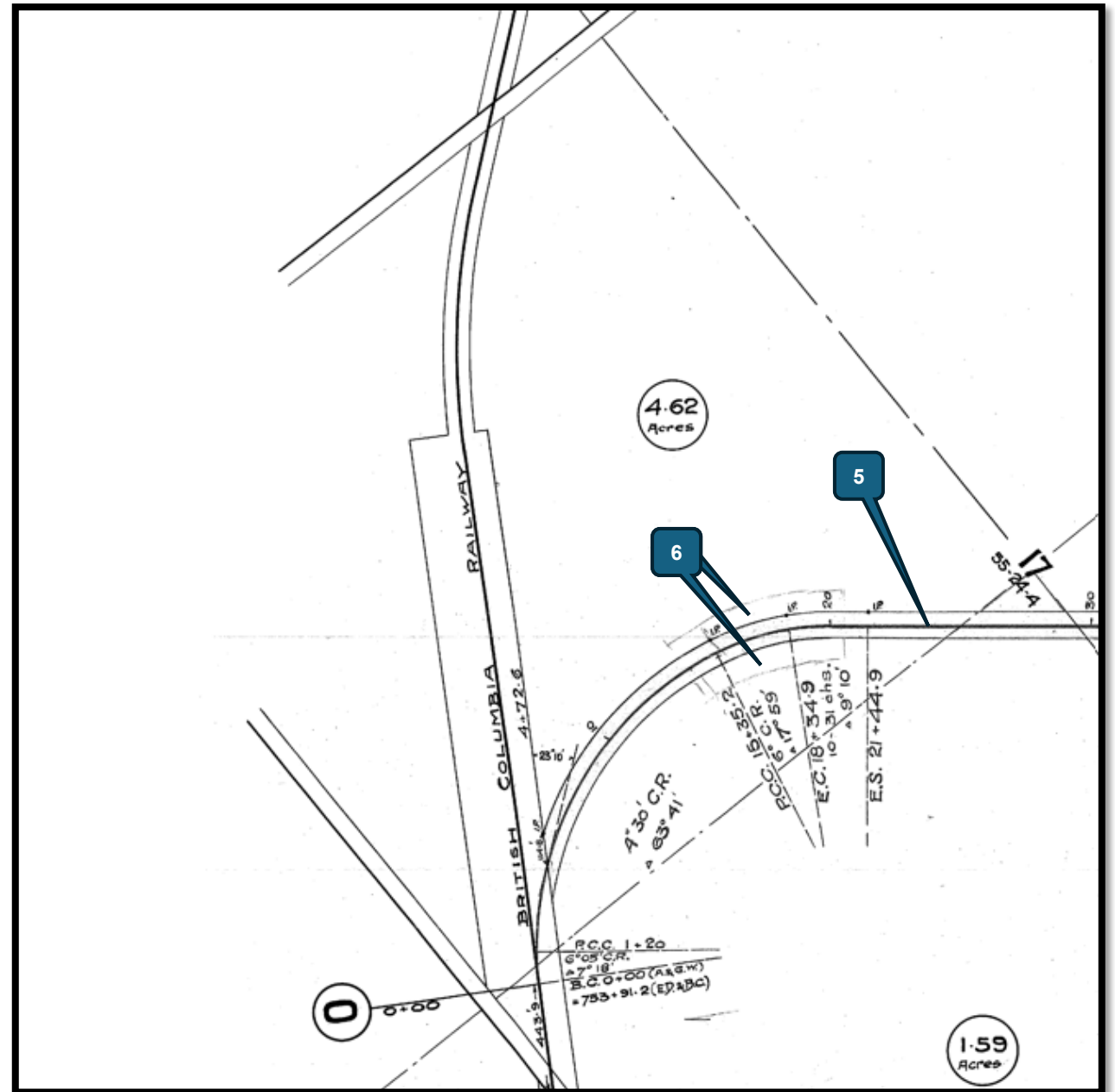
*Note: Ref. #2 was created by a recent 2021 subdivision whereby the County approved the subdivision of Ref. #1, an Agriculturally zoned parcel, into 2 smaller parcels increasing the parcel density on the SW 17.*



# Railway Plan 6598AZ<sup>3</sup>

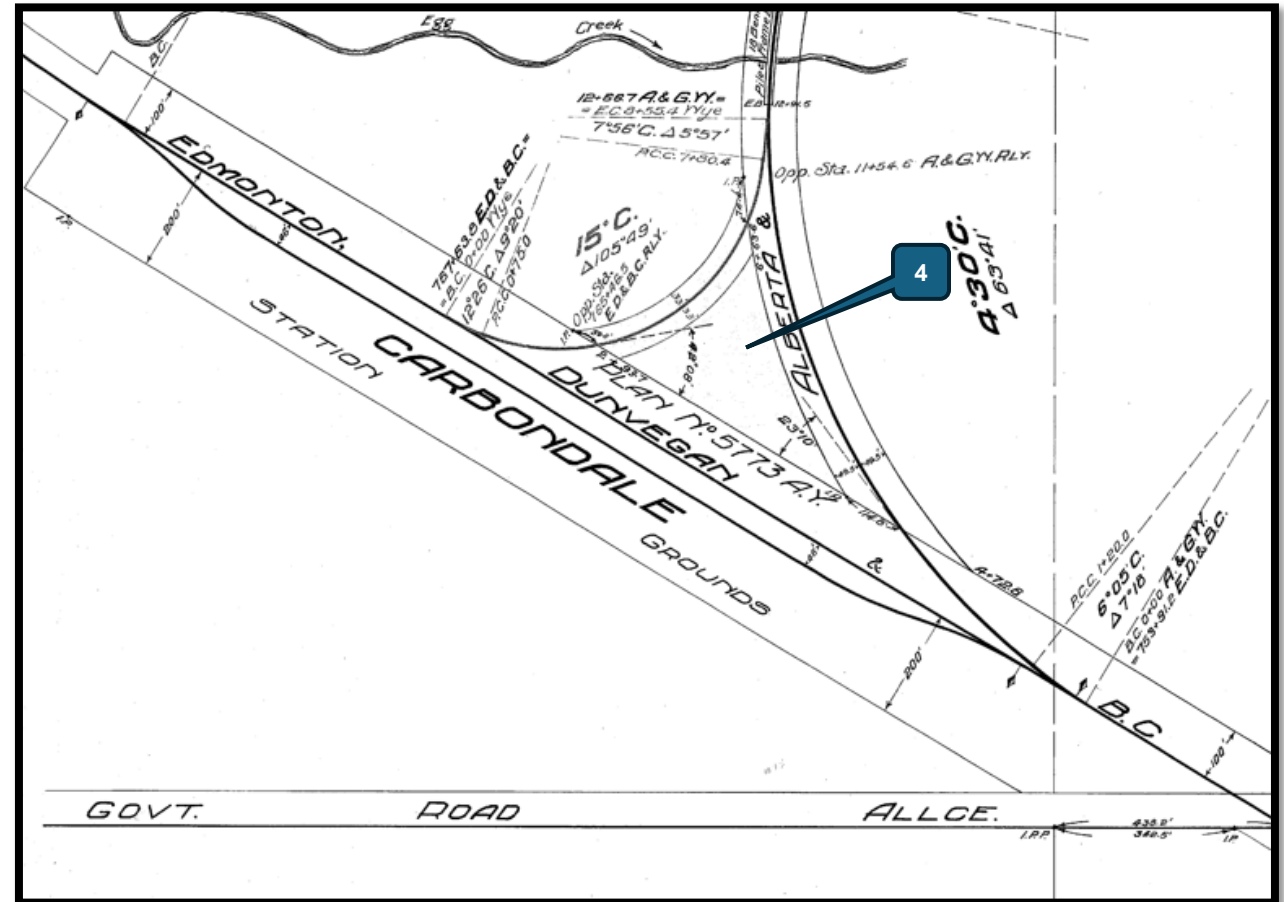
- Alberta & Great Waterways Railway
- **Registered August 13, 1914**
- Created Reference # 5

*Note: Ref. #6 was acquired by the rail company circa 1942 to work on the train trestle over the creek.*



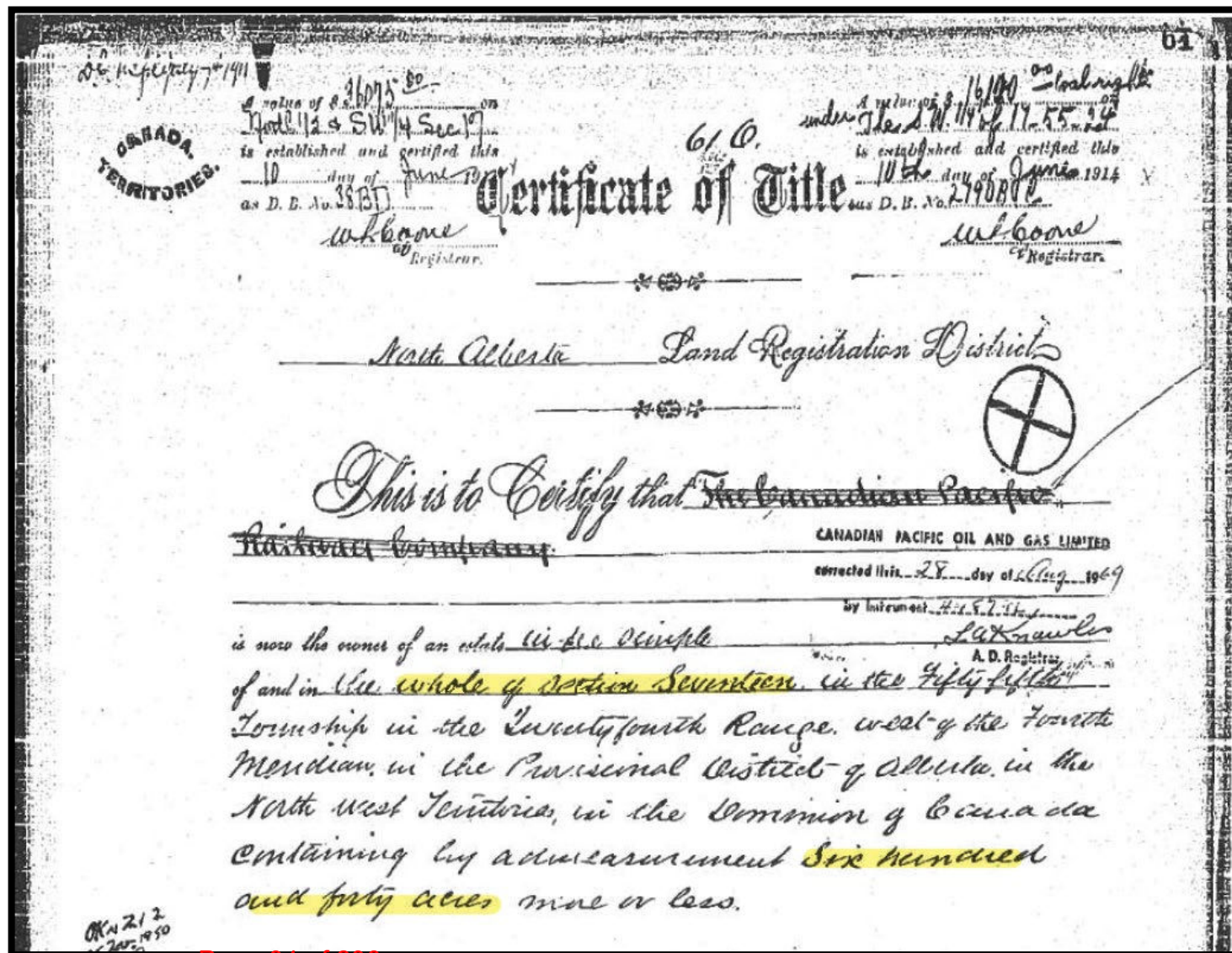
# Railway Plan 5846CL<sup>3</sup>

- Edmonton, Dunvegan & BC Railway
- **Registered July 27, 1927**
- Created Reference # 4



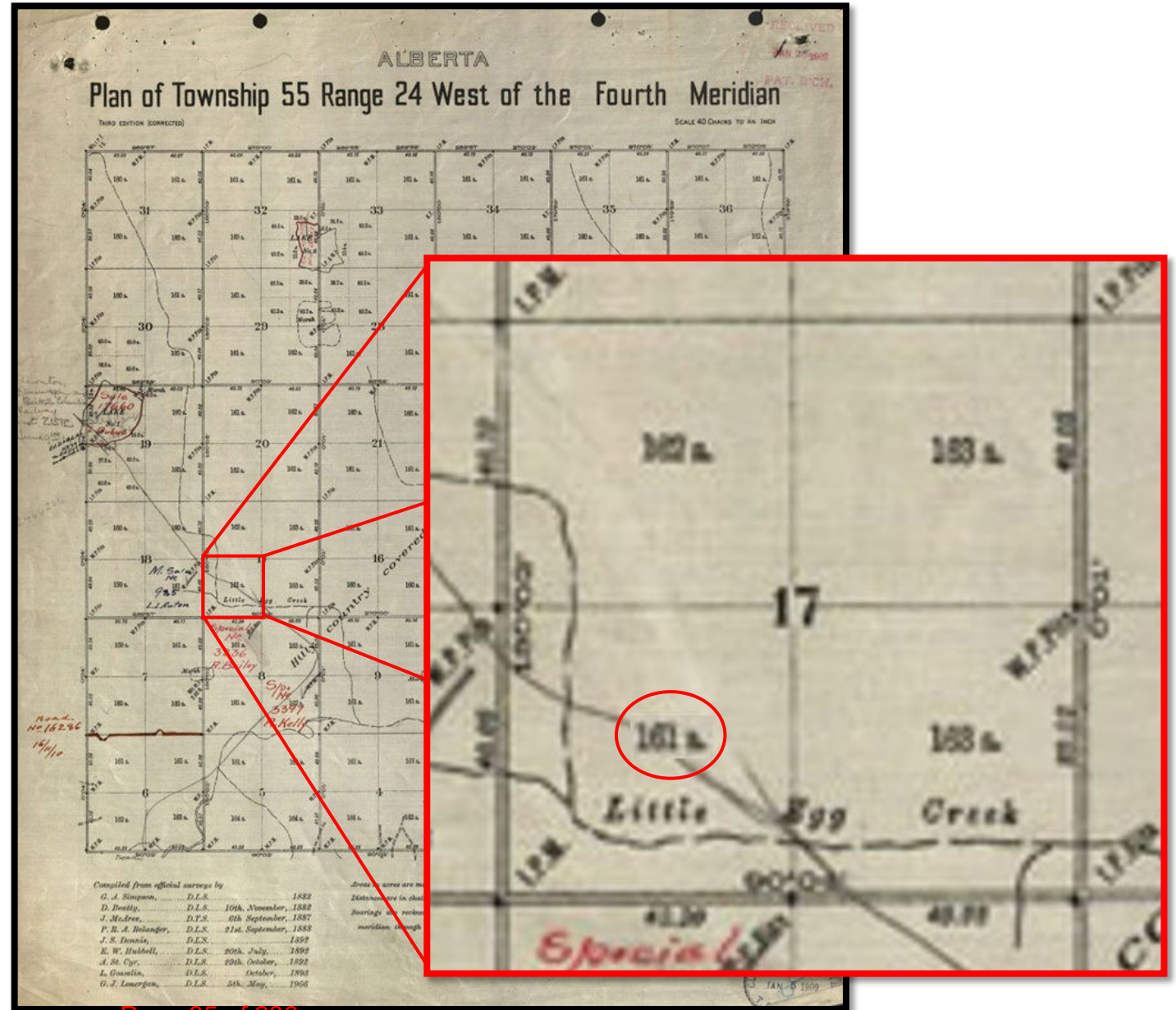
# SW 17 Title History <sup>4</sup>

- SW 17 was originally granted to the Canadian Pacific Railway (CPR) in 1897 along with the rest of Section 17-55-24-W4M totaling 640-acres



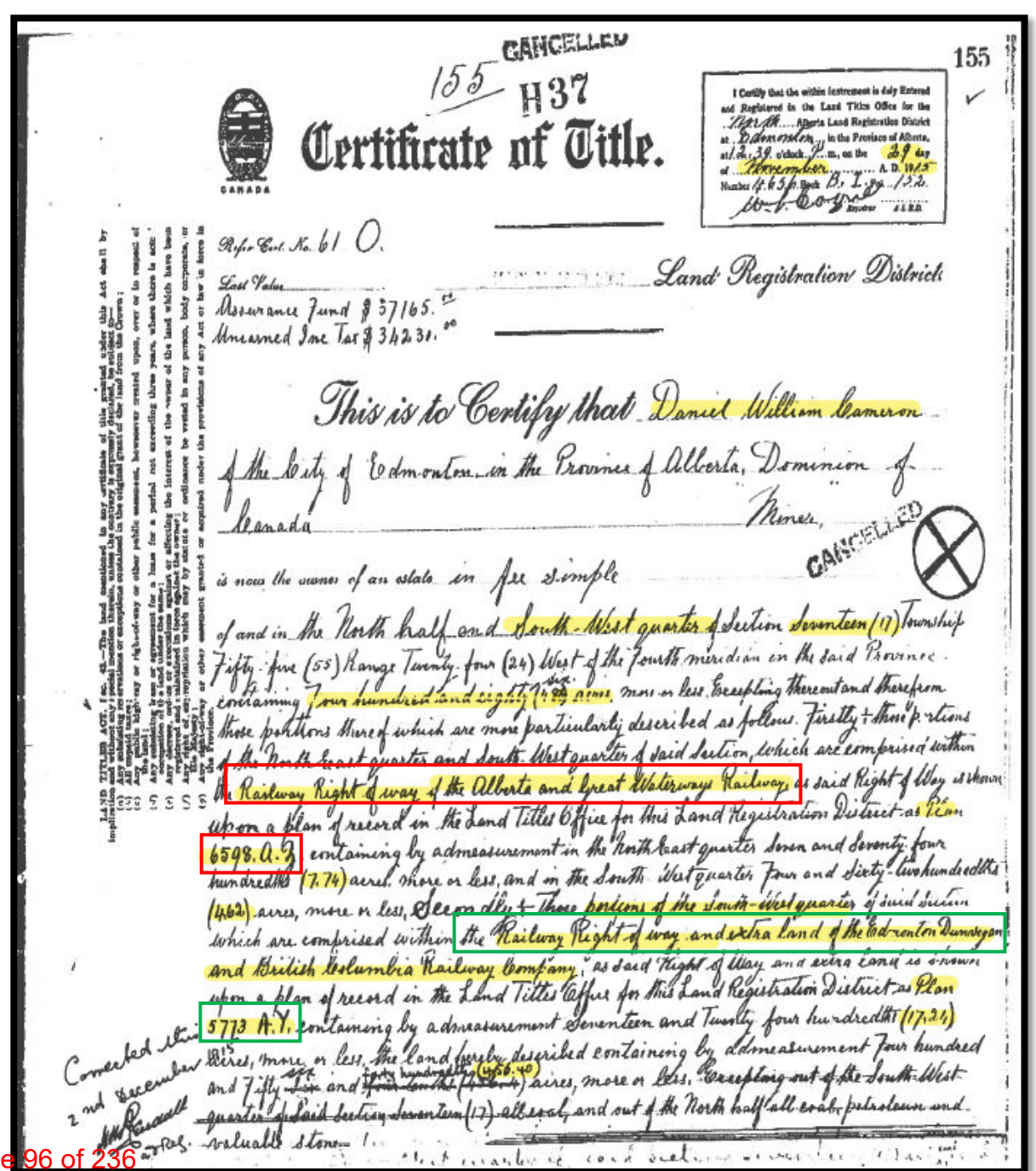
# SW 17 Title History

- Original township survey circa 1882 shows the parcel was originally surveyed at 161-acres



# SW 17 Title History <sup>5</sup>

- SW 17 purchased by Daniel William Cameron in November 1915 (along with the North ½ of Section 17)
- Railway Right of Way Plans 5773AY (green) and 6598AZ (red) already registered, removing 21.86-acres from SW 17 **before it was ever privately owned:**
  - 17.24-acres (Plan 5773AY – Ref #'s 1,2,3 & 7)
  - 4.62-acres (Plan 6598AZ – Ref # 5)



# SW 17 Title History<sup>6</sup>

- SW 17 transmitted to Alexander Adam Cameron November 1935 (along with the North 1/2 of Section 17)
- Railway Right of Way Plan 5746CL (blue) had now been registered (1927), removing 1.88-acres from SW 17 (Ref # 4)

53-V-81

LAND TITLES ACT, Sec. 17.—The land specified in any certificate of this special order (the Act shall by implication and without any special mention hereby, unless the contrary is expressly declared, be subject to—

- (a) Any subsisting restrictions or exceptions contained in the original grant of the land from the Crown;
- (b) All servitudes, including mortgages or mortgages, whether created before, after or in respect of the land;
- (c) Any public highways or rights-of-way or other public easements, however created before, after or in respect of the land;
- (d) Any charges, claims or mortgages or other liens in respect of the land, whether created before, after or in respect of the land;
- (e) Any rights of way or other easements or other interests in the land, whether created before, after or in respect of the land;
- (f) Any rights of way or other easements or other interests in the land, whether created before, after or in respect of the land;
- (g) Any rights of way or other easements or other interests in the land, whether created before, after or in respect of the land;

53

Based on instrument registered at 10,06 a.m. on the 19 day of NOV, 1935  
Number 6236  
Registered A.S.K. L.S.K.

GOVERNMENT OF THE PROVINCE OF ALBERTA

## Certificate of Title.


North Alberta Land Registration District.

Assess Fund Value \$37163.00 Unearned Inc Value \$74259.00 Refer Cert No. 153-11-37  
TRANSMISSION

This is to Certify that **ALEXANDER ADAM CAMERON**  
OF EDMONTON IN THE PROVINCE OF ALBERTA DOMINION OF CANADA; (FARMER), EXECUTOR OF THE ESTATE OF  
**DANIEL WILLIAM CAMERON; DECEASED,**  
is now the owner of an estate in fee simple  
of and in THE NORTH HALF AND SOUTH WEST QUARTER OF SECTION SEVENTEEN (17) TOWNSHIP FIFTY-FIVE (55) RANGE TWENTY FOUR (24) WEST OF THE FOURTH MERIDIAN IN THE SAID PROVINCE CONTAINING FOUR HUNDRED AND EIGHTY-SIX (486) ACRES MORE OR LESS; EXCEPTING THEREOUT THOSE PORTIONS DESCRIBED AS FOLLOWS:—  
FIRSTLY;— THOSE PORTIONS OF THE NORTH EAST QUARTER AND SOUTH WEST QUARTER OF SAID SECTION WHICH ARE COMPRISED WITHIN THE RAILWAY RIGHT OF WAY OF THE ALBERTA AND GREAT WATERWAYS RAILWAY AS SAID RIGHT-OF-WAY IS SHOWN UPON A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THIS LAND REGISTRATION DISTRICT AS RAILWAY PLAN 6598 AZ, CONTAINING BY ADMEASUREMENT IN THE NORTH EAST QUARTER SEVEN AND SEVENTY-FOUR (74) ACRES MORE OR LESS AND IN THE SOUTH WEST QUARTER FOUR AND SIXTY-TWO HUNDRED (62) ACRES MORE OR LESS. SECONDLY;— THOSE PORTIONS OF THE SOUTH WEST QUARTER OF SAID SECTION WHICH ARE COMPRISED WITHIN THE RAILWAY RIGHT-OF-WAY AND EXTRA LAND OF THE EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY COMPANY AS SAID RIGHT-OF-WAY AND EXTRA LAND IS SHOWN UPON A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS RAILWAY PLAN 5773 AY, CONTAINING BY ADMEASUREMENT SEVENTEEN AND TWENTY-FOUR HUNDRED (124) ACRES MORE OR LESS. THIRDLY;— ALL THAT PORTION OF THE SAID SOUTH WEST QUARTER OF SECTION SEVENTEEN (17) REQUIRED FOR RIGHT OF WAY OF THE EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY CONTAINING ONE AND EIGHTY-EIGHT HUNDRED (188) ACRES MORE OR LESS OF RECORD IN THE SAID LAND TITLES OFFICE AS RAILWAY PLAN 5846 CL.  
RESERVING OUT OF THE SOUTH WEST QUARTER OF SAID SECTION SEVENTEEN (17) ALL COAL AND ALSO RESERVING UNTO THE CANADIAN PACIFIC RAILWAY COMPANY OUT OF SAID QUARTER SECTION ALL PETROLEUM AND VALUABLE STONE AND THE RIGHT TO WORK THE SAME AND OUT OF THE NORTH HALF OF SAID SECTION ALL COAL PETROLEUM AND VALUABLE STONE AND THE RIGHT TO WORK THE SAME.

# SW 17 Title History<sup>7</sup>

- SW 17 purchased by Daniel William Cameron February 1987
- Railway Right of Way Plans 5773AY (red), 6598AZ (green), & 5746CL (blue) still registered on the title, removing 23.74-acres from SW 17 (Ref # 1-5 & 7)
- Per discussions with AB Land Titles an additional 0.86-acres was removed from SW 17 circa 1942 for maintenance to the train trestle



HISTORICAL LAND TITLE CERTIFICATE  
TITLE CANCELLED ON NOVEMBER 05,1990

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0010 154 102            4;24;55;17;SW                      872 035 744 A

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17)  
TOWNSHIP FIFTY FIVE (55)  
RANGE TWENTY FOUR (24)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS .  
EXCEPTING THEREOUT :

	PLAN	HECTARES	ACRES MORE OR LESS
(A)	RAILWAY 6598AZ	1.87	4.62
(B)	RAILWAY 5773AY	6.98	17.24
(C)	RAILWAY 5846CL	0.761	1.88

(D) ALL THAT PORTION OF SAID SECTION SEVENTEEN (17) WHICH LIE TO THE WEST OF THE WESTERLY LIMIT AND TO THE EAST OF THE EASTERLY LIMIT OF THE RIGHT OF WAY AS SHOWN ON THE SAID RAILWAY PLAN 6598AZ AND WHICH LIE BETWEEN TWO LINES PARALLEL TO AND PERPENDICULARLY DISTANT ONE HUNDRED AND TWENTY FOUR AND FIVE TENTHS (124.5) FEET ON EACH SIDE OF THE CENTRE LINE OF THE SAID RAILWAY BETWEEN POINTS ON THE SAID CENTER LINE EIGHT HUNDRED AND TWELVE AND SIX THENTHS (812.6) FEET AND ONE THOUSAND AND SIXTY TWO AND SIX TENTHS (1062.6) FEET MEASURED NORTHERLY ALONG THE SAID CENTRE LINE FROM THE NORTHERLY BOUNDARY OF THE STATION GROUNDS AS SHOWN ON RAILWAY PLAN 5773AY, CONTAINING 0.348 HECTARES (0.86 ACRES) MORE OR LESS.

# SW 17 Title History<sup>8</sup>

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- SW 17 transferred to Norma Audrey Cameron November 1990
- All title exclusions and total parcel size remain the same as 1987



## LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0010 154 102            4;24;55;17;SW            902 322 391

### LEGAL DESCRIPTION


THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17)  
TOWNSHIP FIFTY FIVE (55)  
RANGE TWENTY FOUR (24)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS .  
EXCEPTING THEREOUT :

PLAN	HECTARES	ACRES MORE OR LESS
(A) RAILWAY 6598AZ	1.87	4.62
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(C) RAILWAY 5846CL	0.761	1.88
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# SW 17 Title History<sup>9</sup>

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- We purchased the SW 17 in December 2025
- All title exclusions and total parcel size remain the same as 1987

 LAND TITLE CERTIFICATE

S  
LINC 0010 154 102      SHORT LEGAL 4;24;55;17;SW      TITLE NUMBER 252 340 157

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17)  
TOWNSHIP FIFTY FIVE (55)  
RANGE TWENTY FOUR (24)  
WEST OF THE FOURTH MERIDIAN  
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS .  
EXCEPTING THEREOUT :

PLAN	HECTARES	ACRES MORE OR LESS
(A) RAILWAY 6598AZ	1.87	4.62
(B) RAILWAY 5773AY	6.98	17.24
(C) RAILWAY 5846CL	0.761	1.88

(D) ALL THAT PORTION OF SAID SECTION SEVENTEEN (17) WHICH LIE TO THE WEST OF THE WESTERLY LIMIT AND TO THE EAST OF THE EASTERLY LIMIT OF THE RIGHT OF WAY AS SHOWN ON THE SAID RAILWAY PLAN 6598AZ AND WHICH LIE BETWEEN TWO LINES PARALLEL TO AND PERPENDICULARLY DISTANT ONE HUNDRED AND TWENTY FOUR AND FIVE TENTHS (124.5) FEET ON EACH SIDE OF THE CENTRE LINE OF THE SAID RAILWAY BETWEEN POINTS ON THE SAID CENTER LINE EIGHT HUNDRED AND TWELVE AND SIX THENTHS (812.6) FEET AND ONE THOUSAND AND SIXTY TWO AND SIX TENTHS (1062.6) FEET MEASURED NORTHERLY ALONG THE SAID CENTRE LINE FROM THE NORTHERLY BOUNDARY OF THE STATION GROUNDS AS SHOWN ON RAILWAY PLAN 5773AY, CONTAINING 0.348 HECTARES (0.86 ACRES) MORE OR LESS.

# Historic Air Photos

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- 1924 Air Photo
- Source: AB Government Air Photo Library
- Railways already present
- SW 17 fragmented since 1914 exactly as it exists today



# Historic Air Photos

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- 1950 Air Photo
- Source: AB Government Air Photo Library
- Railways present
- SW 17 fragmented exactly as it existed in 1914 & today



# Historic Air Photos

---

- 1962 Air Photo
- Source: AB Government Air Photo Library
- Railways present
- SW 17 fragmented exactly as it existed in 1914 & today
- Farmyard developed as it exists today (except for a garage built in 1992)



# Historic Air Photos

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- 1992 Air Photo
- Source: AB Government Air Photo Library
- Railways present
- SW 17 fragmented exactly as it existed in 1914 & today
- Farmyard developed as it exists today



# Historic Air Photos

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- 2025 Air Photo
- Source: Google Earth
- Railway through center of property still active
- Railway near eastern boundary abandoned by corridor still exists
- SW 17 fragmented exactly as it was in 1914
- Farmyard developed as it exists today



# Why all this history matters?

- Railway Taking (Expropriation) is:
  - A statutory expropriation for a public utility / transportation corridor
  - Can occur without landowner discretion or consent
  - Creates a linear severance imposed by legislation and the public good
  - It is not a subdivision initiated by a landowner but a compulsory acquisition for public infrastructure
- Subdivision is:
  - A voluntary application by the landowner
  - Reviewed under the Municipal Government Act
  - Subject to density limits, agricultural preservation policies, & fragmentation policies
  - Intended to create new titled parcels by choice not a compulsory taking

# Why all this history matters?

## Summary

1. Original 1882 Township survey shows intact quarter section – 161-acre
2. 1914 rail expropriations create initial fragmentation (112-years ago)
  - Removes 21.86-acres and creates 5 titles (Ref #'s 1,3,5,7 & 8)
3. 1927 rail expropriation creates further fragmentation (99-years ago)
  - Removes 1.88-acres and creates another title (Ref #4) – now 6 total titles
4. 1942 rail expropriation creates further fragmentation (84-years ago)
  - Removes 0.86-acres and creates another title (Ref #6) – now 7 total titles
5. 8<sup>th</sup> title created by County approved subdivision of Ref #1 in 2021 to create Ref #2
6. Additional parcels being proposed align with rail geometry and historic use of the land

# Proposed Subdivision

- Proposing to subdivide the SW 17-55-24-W4M into four parcels:
  - 3 that align with the existing 112-year old rail geometry (2 AG – Major & 1 AG – Minor)
  - 1 AG-Residential that aligns with the 76-year-old use of the property (farmstead severance – *farmyard & house developed in 1950*)



Legal Description: SW-17-55-24-4

Roll Number: 1953000

Total Acres/Hectares: 136.72ac / 55.33ha

Land Use: AG - Agriculture

Municipal Address: 24430 Twp Rd 552

Date: 12/2/2025

## Legend



Dwelling



Farm Building

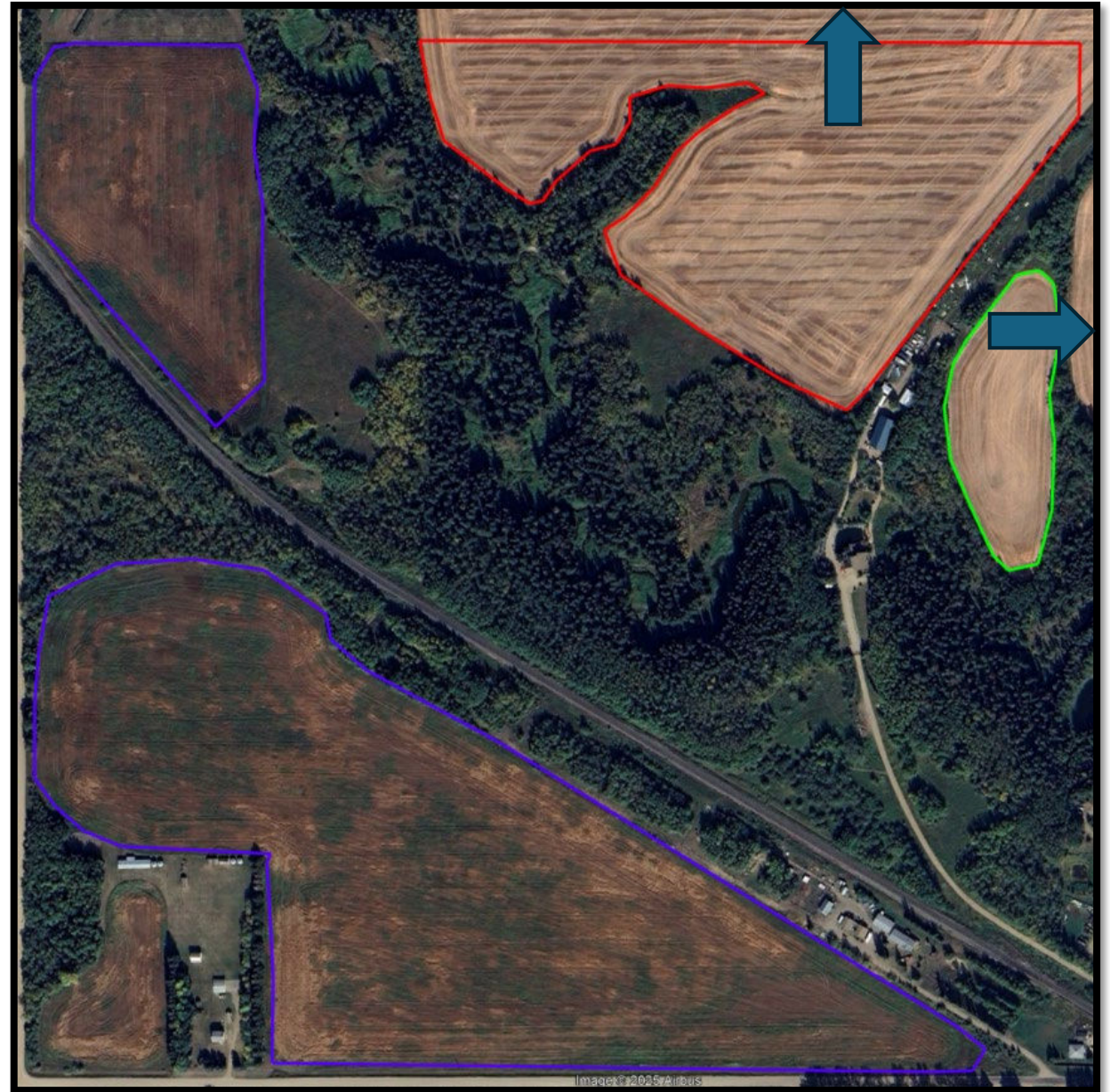


Garage

# Proposed Subdivision

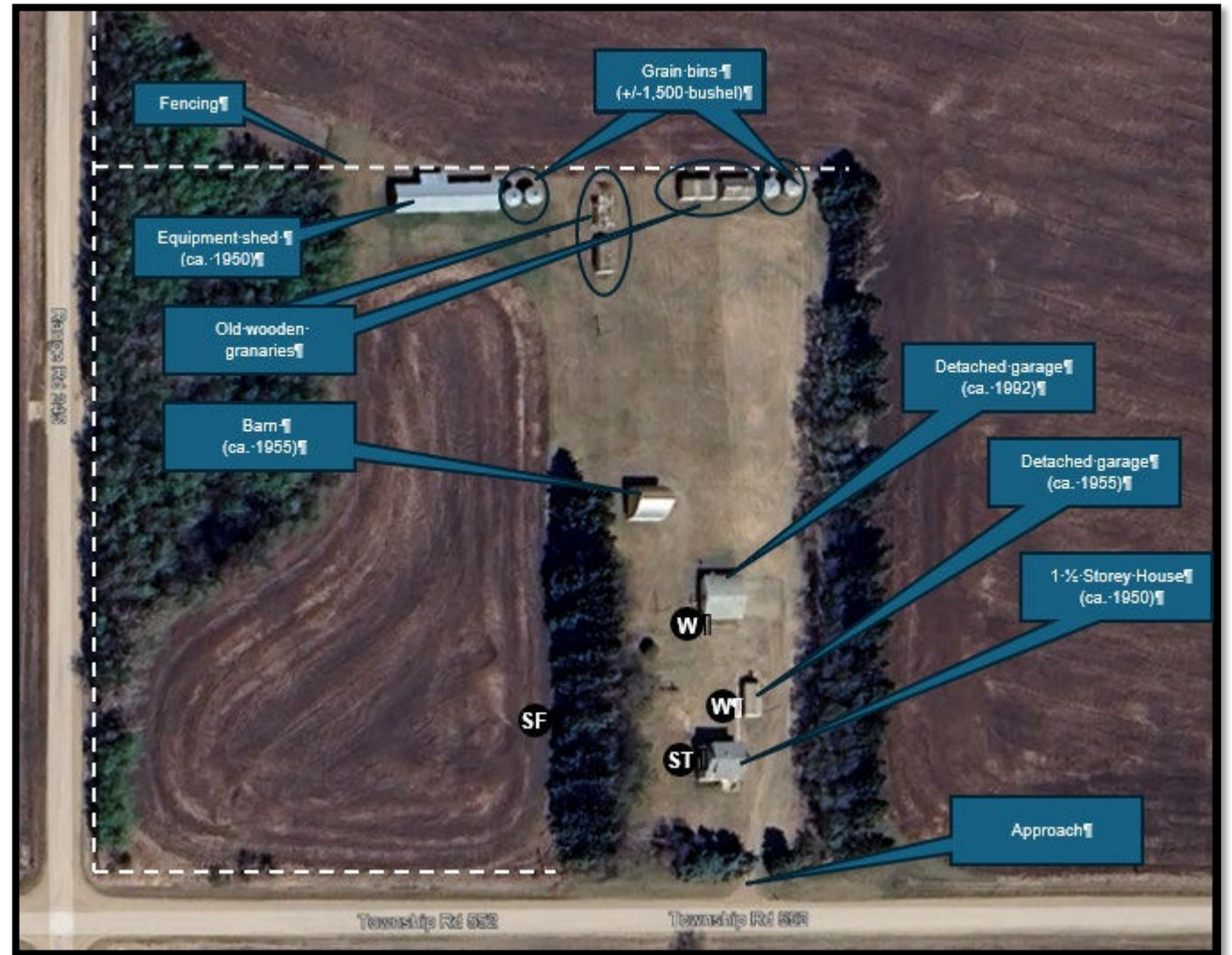
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- Proposed subdivision also aligns with the current and historic use of the land
- For decades cultivated portions of the SW 17 have been farmed by 3 separate farmers due to existing fragmentation
- This same pattern of use is continuing in the short term under our ownership



# Proposed Subdivision

- The configuration and size of the Remnant Lot (farmstead) also aligns with historic use
- Incorporates existing farm buildings, residence, fencing, & natural treed area which ties to the ravine to the north
- Incorporating and preserving the natural area is in alignment with the County's desire to protect the natural features on this land



# Concerns raised by area residents

1. Approving additional subdivisions in this area would permanently alter the rural character and set a precedent for continued fragmentation of farmland.
2. Loss of agricultural land.
3. Impacts to local wildlife and natural habitat.
4. Increased traffic on the surrounding rural roads.
5. Higher amounts of dust, noise, drainage impacts and safety concerns.
6. Limited access to Proposed Lot 2 which would require an access easement.
7. Proposed Lot 2 has many environmentally significant features that should be protected. Concerns with erosion in the area.
8. Request that the County provide proof of legal access prior to any approval granted.

# Concern #1: Rural Character & Precedent

- Agree area is rural in nature, however there is a significant rural residential component to consider
- 1 mile radius of SW 17
  - +/- 50 residences
- 2 mile radius of SW 17
  - +/- 114 residences



SW 17 – 1 mile radius



SW 17 – 2 mile radius

# Concern #1: Rural Character & Precedent

- In contrast, our current residence in Sturgeon County (SW 33-57-25-W4M) is in proximity (2.5 miles) to a residential hub (Legal) with good access to paved roads but has far fewer residences
- 1 mile radius of SW 33
  - +/- 10 residences
- 2 mile radius of SW 33
  - +/- 35 residences



SW 33 – 1 mile radius



SW 33 – 2 mile radius

# Concern #1: Rural Character & Precedent

- Notwithstanding the significant rural residential component of the Carbondale area, we do not think this is a concern given:
  - We are not currently proposing any development beyond what already exists on the property
  - We purchased the property with the intent of using it for agricultural production
  - All the proposed lot sizes are of sufficient size for small-scale agriculture
- Relative to precedent it is our understanding that the SDAB is not bound by precedent and each application is assessed on its own merits

## Concern #2: Loss of Agricultural Land

- We intend on using the property for agricultural production
- All the proposed lot sizes are of sufficient size for small-scale agriculture
- SW 17 has been fragmented since 1914 in the same manner we are proposing to subdivide it
- Due to the existing fragmentation, the SW 17 has been utilized by 4 separate people for decades
  - Ms. Cameron lived in the yard and 3 separate area farmers worked the cultivated portions of the land due to access constraints created by the existing fragmentation
  - This will continue with our current leasing arrangements for this year – 3 separate farmers working the land

## Concern #3: Impacts to local wildlife and natural habitat

- We intend on keeping the natural areas natural
- We have spoken to the County, Ducks Unlimited, and Alberta Conservation Association about how best to preserve the habitat through easements, utility rights of way, etc.
- Sturgeon County has suggested the possibility of a utility right of way caveat for inspection and maintenance **which we are agreeable to**
- Sturgeon County has further suggested the possibility of an Environmental Reserve Easement **which we are agreeable to**

## Concern #4: Increased traffic on the surrounding roads

- Area already has a significant rural residential character
- Already significant traffic in the area
- We are not proposing any additional development than already exists on the property, therefore should be no concerns relative to additional traffic

## Concern #5: Higher amounts of dust, noise, drainage impacts and safety concerns

- Again, the area already has significant rural residential characteristics
- Already significant traffic in the area
- We are not proposing any additional development than already exists on the property, therefore should be no concerns relative to additional dust or noise
- Not sure what is being implied by drainage concerns, but we are focused on preserving the natural habitat and have had discussions with the county about granting a utility right of way to the county to address any drainage concerns
- Not sure what specific safety concerns are being raised

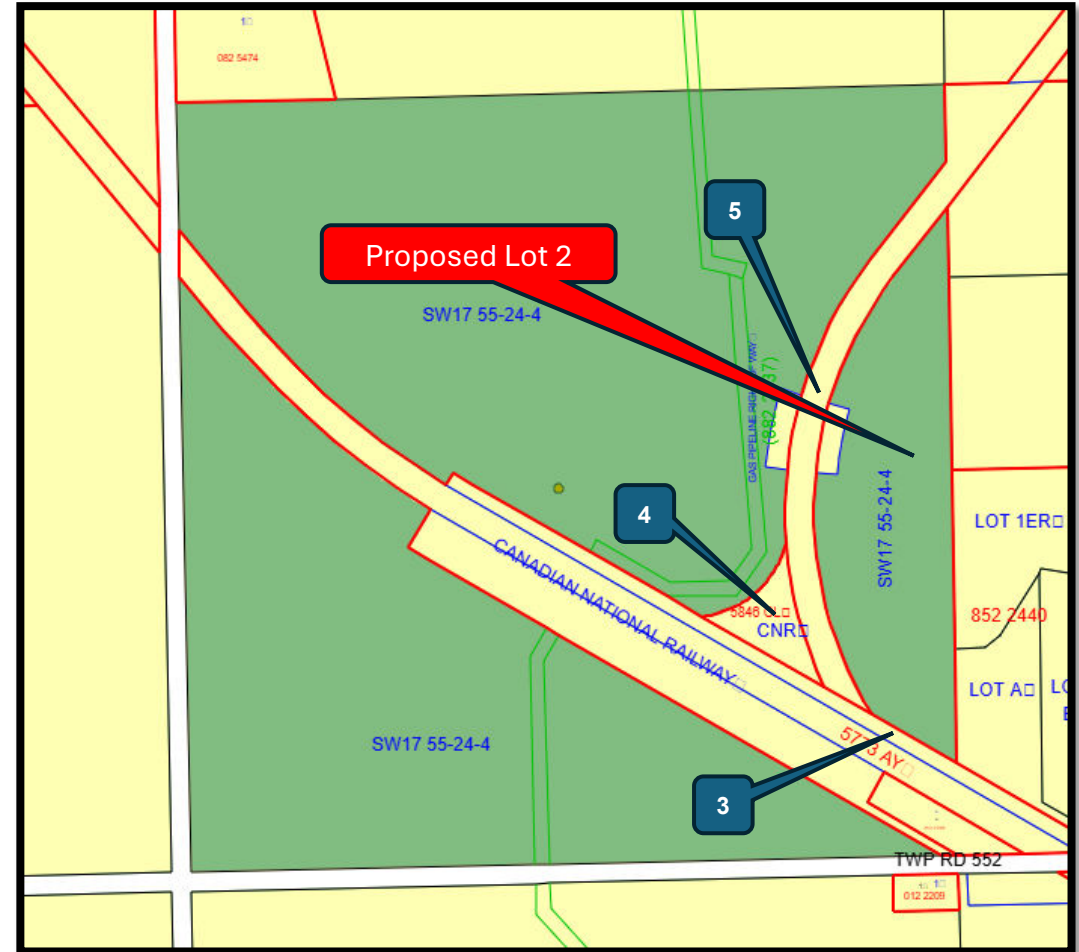
## Concern #6: Limited access to Proposed Lot 2 which would require an access agreement

- Although Proposed Lot 2 does not directly abut a public roadway, it currently has legal & physical access to Twp Rd 552 by way of a 1995 Caveat for Access Agreement<sup>10</sup> registered in favour of the SW 17
  - Grantor: Canadian National Railway Company (*and successors*)
  - Grantee: Norma Audrey Cameron (*and successors*)
  - Servient land: Railway Plan 5773AY, Railway Plan 6598AZ, & Railway Plan 5846CL
  - Dominant land: SW 17-55-24-W4M
  - “Grantor DOES HEREBY GRANT, CONVEY, TRANSFER AND SET OVER, unto the Grantee, her successors and assigns, and any persons authorized by the Grantee, **a right-of-way across, over, under, on and through the Servient lands shown cross-hatched on Schedule “A” hereto attached.**”

## Concern #6: Limited access to Proposed Lot 2 which would require an access agreement

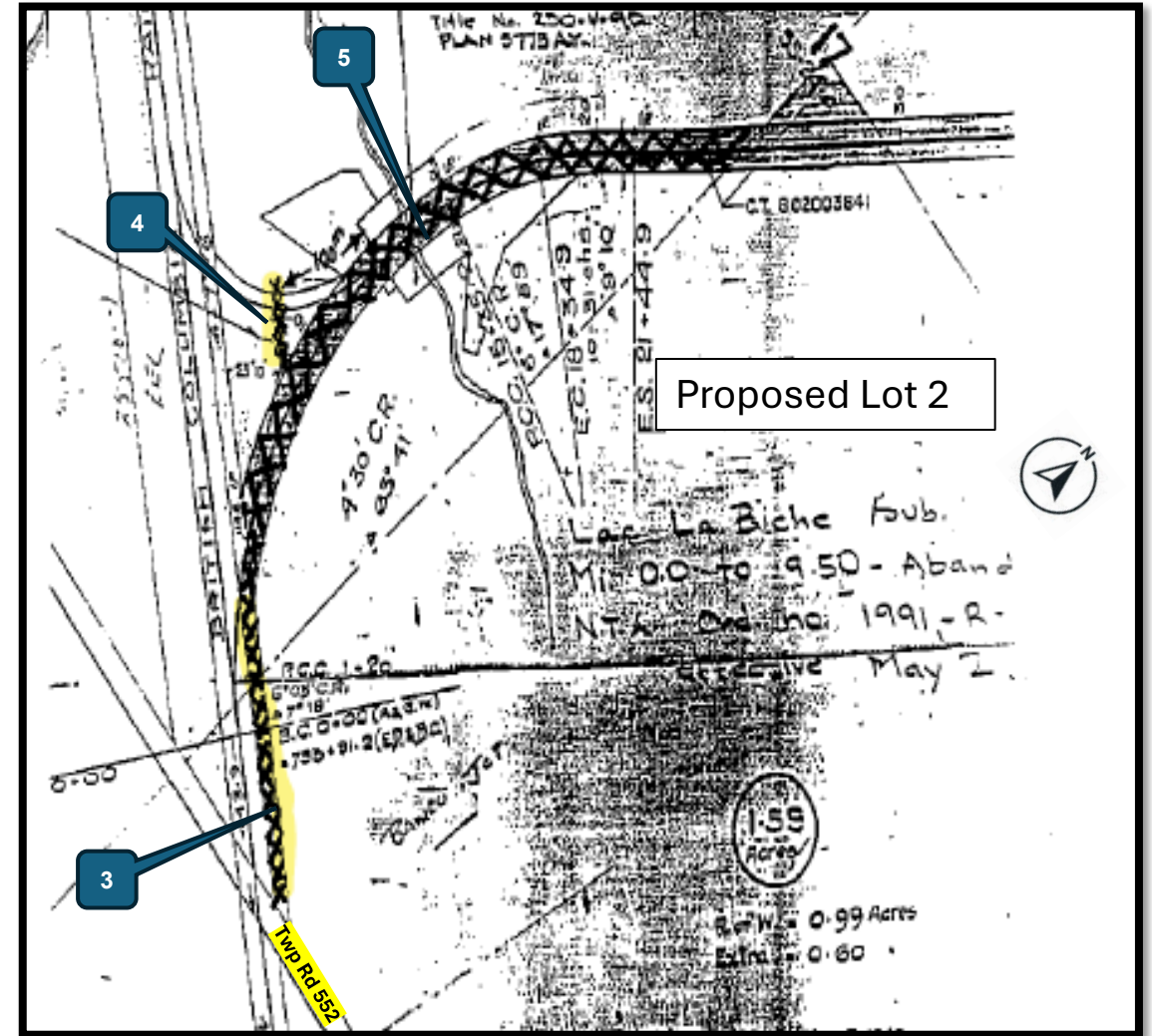
- This Access Agreement is registered on Ref #'s 3, 4 & 5

Ref No.	Title No. <sup>11</sup>	Legal Description	Owner(s)
3	002 032 863	<b>Plan 5773AY Railway</b> Extra Right of Way within Meridian 4 Rge 24 Twp 55	Brian Kosik, Wayne Kosik & Carol Waselenchuk
4	992 348 766	<b>Railway Plan 5846CL</b> Right of Way Severance in Twp 55 Rge 24	Brian Kosik, Wayne Kosik & Carol Waselenchuk
5	992 340 396	<b>Railway Plan 6598AZ</b> Right of Way in Twp 55 Rge 24	Joanne Neilsen



## Concern #6: Limited access to Proposed Lot 2 which would require an access agreement

- The sketch to the right is Schedule A<sup>12</sup> from this Access Agreement showing Ref #'s 3, 4, & 5



## Concern #7: Proposed Lot 2's environmentally significant features that should be protected. Concerns with erosion in the area

- We intend on keeping the natural areas natural
- We have spoken to the County, Ducks Unlimited, and Alberta Conservation Association about how best to preserve the habitat through easements, utility rights of way, etc.
- Sturgeon County has suggested the possibility of a utility right of way caveat for inspection and maintenance **which we are agreeable to**
- Sturgeon County has further suggested the possibility of an Environmental Reserve Easement **which we are agreeable to**

## Concern #8: Proof of legal access

- It appears that this comment relates to Proposed Lot 2
- Relative to Proposed Lot 2 there is legal & physical access to Twp Rd 552 by way of an existing Caveat for Access Agreement (see Concern #6 comments)

# Concern #8: Proof of legal access

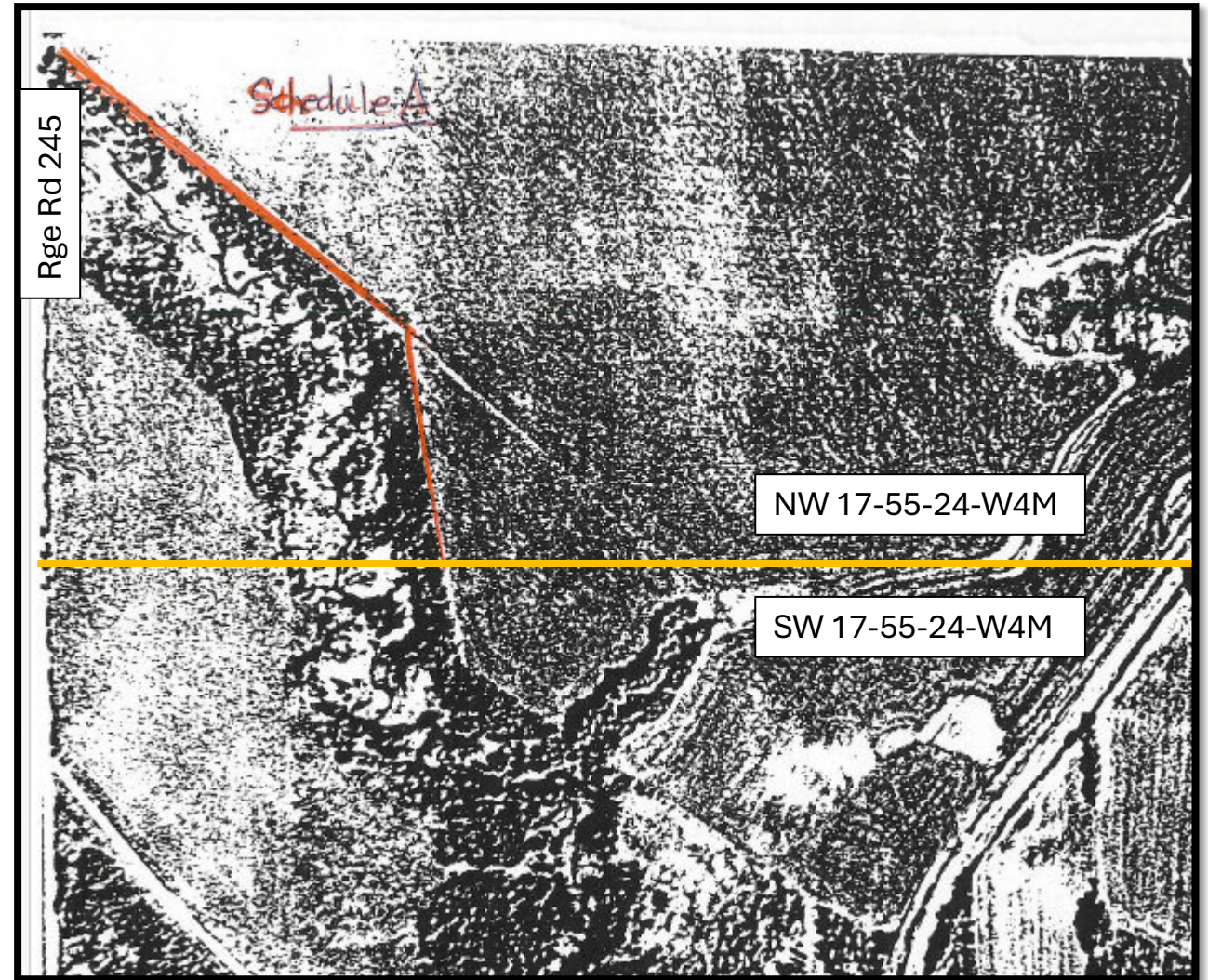
- Relative to legal access also worth noting that the cultivated land on the east of the ravine on Proposed Lot 1 is also accessible by way of a Caveat for Access Agreement<sup>13</sup> registered on the title of the NW 17-55-24-W4M<sup>14</sup> in favour of the SW 17
  - Grantor: John Robert Cameron (*and successors*)
  - Grantee: Norma Audrey Cameron (*and successors*)
  - Servient land: NW 17-55-24-W4M
  - Dominant land: SW 17-55-24-W4M
  - *“Grantor DOES HEREBY GRANT AND TRANSFER, unto the Grantee, as owner of the Dominant Lands, her heirs, executors, administrators, successors and assigns **the right, licence, liberty, privilege and easement of a right of way and the right to the use of and over that portion of the said Servient Lands owned by the Grantor comprising of an existing private road which lies to the north of Little Egg Creek and as sketched in red on Schedule “A”**”*

13. Caveat for Access Agreement Document No. 952 223 387 (Page 124 of 136)

14. Certificate of Title 252 064 323 (NW 17-55-24-W4M) (Document 12)

## Concern #8: Proof of legal access

- The sketch to the right is Schedule A<sup>15</sup> from this Access Agreement across the NW 17-55-24-W4M in favour of the SW 17-55-24-W4M



# Summary

- The proposed subdivision reflects:
  - Historic infrastructure-driven (i.e. railway) fragmentation that has existed since 1914 (112-years) prior to any private landowner ever owning the property
  - Existing use patterns on the land (current & historic multi-operator agricultural use)
  - Existing residential and agricultural improvements on the land
  - Logical and orderly land use planning outcomes
  - Local, municipal & personal desire to preserve the natural features of the land
  - No adverse impacts to the existing characteristics of the area
  - No additional nuisance to the neighbourhood
- For these reasons we are requesting that the SDAB consider our application

# Reference Documents Provided

Document 1:	AFSC Farm Business Plan
Document 2:	Certificates of Title of all Parcels on the SW 17
Document 3:	Railway Plans
Document 4:	1897 CPR Land Grant
Document 5:	1915 Daniel Cameron Land Title
Document 6:	1935 Alexander Cameron Land Title
Document 7:	1987 Daniel Cameron Land Title
Document 8:	1990 Norma Cameron Land Title
Document 9:	2025 Trevor & Meaghan Sheehan Land Title
Document 10:	1995 Caveat for Access Agreement Re: Proposed Lot 2
Document 11:	1995 Caveat for Access Agreement Re: Proposed Lot 1
Document 12:	2025 Certificate of Title – NW 17-55-24-W4M

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**DOCUMENT NO. 1**  
**AFSC Farm Business Plan**

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**FARM BUSINESS PLAN:**  
**For SW 17-55-24-W4M Located in Sturgeon County, AB**

---

*Prepared for:*

**Agriculture Financial Services Corporation**  
11207 104 Ave  
Westlock, Alberta  
T7P 1B2

**Attention: Erin O'Toole**

*Prepared by:*

**Trevor & Meaghan Sheehan**  
57515 Rge Rd 254  
Sturgeon County, Alberta  
T0G 1L1

July 24, 2025

**Agriculture Financial Services Corporation**

11207 104 Ave  
Westlock, Alberta  
T7P 1B2

**Attention: Erin O'Toole**

**RE: FARM BUSINESS PLAN FOR SW 17-55-24-W4M LOCATED IN STURGEON COUNTY, AB**

---

In accordance with our Application for Loan submitted to Agriculture Financial Services Corporation (AFSC) we have developed the following Farm Business Plan.

We are long-time Sturgeon County residents and have over 7-years of experience producing and direct marketing various agricultural commodities on our hobby farm near Legal, Alberta and are seeking to utilize this experience to establish a profitable and legitimate agricultural venture. We have produced eggs, poultry, garden produce, lambs and beef on a small scale focused on selling directly to family and friends. As detailed herein, we are requesting consideration for an AFSC Next Generation term loan [REDACTED] [REDACTED] to acquire a 136.4-acre parcel of land legally described as SW 17-55-24-W4M near the Hamlet of Carbondale in Sturgeon County.

The total project cost is \$ [REDACTED], for which we are requesting a loan from AFSC in the amount of \$ [REDACTED] with the balance, \$ [REDACTED], from our own equity. As detailed with this Farm Business Plan we intend to dispose of the non-agriculturally productive portions of the SW 17 (i.e. 7.5-acre farmyard & 14.4-acre rural residential site) through the process of subdivision, which will allow us to repay the AFSC Loan [REDACTED] while we build the infrastructure to establish Egg Creek Ranch, an integrated farm-to-fork livestock operation specializing in beef and sheep production. The farm will market directly to consumers through meat boxes, subscriptions, and local partnerships. With strong off-farm income from our consulting company and a modest startup scale, we plan to build a sustainable and profitable operation rooted in responsible land stewardship and local food systems.

Yours very truly,

Severed in line with s.20 of ATIA

[REDACTED]

Trevor Sheehan

Severed in line with s.20 of ATIA

[REDACTED]

Meaghan Sheehan

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**1.0 EXECUTIVE SUMMARY**

Trevor and Meaghan Sheehan are establishing an integrated farm-to-fork livestock operation specializing in beef and sheep production. The business, Egg Creek Ranch, aims to purchase and develop the SW 17-55-24-W4M (SW 17) near the Hamlet of Carbondale in Sturgeon County, Alberta. The farm will market directly to consumers through meat boxes, subscriptions, and local partnerships. With strong off-farm income from our consulting company and a modest startup scale, we plan to build a sustainable and profitable operation rooted in responsible land stewardship and local food systems. ‘

Capital Request: Agriculture Financial Services Corporation (AFSC) loan to purchase a 136.40-acre parcel of land (SW 17-55-24-W4M) to establish Egg Creek Ranch.

Total Capital Requirement for Project: \$ [REDACTED]

AFSC Loan Request: Requesting consideration for an AFSC Next Generation term loan with annual [REDACTED] payments for [REDACTED]-years and a [REDACTED]-year amortization period.

Total Requirement: \$ [REDACTED]  
Equity/Off-Farm Contribution: \$ [REDACTED] ([REDACTED] % Down Payment)  
Amortization: [REDACTED] years  
Projected Repayment: [REDACTED] years

Off-Farm Personal Income: +/- \$ [REDACTED] per year (combined household)

Off-Farm Business Revenue: +/- \$ [REDACTED] per year (last 3-yr average)

Current Residence: SW 33-57-25-W4M near Legal, Alberta in Sturgeon County (+/- 8-acres)

Vision: A resilient, community-connected farm producing ethically raised beef and lamb sold directly to local families.

## 2.0 BUSINESS DESCRIPTION

### 2.1 Business Name

Egg Creek Ranch

### 2.2 Location

Near the Hamlet of Carbondale in Sturgeon County, Alberta. Approximate distances to local population centers:

- +/- 13km to Town of Morinville (2024 pop. 10,753)
- +/- 16km to City of St. Albert (2024 pop. 73,110)
- +/- 16km to City of Edmonton (2024 pop. 1,200,000)
- +/- 26km to City of Fort Saskatchewan (2024 pop. 29,716)
- +/- 44km to Hamlet of Sherwood Park (2024 pop 75,575)
- +/- 50km to City of Spruce Grove (2024 pop. 42,513)<sup>1</sup>

### 2.3 Ownership Structure

Family Partnership (formalized as required)

### 2.4 Farm Mission & Vision

To provide premium-quality, pasture-raised beef and lamb to local families in the Edmonton area while building soil health and supporting local food networks.

### 2.5 Title Legal Land Description & Parcel Size

SW 17-55-24-W4M

## 3.0 LAND PURCHASE & DEVELOPMENT PLAN

### 3.1 Legal Land Description & Registered Owner

Legal Land	Title No. <sup>2</sup>	Titled Acres	Registered Owner
SW 17-55-24-W4M	902 322 391	136.40	Norma Audrey Cameron

<sup>1</sup> Source: Office of Statistics and Information, Alberta Treasury Board and Finance.

<sup>2</sup> Alberta Land Title Document provided as an Appendix.

3.2 Aerial Photograph



3.3 Land Use & Improvements

As of the date of preparation of this Farm Business Plan, the SW 17 is being utilized for agricultural and rural residential purposes. The farmyard is occupied by the current registered owner and the cultivated portions of the titled unit are leased to neighbouring farmers (Les Speers, Ambrose Ricard, and Alex Carruthers).

Based on measurements from aerial photography as well as our physical inspections of the property the 136.40-titled acres can be delineated as follows:

- Cultivated: 76-acres
- Open fenced pasture: 6-acres
- Bush ravine pasture: 50-acres
- Yardsite: 4-acres

There is an older farmyard in the southwestern corner of the property that is currently occupied and consists of<sup>3</sup>:

- 1,248 square foot (SF) house (circa 1950)
- 896 SF detached garage (circa 1992)
- 192 SF detached garage (circa 1955)
- 624 SF hip-roof barn (circa 1955)
- 140 SF farm storage building (circa 1955)
- 1,600 SF equipment shed (circa 1950)
- Site services (well, water cistern x2, septic tanks x2, power, natural gas service, driveway and shelterbelt)
- Some perimeter fencing around the 'open pasture areas'

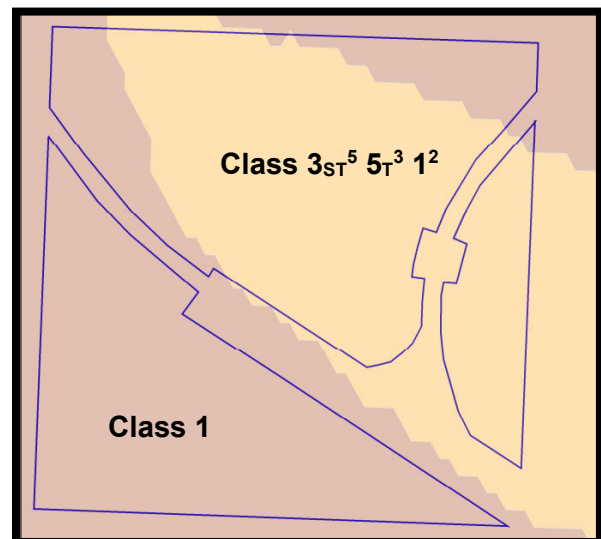
### 3.4 Soil, Topography & Access

The topography of the subject property is variable from level to gently rolling and steep along the Little Egg Creek which traverses the northern portion of the property.

The soils on the property are classified by the Canadian Land Inventory (CLI) soil capability for agriculture rating sheets as 61.3 % Class 1, 24.2% Class 3 and 14.5% Class 5 as shown in the figure to the right.

Class 1 soils are the highest ranked soils per the CLI for Agriculture system indicating that a significant portion of the soils on the subject lands are of the highest quality in the County and capable of sustained cropping.

The areas of CLI Class 5 soils are still capable of producing perennial forages which is our intent for these areas.



<sup>3</sup> 2023 Assessment Summary provided as an Appendix.

3.5 Land Use Planning

Per Sturgeon County Land Use Bylaw 1385/17 the property is currently designated “AG – Agriculture District”.

*“This district accommodates traditional agricultural operations and the supportive services that are essential to grow and sustain the agricultural industry. This district distinguishes between major, minor, and residential where:*

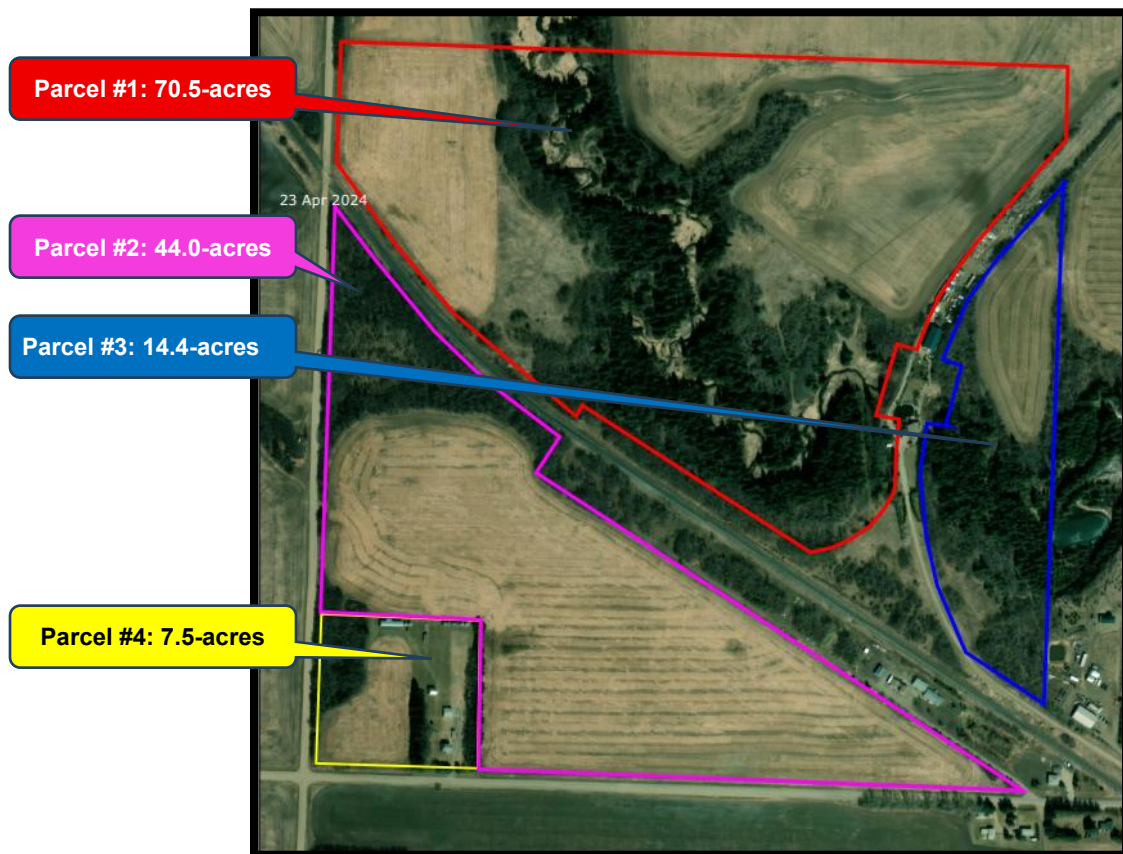
- AG-Major are tracts of land 16ha (39.5ac) or larger in size*
- AG-Minor are parcels between 4ha (9.8ac) and 15.9ha (39.3ac); and*
- AG-Residential are parcels smaller than 4ha (9.8ac).”*

The property is unique in that it is traversed by an operational Canadian National Railway (CNR) rail right of way and an abandoned rail right of way (see Aerial Photograph above in Section 3.2). This feature provides a unique opportunity to subdivide the titled unit into four (4) separately titled parcels, allowing us to dispose of the less valuable agricultural properties, specifically, the farmyard (Parcel #4 below) and the small, segregated and irregularly shaped parcel along the eastern boundary of the property (Parcel #3 below).

3.6 Immediate Improvements (Years 1 & 2)

1. Subdivision

- Proposing to subdivide the property into 4 titled parcels as shown below:



- We have had discussions with Jonathan Heemskerk, Planner with Sturgeon County, regarding the subdivision of the property and he has advised that although it would require an appearance before the Subdivision Development Appeal Board (SDAB), given the uniqueness of the parcel, it is logical plan forward.

- Estimated cost of subdivision: \$ [REDACTED]

## 2. Fencing

- 2.0 miles of perimeter page wire fencing and 2.0 miles of cross-fencing and/or ravine fencing. Cross-fencing and fencing off riparian areas along the creek with various fencing types from barbed wire (least expensive) to page-wire (most expensive).

- Estimated cost of fencing: \$ [REDACTED]

## 3. Water systems

- Solar pump system from creek to water livestock in summer
- Dugout installation to water livestock in winter

- Estimated cost of water systems \$ [REDACTED]

## 4. Corals and Shelter

- Construction of basic wind fence shelters
- Purchasing additional portable corrals and livestock panels to support cattle operation (already have a corral system for sheep)

- Estimated cost of corrals & shelter \$ [REDACTED]

We intent to fund all the above costs with personal savings, other income sources and/or other financing arrangements. Our intent is to use this AFSC Loan solely to fund the purchase of the SW 17.

### 3.7 Revenue for Loan Repayment Years 1 & 2

Our initial focus in the first 2-years will be on establishing livestock infrastructure and subdividing the property while renting the cultivated acres for income during the build-out.

From discussions with local producers, good quality cultivated land can achieve upwards of \$ [REDACTED] per acre in this area, however, given the small size and irregular shapes of the cultivated fields on the property we feel \$ [REDACTED] per acre is more realistic and have a local farmer already interested at that rate.

Estimated cash rental revenue: \$ [REDACTED] per year (Years 1 & 2)

The parent parcel will be surveyed and subdivided into the 4 parcels identified previously in Section 3.6 within the [REDACTED] months and sold within the [REDACTED] months. From our market research and discussions with local realtors, the existing 7.5-acre farmyard with

outbuildings (Parcel #4) can be marketed for resale at \$ [REDACTED] to \$ [REDACTED] and the 14.4-acre (Parcel #3) at \$ [REDACTED] to \$ [REDACTED]. The net proceeds from these resales will be applied directly to the AFSC loan balance, thereby reducing the principal and overall debt servicing costs.

Estimated revenue from property resales:

\$ [REDACTED]

**Our plan is to apply all land rental and subdivision sale proceeds from the SW 17 directly to the AFSC Loan.**

#### 4.0 PRODUCTION PLAN

##### 4.1 Short term goals (1-2 years)

- Subdivide the property and resell the 7.5-acre farmyard and 14.4-acre vacant property as these parcels have minimal benefit to our planned livestock operations thereby allowing us to reduce our overall debt load and focus on the parcels with the greatest potential for agricultural returns (Parcels #1 and #2)
- Install perimeter and cross fencing on Parcel #1 (70.5-acres north of the operational rail line)
- Establish summer watering systems on SW 17

##### 4.2 Medium term goals (3-5 years)

- Purchase 10 bred cows (plan to lease a bull from Circle Bar Farms \$ [REDACTED]/cow serviced)
- Purchase 20 bred ewes and 1 ram
- Livestock will be grazed during the summer / fall on the SW 17 and wintered at our current residence

We currently reside on a +/-8.0-acre property on the SW [REDACTED]-25-W4M near [REDACTED], AB in Sturgeon County approximately [REDACTED] km north of the property we intend to purchase. Over the past 8-years we have installed fencing, water systems, corrals, and livestock shelters on our current property to support small scale sheep and beef finishing. Our short-term plan for Egg Creek Ranch is to initially graze livestock on the SW 17 in the summer and fall, moving the animals to our current residence to winter. This will reduce the amount of infrastructure required initially on SW 17.

##### 4.3 Long term goals (5+ years)

- Expand to 20 cow-calf pairs (still leasing single bull)
- Expand to 40 ewes (still 1 ram)
- Sell current acreage and relocate entire operation to the SW 17

Our longer-term goal for Egg Creek Ranch (5+ years) is to sell our current acreage property and relocate our residence and entire operation to the SW 17 given its proximity to a larger urban market to better support our farm-to-fork marketing plan.

#### 4.4 Grazing strategy

- Plan to rotationally graze across 10+ paddocks on Parcel #1
- Potential to increase number of paddocks as we increase fencing infrastructure

#### 4.5 Winter feed

- Hay purchased locally for first 4-years from Donna Sheehan in Sturgeon County
- Been purchasing hay from Ms. Sheehan for past 5-years
- Plan to grow own hay on Parcel #2 by Year 4 or 5

#### 4.6 Breeding

- Lambing in April
- Calving in May

#### 4.7 Record keeping

- Begin with simple Excel spreadsheets to track births, weights, herd health, etc.
- Research farm record applications/software and depending on cost possibly implement more technology into record keeping in later years once our operation is established

### 5.0 **MARKETING PLAN**

#### 5.1 Primary Channels

- Farm-direct meat boxes (quarter beef, lamb shares)
- Monthly subscription boxes (customizable cuts)
- Farmers markets (Edmonton, Fort Saskatchewan)
- Online sales (farm website with pickup/drop-off)

#### 5.2 Target Customers

- Health-conscious families
- Local food supporters
- Restaurants and chefs (future phase)

#### 5.3 Brand Strategy

- Name: Egg Creek Ranch
- Focus on transparency, quality, and care
- Social media, e-newsletter, referral programs
- Features in local restaurants (future phase)

#### 5.4 Sales Projections (Year 4)

- 9 beef animals direct marketed
- 30 lambs marketed
- Estimated Gross Revenue: \$ [REDACTED]

### 6.0 OPERATIONAL PLAN

#### 6.1 Key Annual Tasks

- Spring: lambing, calving, fencing
- Summer: rotational grazing, hay purchase, marketing
- Fall: butchering\*, sales, breeding

*\*We have an existing relationship with Country Quality Meats near Bon Accord, AB.*

#### 6.2 Labour

- Primary: Trevor & Meaghan (full-time on weekends/evenings)
- Additional: Seasonal contractor for fencing, vet as required, summer students

#### 6.3 Equipment Needed

- Stock trailer (already own)
- Small tractor (already own)
- Water tanks / troughs (already own)
- Water pumps (already own)

### 7.0 ENVIRONMENTAL & REGULATORY COMPLIANCE

#### 7.1 Water Licencing

- Apply as needed for a dugout
- Apply for authorization to divert water from the Little Egg Creek for livestock watering under the Alberta Water Act

#### 7.2 Soil & Riparian Area Management

- Fence riparian areas along the Little Egg Creek to exclude any continuous grazing of riparian areas or destruction of habitat
- Avoid overgrazing by utilizing intensive rotational grazing techniques

#### 7.3 Manure Management

- Spread manure on pasture, hay and cultivated lands or compost as necessary

#### 7.4 Future Plans

- Complete Environmental Farm Plan by Year 4

### 8.0 **MANAGEMENT & EXPERIENCE**

#### 8.1 Owner/Operator Biographies

Trevor Sheehan is a fourth generation Sturgeon County resident born and raised on a mixed farm in the Alcomdale / Riviere Qui Barre area where his family has been farming for over 120-years. He has extensive practical experience and formal educational training relative to the agriculture industry. Mr. Sheehan graduated with distinction from the University of Alberta with a B.Sc. Degree in Agriculture majoring in Range and Pasture management in 2009 and holds a Professional Agrologist (P.Ag.) designation with the Ontario, Manitoba, Saskatchewan, Alberta and British Columbia Agrology Institutes. Mr. Sheehan has been employed as a farm/ranch labourer, custom field operator, crop agronomist, and consulting agrologist.

Meaghan Sheehan has been a Sturgeon County resident since 1995 and following her studies at Concordia and Grant McEwan Universities in the Faculties of Art and Education she settled into a life as a homemaker raising a family of six children. Meaghan previously owned and operated a fashion consulting business that was focused online marketing through various social media platforms.

Together Trevor and Meaghan have been managing and operating a private agricultural consulting business since 2013 with expertise and experience in management of agricultural lands and disputes and subdivision processes. Trevor's primary responsibilities relate to the day-to-day operations of the business and interacting with clients. Meaghan's responsibilities relate to the operational management of the company's finances, bookkeeping, invoicing and marketing of the business. Trevor and Meaghan began producing and raising their own food on their small hobby farm in 2017, producing eggs, poultry, garden produce, lambs and beef on a small scale focused on selling directly to family and friends.

#### 8.2 Advisors

- Accountant: Hawkings Tinney LLP (Dawn Goulet-Soetaert)
- Local veterinarians
- Contractor (dirt work, fencing, etc.): Outlaw Industries (Cole Granger)
  
- Plan to pursue mentorship via the Young Agrarians (YA) Business Mentorship Program

**9.0 FINANCIAL PLAN**

**9.1 Startup Costs**

• Land purchase [AFSC Loan + Down Payment]:	\$	[REDACTED]
• Subdivision costs [other income sources]:	\$	[REDACTED]
• Fencing, seeding & infrastructure [other income sources]:	\$	[REDACTED]
• Livestock purchase [other income sources]:	\$	[REDACTED]
• <u>Equipment [other income sources]:</u>	\$	[REDACTED]
Total	\$	[REDACTED]

**9.2 AFSC Loan Request**

• Total Requirement:	\$	[REDACTED]
• <u>Equity/Off-Farm Contribution*:</u>	\$	[REDACTED]
Total AFSC Loan Request	\$	[REDACTED]

**9.3 Revenue Projections Years 1 & 2**

• Cultivated Land Rental (Yr 1-2):	\$	[REDACTED]
• <u>Subdivision Sale Proceeds (Yr 1-2):</u>	\$	[REDACTED]
Total Gross Revenue (Yr 1-2)	\$	[REDACTED]

*Our plan is to apply all land rental income and sale proceeds from two subdivided lots from the SW 17 directly to the AFSC Loan.*

**9.4 Annual Revenue Projections Year 3-5**

• Sale of 9 beef animals (1,300 lbs live @ 3.25/lb):	\$	[REDACTED]
• <u>Sale of 30 lambs (100 lbs @ \$3.50/lb)</u>	\$	[REDACTED]
Total Annual Gross Revenue (Yr 3-5)	\$	[REDACTED]

**9.5 Cash Flow Forecast (Years 3+)**

Available upon request, if deemed necessary for loan application.

## 9.6 Loan Request Summary & Repayment Plan

We are requesting consideration for an AFSC Next Generation term loan with annual [REDACTED] payments for the first [REDACTED] years and a [REDACTED]-year amortization period.

Based on our plan to dispose of the non-agriculturally productive portions of the SW 17 (i.e. 7.5-acre farmyard & 14.4-acre rural residential site) through the process of subdivision, as described herein, applying all proceeds to the AFSC Loan while we build the infrastructure to establish Egg Creek Ranch.

**Our plan is to apply all land rental income and sale proceeds from two subdivided lots from the SW 17 directly to the AFSC Loan.**

## 10.0 RISK MANAGEMENT

- **Market risks:** offset via pre-sales of meat boxes, full animals and sides of beef
- **Financial risks:** subdividing and reselling non-agriculturally productive portions of the property (i.e. 7.5-acre farmyard & 14.4-acre rural residential site) will significantly reduce the debt load
- **Weather risks:** grazing flexibility through implementation of a high intensity rotational grazing strategy
- **Health risks:** implementation of vaccination protocols and vet plans
- **Diversification:** beef and sheep operations reduce reliance on a single market

## 11.0 APPENDICES

*Note all appendices have been provided as separate pdf documents and not physically appended to this Farm Business Plan.*

1. Offer to Purchase SW 17-55-24-W4M
2. Current Alberta Land Title– SW 17-55-24-W4M
3. 2023 Assessment Summary – SW 17-55-24-W4M
4. Off-Farm Income Documents
  - 4.1. Trevor Sheehan Notice of Assessments (2022-2024)
  - 4.2. Trevor Sheehan Income Tax Returns (2022-2024)
  - 4.3. Meaghan Sheehan Notice of Assessments (2022-2024)
  - 4.4. Meaghan Sheehan Income Tax Returns (2022-2024)
  - 4.5. [REDACTED] Alberta Ltd. Financial Statements (2023-2025 Year End)
  - 4.6. [REDACTED] Alberta Ltd. Income Tax Returns (2023-2025 Year End)
5. AFSC Loan Application Form
6. Farm Operating Statement – 2029
7. Statement of Assets & Liabilities

---

**DOCUMENT NO. 2**  
**Certificates of Title of all Parcels on the**  
**SW 17-55-24-W4M**

---



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0039 011 275                                      5773AY;RLY;55                                      232 136 436

LEGAL DESCRIPTION

PLAN 5773AY  
RAILWAY EXTRA RIGHT OF WAY WITHIN  
MERIDIAN 4 RANGE 24 TOWNSHIP 55  
SECTION                      HECTARES                      (ACRES) MORE OR LESS  
SW 17                      3.00                      7.41 (LYING SOUTH OF THE RIGHT OF WAY)  
EXCEPTING THEREOUT:  
PLAN                                      NUMBER                                      HECTARES                      (ACRES)                      MORE OR LESS  
SUBDIVISION                      2122708                                      0.361                      0.89  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;55;17;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 232 136 435

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
232 136 436	01/05/2023	TRANSFER OF LAND	\$430,000	\$430,000

OWNERS

MURANDA WOODGER

AND

BRETT WOODGER

BOTH OF:

48,24400 TWP RD 552

STURGEON COUNTY

ALBERTA T8T 1P6

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 232 136 436

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
012 395 323	06/12/2001	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS UTILITIES INC.
212 254 005	16/11/2021	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC.
212 260 705	24/11/2021	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - STURGEON COUNTY. 9613-100 STREET, MORINVILLE ALBERTA T8R1L9
232 136 437	01/05/2023	MORTGAGE MORTGAGEE - ATB FINANCIAL. 350-700 ST. ALBERT TRAIL ST. ALBERT ALBERTA T8N7J7 ORIGINAL PRINCIPAL AMOUNT: \$424,840

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 19 DAY OF  
NOVEMBER, 2025 AT 12:31 P.M.

ORDER NUMBER: 55593059

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0039 011 283                                      2122708;2;1                                      232 171 071

LEGAL DESCRIPTION  
PLAN 2122708  
BLOCK 2  
LOT 1  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 0.512 HECTARES (1.27 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;24;55;17;S

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 212 260 703

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
232 171 071	30/05/2023	TRANSFER OF LAND	\$313,000	\$313,000

---

OWNERS

DARRIS GRAHAM

AND

TONYA LANSDELL

BOTH OF:

47 24400 TOWNSHIP ROAD 522

STURGEON COUNTY

ALBERTA T8T 1P6

AS JOINT TENANTS

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
012 395 323	06/12/2001	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS UTILITIES INC.

---

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 232 171 071

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

-----  
212 254 005 16/11/2021 UTILITY RIGHT OF WAY  
GRANTEE - TELUS COMMUNICATIONS INC.  
  
212 260 704 24/11/2021 CAVEAT  
RE : ACQUISITION OF LAND  
CAVEATOR - STURGEON COUNTY.  
9613-100 STREET, MORINVILLE  
ALBERTA T8R1L9  
  
232 171 072 30/05/2023 MORTGAGE  
MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA.  
C/O MCAP SERVICE CORPORATION  
PO BOX 351, STATION "C"  
KITCHENER  
ONTARIO N2G3Y9  
ORIGINAL PRINCIPAL AMOUNT: \$309,244

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 19 DAY OF  
NOVEMBER, 2025 AT 12:31 P.M.

ORDER NUMBER: 55593059

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Reference No. 3

LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0026 510 488            5773AY;RLY;55                      002 032 863

LEGAL DESCRIPTION

PLAN 5773AY  
RAILWAY EXTRA RIGHT OF WAY WITHIN  
MERIDIAN 4 RANGE 24 TOWNSHIP 55  
COMPRISING PARTS OF:  
SECTION            HECTARES            (ACRES) MORE OR LESS  
SW 17            0.951            2.35 (LYING NORTH OF THE RIGHT OF WAY)  
SE 17            0.258            0.64 (LYING NORTH OF THE RIGHT OF WAY)  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;55;17;S

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 952 251 462 +3

-----  
REGISTERED OWNER(S)  
REGISTRATION    DATE (DMY)    DOCUMENT TYPE    VALUE            CONSIDERATION  
-----  
002 032 863    07/02/2000    TRANSFER OF LAND    \$897            \$897

OWNERS

BRIAN PETER KOSIK

AND

WAYNE STEPHEN KOSIK

AND

CAROL FAYE WASELENCHUK

ALL OF:

6119-154 AVE

EDMONTON

ALBERTA T5Y 2N2

ALL AS JOINT TENANTS

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

-----

952 196 357 27/07/1995 CAVEAT

RE : EASEMENT

CAVEATOR - NORMA AUDREY CAMERON

R.R. 2

ST. ALBERT

ALBERTA T8N1M9

AGENT - YOLANDA S VAN WACHEM

"AS TO STATION GROUNDS S1/2 17"

002 032 875 07/02/2000 EASEMENT

"SEE INSTRUMENT"

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 31 DAY OF MARCH,  
2025 AT 02:31 P.M.

ORDER NUMBER: 53288439

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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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).



Reference No. 4

LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0016 550 130            5846CL;RLY;55                      992 348 766

LEGAL DESCRIPTION

RAILWAY PLAN 5846CL  
RIGHT OF WAY AND SEVERANCE IN TOWNSHIP FIFTY FIVE (55)  
RANGE TWENTY FOUR (24)  
WEST OF THE FOURTH MERIDIAN, COMPRISING PARTS OF  
SECTION                      HECTARES                      ACRES  
SW 17                      0.761                      1.88  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;55;17;SW  
ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 952 251 462 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
992 348 766	18/11/1999	TRANSFER OF LAND	\$564	\$564

OWNERS

BRIAN PETER KOSIK

AND

WAYNE STEPHEN KOSIK

AND

CAROL FAYE WASELENCHUK

ALL OF:

6119-154 AVENUE

EDMONTON

ALBERTA T5Y 2N2

ALL AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 992 348 766

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

952 196 357      27/07/1995 CAVEAT  
RE : EASEMENT  
CAVEATOR - NORMA AUDREY CAMERON  
R.R. 2  
ST. ALBERT  
ALBERTA T8N1M9  
AGENT - YOLANDA S VAN WACHEM

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 23 DAY OF  
OCTOBER, 2025 AT 10:09 A.M.

ORDER NUMBER:    55351493

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0026 397 976	6598AZ;RLY;55	992 340 396

LEGAL DESCRIPTION

RAILWAY PLAN 6598AZ  
 RIGHT OF WAY IN TOWNSHIP 55  
 RANGE 24, WEST OF THE 4TH MERIDIAN  
 COMPRISING PARTS OF

SECTION	HECTARES	(ACRES)
SW 17	1.87	4.62
SE 17	0.644	1.59

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;55;17;S

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 952 251 462 +2

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
992 340 396	09/11/1999	TRANSFER OF LAND		\$1,863	\$1,863

OWNERS

JOANNE FLORENCE NEILSEN  
 OF BOX 948  
 GIBBONS  
 ALBERTA T0A 1N0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
952 196 357	27/07/1995	CAVEAT RE : EASEMENT CAVEATOR - NORMA AUDREY CAMERON R.R. 2

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 992 340 396

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

ST. ALBERT  
ALBERTA T8N1M9  
AGENT - YOLANDA S VAN WACHEM  
"AS TO SW 17"

992 374 355      10/12/1999      UTILITY RIGHT OF WAY  
GRANTEE - ALTAGAS UTILITIES INC.

002 032 875      07/02/2000      EASEMENT  
"SEE INSTRUMENT"

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 31 DAY OF MARCH,  
2025 AT 02:31 P.M.

ORDER NUMBER:    53288439

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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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
0010 769 461	4;24;55;17;SW	002 069 772

LEGAL DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION SEVENTEEN (17) TOWNSHIP FIFTY-FIVE (55) RANGE TWENTY-FOUR (24) WEST OF THE FOURTH MERIDIAN LYING BETWEEN TWO LINES PARALLEL TO AND PERPENDICULARLY DISTANT ONE HUNDRED AND TWENTY-FOUR AND FIVE TENTHS (124.5) FEET ON EACH SIDE OF THE CENTRE LINE OF THE RAILWAY OF NORTHERN ALBERTA RAILWAYS COMPANY BETWEEN A POINT ON THE SAID CENTRE LINE EIGHT HUNDRED AND TWELVE AND SIX TENTHS (812.6) FEET AND A POINT TEN HUNDRED AND SIXTY-TWO AND SIX TENTHS (1062.6) FEET MEASURED NORTHERLY ALONG SAID CENTRE LINE FROM THE NORTHERLY BOUNDARY OF THE SAID RAILWAY COMPANYS CARBONDALE STATION GROUNDS. THE SAID CENTRE LINE BEING SHOWN ON PLAN 6598AZ AND THE SAID CARBONDALE STATION GROUNDS ON PLAN 5773AY EXCEPTING THEREOUT: RIGHT OF WAY AS SHOWN ON SAID PLAN 6598AZ THE LAND HEREBY DESCRIBED CONTAINING 0.348 HECTARES MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 992 340 561

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
002 069 772	17/03/2000	TRANSFER OF LAND		\$1,863	\$1

OWNERS

JOANNE FLORENCE NIELSEN

AND  
JIM NIELSEN  
BOTH OF:  
BOX 948  
GIBBONS  
ALBERTA T0A 1N0  
AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
992 374 356	10/12/1999	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS UTILITIES INC.
112 267 436	26/08/2011	MORTGAGE MORTGAGEE - CIBC MORTGAGES INC. 5TH FLOOR, 400 BURRARD ST VANCOUVER BRITISH COLUMBIA V6C3A6 ORIGINAL PRINCIPAL AMOUNT: \$393,000
152 221 651	21/07/2015	MORTGAGE MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE. 100 UNIVERSITY AVE, 3RD FLOOR TORONTO ONTARIO M5J2X4 ORIGINAL PRINCIPAL AMOUNT: \$770,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 19 DAY OF  
NOVEMBER, 2025 AT 12:31 P.M.

ORDER NUMBER: 55593059

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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Reference No. 7

LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0026 510 470            5773AY;RLY;55                      952 251 440 +1

LEGAL DESCRIPTION

RAILWAY PLAN 5773AY  
RIGHT OF WAY AND EXTRA RIGHT OF WAY IN TOWNSHIP 55  
RANGE 24, WEST OF THE 4TH MERIDIAN  
COMPRISING PARTS OF

SECTION	HECTARES	(ACRES)
S.W. 6	1.26	3.12
S.E. 6	2.40	5.92
N.E. 6	1.36	3.35
N.W. 5	2.93	7.24
S.W. 8	0.534	1.32
S.E. 8	3.06	7.56
N.E. 8	3.50	8.64
S.E. 17	0.352	0.87
S.W. 17	3.04	7.50
S.E. 18	0.518	1.28
N.E. 18	3.10	7.67
S.E. 19	0.263	0.65
S.W. 19	2.85	7.05
N.W. 19	0.886	2.19

EXCEPTING THEREOUT ALL MINES AND MINERALS AND ALSO EXCEPTING  
THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME  
IN THE SOUTH EAST QUARTER OF SECTION EIGHT (8) AND THE SOUTH  
EAST QUARTER OF SECTION EIGHTEEN (18)

ATS REFERENCE: 4;24;55;6;S  
ATS REFERENCE: 4;24;55;6;NE  
ATS REFERENCE: 4;24;55;5;NW  
ATS REFERENCE: 4;24;55;8;S  
ATS REFERENCE: 4;24;55;8;NE  
ATS REFERENCE: 4;24;55;17;S  
ATS REFERENCE: 4;24;55;18;E  
ATS REFERENCE: 4;24;55;19;S  
ATS REFERENCE: 4;24;55;19;NW  
ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 952 182 783 +1



REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
132 276 558	04/09/2013	UTILITY RIGHT OF WAY GRANTEE - ALTAGAS UTILITIES INC.

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 19 DAY OF NOVEMBER, 2025 AT 12:31 P.M.

ORDER NUMBER: 55593059

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0010 154 102	4;24;55;17;SW	252 340 157

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17)  
 TOWNSHIP FIFTY FIVE (55)  
 RANGE TWENTY FOUR (24)  
 WEST OF THE FOURTH MERIDIAN  
 CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS .  
 EXCEPTING THEREOUT :

PLAN	HECTARES	ACRES MORE OR LESS
(A) RAILWAY 6598AZ	1.87	4.62
(B) RAILWAY 5773AY	6.98	17.24
(C) RAILWAY 5846CL	0.761	1.88
(D) ALL THAT PORTION OF SAID SECTION SEVENTEEN (17) WHICH LIE TO THE WEST OF THE WESTERLY LIMIT AND TO THE EAST OF THE EASTERLY LIMIT OF THE RIGHT OF WAY AS SHOWN ON THE SAID RAILWAY PLAN 6598AZ AND WHICH LIE BETWEEN TWO LINES PARALLEL TO AND PERPENDICULARLY DISTANT ONE HUNDRED AND TWENTY FOUR AND FIVE TENTHS (124.5) FEET ON EACH SIDE OF THE CENTRE LINE OF THE SAID RAILWAY BETWEEN POINTS ON THE SAID CENTER LINE EIGHT HUNDRED AND TWELVE AND SIX THENTHS (812.6) FEET AND ONE THOUSAND AND SIXTY TWO AND SIX TENTHS (1062.6) FEET MEASURED NORTHERLY ALONG THE SAID CENTRE LINE FROM THE NORTHERLY BOUNDARY OF THE STATION GROUNDS AS SHOWN ON RAILWAY PLAN 5773AY, CONTAINING 0.348 HECTARES (0.86 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS		

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 902 322 391

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
252 340 157	23/12/2025	TRANSFER OF LAND	\$1,250,000	\$1,250,000

OWNERS

TREVOR SHEEHAN

AND

MEAGHAN SHEEHAN  
BOTH OF:  
1,24430 TWP RD 552  
STURGEON COUNTY  
ALBERTA T8T 1P7  
AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS  
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REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6230BE	02/10/1915	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - CANADIAN PACIFIC RAILWAY COMPANY. OFFICE OF DEPARTMENT OF NATURAL RESOURCES, CALGARY ALBERTA
3782EF	06/09/1930	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 "RE:GUY WIRES TRANSFER OF UTRW NO. 5888GH" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 002298536) (DATA UPDATED BY: CHANGE OF NAME 042558496)
1003LX	07/07/1960	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ENERGY SOLUTIONS LTD. ATTN: LAND DEPARTMENT 200, 919 - 11 AVENUE SW CALGARY ALBERTA T2R1P3 (DATA UPDATED BY: TRANSFER OF CAVEAT 142130347)
1231MG	27/04/1961	UTILITY RIGHT OF WAY GRANTEE - TIDEWATER MIDSTREAM AND INFRASTRUCTURE LTD. ATTENTION SURFACE LAND DEPARTMENT 1500 250-2 STREET SW CALGARY ALBERTA T2P0C1 "DISCHARGED EXCEPT PART ON PLAN 893MC BY INST NO.4670MG 01 08 1961 PART AS DESCRIBED" (DATA UPDATED BY: CHANGE OF ADDRESS 982233348) (DATA UPDATED BY: CHANGE OF NAME 022074384) (DATA UPDATED BY: CHANGE OF NAME 132060089) (DATA UPDATED BY: CHANGE OF ADDRESS 132110876)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 252 340 157

REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 162168398)

807MI 12/06/1961 POSTPONEMENT  
OF UTRW 3782EF  
TO UTRW 1231MG

3142TV 25/05/1973 CAVEAT  
RE : EASEMENT  
CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.

892 036 632 16/02/1989 CAVEAT  
RE : SURFACE LEASE  
CAVEATOR - DEVNIC ENERGY INC.  
250, 1207 - 11TH AVENUE, S.W., CALGARY  
ALBERTA T2P0M5  
AGENT - ALDO VILLANI

892 054 891 09/03/1989 UTILITY RIGHT OF WAY  
GRANTEE - LOCKWOOD RESOURCES LTD.  
460 HAMPSHIRE COURT NW  
CALGARY  
ALBERTA T3A4Y5  
AS TO PORTION OR PLAN:8822937  
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
OF WAY 992259185)

252 340 158 23/12/2025 MORTGAGE  
MORTGAGEE - AGRICULTURE FINANCIAL SERVICES  
CORPORATION.  
4910-52 ST  
CAMROSE  
ALBERTA T4V2V4  
ORIGINAL PRINCIPAL AMOUNT: \$1,125,000

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 7 DAY OF  
JANUARY, 2026 AT 03:18 P.M.

ORDER NUMBER: 55938631

CUSTOMER FILE NUMBER: 6037-001sfs



\*END OF CERTIFICATE\*

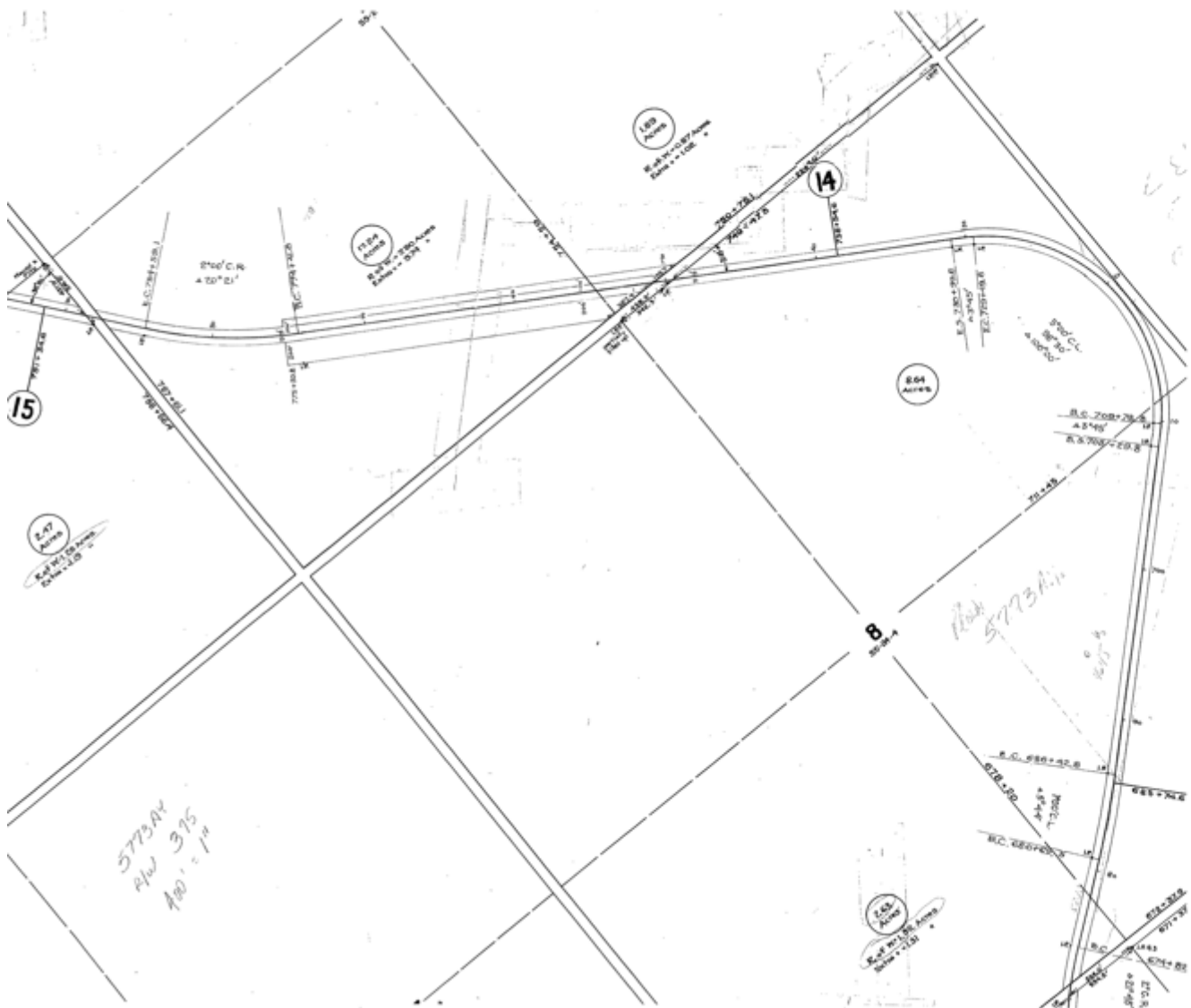
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**DOCUMENT NO. 3**  
**Railway Plans**

---



5773 A.Y.

**EDMONTON, DUNVEGAN & BRITISH COLUMBIA RAILWAY.**

**PLAN OF RIGHT OF WAY**  
(as constructed)  
**THROUGH TPS. 53-55, R. 24 25 WEST OF 4<sup>TH</sup> MERIDIAN.**

**PLAN 5773AY**  
**PART 3 OF 3**

**MILE 0. TO MILE 21.63**

Scale: 400 Ft. = 1 inch.

Note: Width of right-of-way 50 feet unless otherwise denoted.  
 Mileage reckoned from a point on Grand Trunk Pacific  
 Railway distant 7855 Feet from the intersection of G.T.P.  
 in east limit of St. Albert Road.  
 Right-of-way tinted red.

*Albert Frambly*  
Resident

*Albert Frambly*  
Chief Engineer  
Edmonton, Alta. May 2, 1914

I, *Albert Frambly* a Dominion Land Surveyor do  
 solemnly declare that the survey represented by this  
 plan has been made by me that the lines  
 shown are correct and true to the best of my knowledge  
 and belief and prepared in accordance with the  
 provisions of the Land Titles Act.

I, *Albert Frambly* an Alberta Land Surveyor do  
 solemnly declare that the survey represented by this  
 plan has been made by me in accordance with the  
 provisions of the Alberta Survey Act and that the  
 plan is correct and true to the best of my knowledge  
 and belief and prepared in accordance with the  
 provisions of the Land Titles Act.

Witness my hand and seal at  
 Edmonton, this  
 2<sup>nd</sup> day of May 1914.  
*Frank B. Smith*

Witness my hand and seal at  
 Edmonton  
 this 2<sup>nd</sup> day of May 1914.  
*Frank B. Smith*

*Frank B. Smith* of the City of Edmonton,  
 in the Province of Alberta, do hereby certify  
 that I was personally present and witness *Albert  
 Frambly* named in the within instru-  
 ment who personally appears to me to be the  
 person named therein, duly sworn and executes the  
 same for the purposes intended therein  
 and that the same was executed at Edmonton, in  
 the Province of Alberta, and that I am a duly-  
 sworn witness therefor.

I, *Frank B. Smith* know the said  
*Albert Frambly* and he is in my belief  
 of the full age of twenty-one years.  
 Witness my hand at the City of Edmonton  
 this 2<sup>nd</sup> day of May 1914.  
*Frank B. Smith*  
A Commissioner, Etc.

**PLAN 6598AZ**  
**REGISTERED ON 13 AUG, 1914**  
**PAGE 1 OF 4**

**ALBERTA & GREAT WATERWAYS RAILWAY**  
**MAIN LINE**  
**PLAN SHOWING LANDS REQUIRED FOR RIGHT OF WAY**  
**THROUGH Twp. 55-58, R6e. 24-22, WEST OF FOURTH MERIDIAN**  
**MILE 0.00 to MILE 24.51**

Scale: 400 ft = 1 inch.

NOTES: Width of right of way 33 feet unless otherwise denoted.  
Mileage reckoned from a point on the Edmonton, Durrigan & British Columbia Railway, distant 445.9 feet north-west from the intersection of the E.D. & B.C.R. and North boundary of Sec. 8, Twp. 55 R6 W4, and North boundary of Sec. 8, Twp. 55 R6 W4.  
Right of way hatched red.

*Edmund A. H. ...*  
President

*W. H. ...*  
Chief Engineer  
EDMONTON, ALTA. Aug. 10th 1914

I, *Edmund A. H.*, Dominion Land Surveyor, do hereby certify that the survey represented by this plan has been made by me, and that the same is correct and true to the best of my knowledge and belief, and is approved in accordance with the provisions of the Land Titles Act.

Dated at Edmonton, this 10th day of August 1914  
in the presence of  
*Ed. H.*

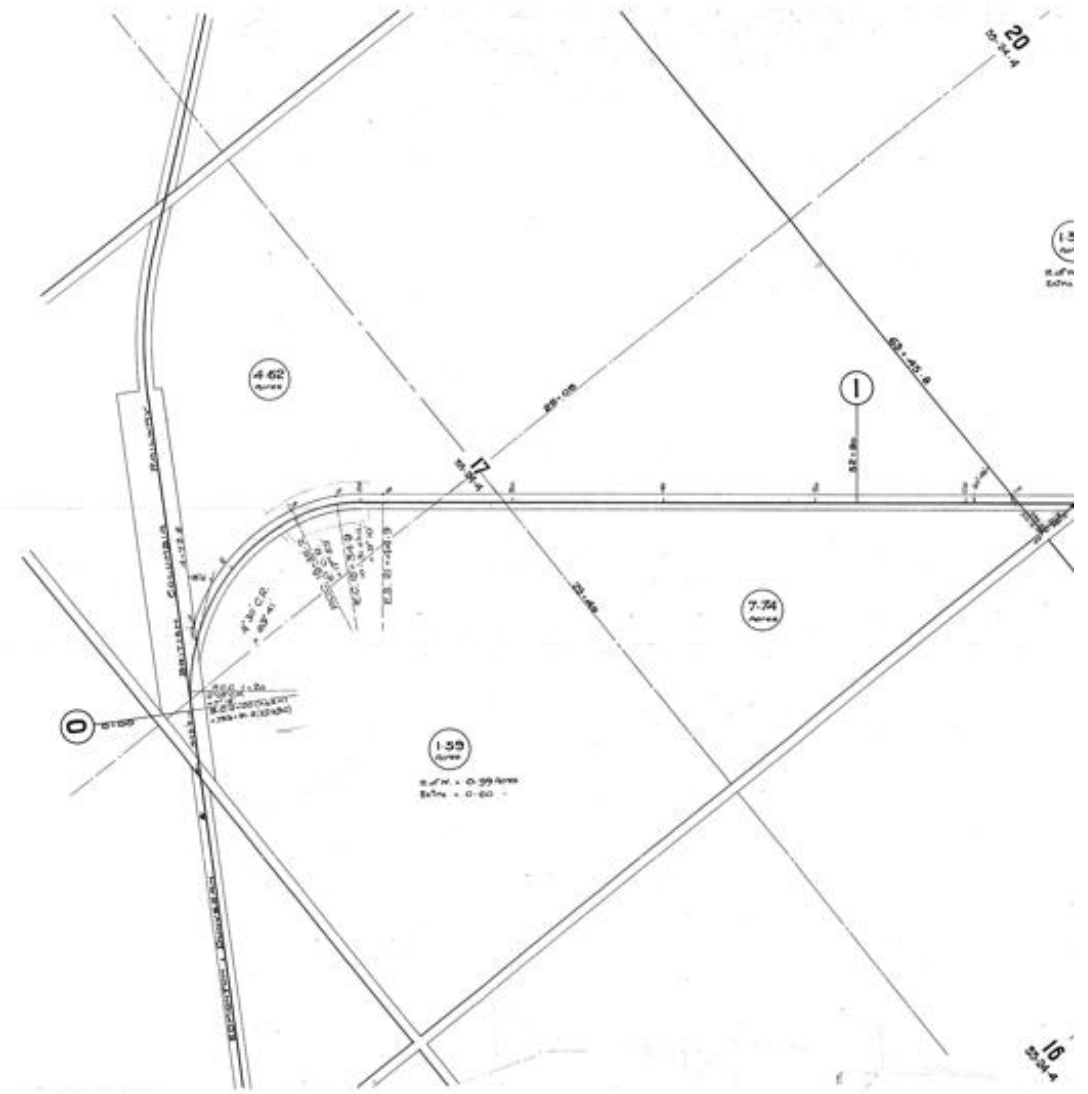
I, *W. H.*, do hereby certify that the survey represented by this plan has been made by me, and that the same is correct and true to the best of my knowledge and belief, and is approved in accordance with the provisions of the Land Titles Act.

Dated at Edmonton, this 10th day of August 1914  
in the presence of  
*Ed. H.*

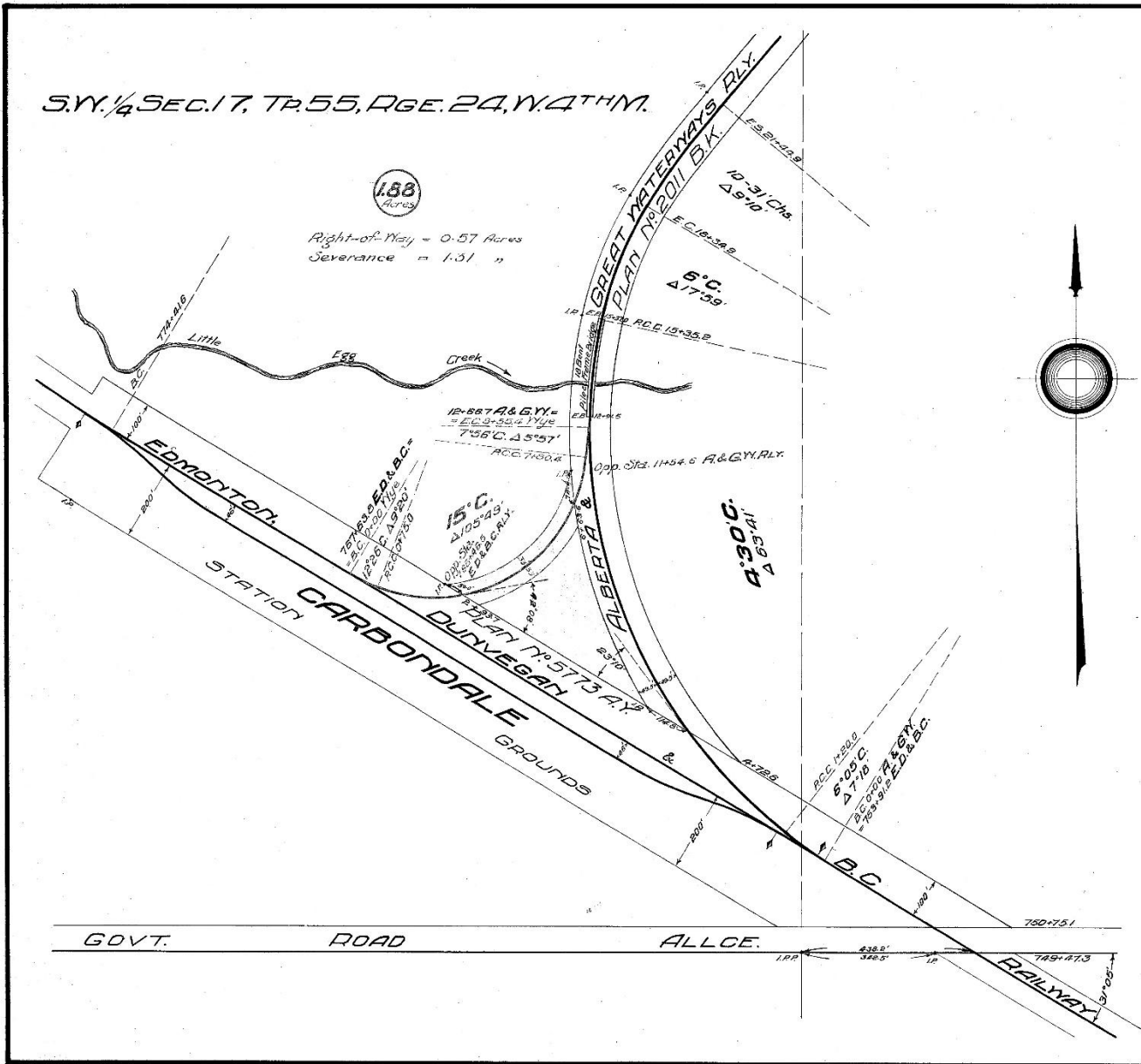
I, *Charles H. T. ...*, of the City of Edmonton, in the Province of Alberta, do hereby certify that the survey represented by this plan has been made by me, and that the same is correct and true to the best of my knowledge and belief, and is approved in accordance with the provisions of the Land Titles Act.

Dated at Edmonton, this 13th day of August 1914  
in the presence of  
*Ed. H.*

1099  
6598A  
Aug 13 1914  
*Ed. H.*



0264 1/14/97



I certify that the within instrument has been duly received and filed in the Land Titles Office for the North Alberta Land Registration District of 2<sup>nd</sup> District P.M. on the 27<sup>th</sup> day of July A.D. 1927  
 Number 5846 Book C.L. Folio 202  
 [Signature]

I, Oluff Inkster, of the City of Edmonton, Alberta Land Surveyor, make oath and say: That the survey represented by this plan has been made by me in accordance with the provisions of the "Alberta Surveys Act" That this survey was performed between the dates of July 20<sup>th</sup> & 23<sup>rd</sup>, 1927, and that this plan is correct and true and is prepared in accordance with the provisions of the "Land Titles Act."

Sworn before me at the City of Edmonton in the Province of Alberta this 23<sup>rd</sup> day of July, 1927. }  
 [Signature] Alberta Land Surveyor

[Signature] A Commissioner, etc.

**EDMONTON, CARBONDALE & B.C. RAILWAY PLAN**

showing extra Right-of-Way and Severance required for Wye in

S.Y. 1/4 SEC. 17, TR. 55, RGE. 24, W. 4 THM.

**CARBONDALE - MILE 14.4**

Scale: 1"=200'

Edmonton, Alberta. July 23<sup>rd</sup>, 1927.

[Signature] General Manager & Chief Engineer.

---

**DOCUMENT NO. 4**  
**1897 CPR Land Grant**

---

CANADA TERRITORIES

Value of \$...  
is established and certified this  
10 day of June 1914  
as D. B. No. 27980  
Ulboone  
Registrar

# Certificate of Title

under Head No. 114 of 17.55  
is established and certified this  
10 day of June 1914  
as D. B. No. 27980  
Ulboone  
Registrar

North Alberta Land Registration District



This is to Certify that ~~The Canadian Pacific~~  
~~Railway Company~~ CANADIAN PACIFIC OIL AND GAS LIMITED  
corrected this 28 day of Aug 1909  
by Instrument H.S. 114  
is now the owner of an estate in fee simple  
of and in the whole of section Seventeen, in the fifty fifth  
Township in the Twenty-fourth Range, west of the Fourth  
Meridian, in the Provisional District of Alberta, in the  
North West Territory, in the Dominion of Canada  
containing by admeasurement Six hundred  
and forty acres more or less.

OK 21 2  
25 200 1950

THIS CERTIFICATE OF TITLE IS CANCELLED	
AS TO REMAINDER UNPAID	
REWRITE	E. A. F. W. L.
IN ACCORDANCE WITH THE PROVISIONS OF THE ACT RESPECTING THE CANCELLATION OF CERTIFICATES OF TITLE IN THE NORTH WEST TERRITORIES, ALBERTA AND SASKATCHEWAN	
OF THIS NO. 27980	
ISSUED THIS 10 DAY OF JUNE 1914	TO SEAN
BY 4376	AD. REGISTER
WITHOUT DUTY	

in full as to remainder Equity  
capital Pat 905. in 17th Dec 1914 155 \$ 37  
29 Neo  
15 Daniel William Cameron  
H656 B.I.  
7 in Bureau

subject to the encumbrances, liens and interests notified by memorandum written or endorsed  
hereon or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my official  
seal this thirteenth day of March A. D. 1897

P. O. Address Winnipeg Man.

Proby Registrar  
North Alberta Land Registration District

This Certificate of Title is cancelled  
and a new Certificate of Title No. 27980  
issued this 10 day of June 1914  
as D. B. No. 27980

all of this Certificate of Title is cancelled  
and a new Certificate of Title No. 27980  
issued this 10 day of June 1914  
as D. B. No. 27980  
The title of D. B. No. 27980 is subject to a caveat filed by  
Daniel William Cameron, et al. on 24th day of June 1914  
in the office of the Registrar.

S.W.P. Sec. 17

The above mentioned Caveat No. 77709  
 is discharged by Instrument dated the 15 day of Feb 1955, A.D.  
 No. 667254  
 Registrar.

NUMBER IN DAY BOOK

For the Province of Quebec  
 This Certificate of Title is cancelled  
 and a new Certificate of Title (No. 109 4131)  
 issued this 18 day of Nov  
 P. O. Address: D. 10A to Albertine Desjardins  
 D. B. No. 4732  
 Registrar.

The above mentioned Caveat No. 77709 Registrar.  
 is discharged by Instrument dated the 27 day  
 of Jan 1955, A.D.  
 No. 671024  
 Registrar.

For the Province of Quebec  
 This Certificate of Title is cancelled  
 and a new Certificate of Title (No. 110 4137)  
 issued this 18 day of Nov  
 A. D. 1955 to The Admontine Bourgeois & British Columbia Ry Co  
 D. B. No. 4494 B3  
 Registrar.

MINERAL CERTIFICATE  
52020M, 11/23  
 Registrar.

For the Province of Quebec  
 This Certificate of Title is cancelled  
 and a new Certificate of Title (No. 109 4139)  
 issued this 18 day of Nov  
 A. D. 1955 to Albertine Desjardins  
 D. B. No. 4496 B3  
 Registrar.

THIS CERTIFICATE OF TITLE IS CANCELLED  
 as to all coal, petroleum  
and valuable stones in  
Parcel No. 18-150-21-107 By Instrument  
 IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-  
 JECT TO ANY INSTRUMENTS OF RES-  
 ERVATION THE BEING A NEW CERTIFI-  
 CATE OF TITLE NO. 46 C 157  
 ISSUED THIS 17 DAY OF Dec 1955  
 TO Self  
 ON 2408 KE Dist. Stephens  
 Registrar.

No. 5506 of Jan 17  
 The title of Petroleum  
 is subject to a CAVEAT filed by Albertine Desjardins  
 dated the 22 day of Jan 1955  
 Registered at 110 4139 day of Nov 1955  
 No. 52020M  
 Registrar.

THIS CERTIFICATE OF TITLE IS CANCELLED  
 as to all petroleum & valuable  
stones in Parcel No. 18-150-21-107  
 IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-  
 JECT TO ANY INSTRUMENTS OF RES-  
 ERVATION THE BEING A NEW CERTIFI-  
 CATE OF TITLE NO. 46 C 157  
 ISSUED THIS 14 DAY OF Dec 1955  
 TO Self  
 ON 2408 KE Dist. Stephens  
 Registrar.

The title of Coal  
 is subject to a CAVEAT filed by Albertine Desjardins  
 dated the 26 day of Nov 1955  
 Registered at 110 4139 day of Nov 1955  
 No. 52020M  
 Registrar.

The above mentioned Caveat No. 52020M  
 is discharged by Instrument dated the 13 day  
 of Jan 1955, A.D.  
 No. 52020M  
 Registrar.

THIS CERTIFICATE OF TITLE IS CANCELLED  
 as to all Petroleum & Valuable Stones  
 in all that Portion of Parcel No. 18-150-21-107  
 IN ACCORDANCE WITH THE PROVISIONS OF THE SUB-  
 JECT TO ANY INSTRUMENTS OF RES-  
 ERVATION THE BEING A NEW CERTIFI-  
 CATE OF TITLE NO. 240 A 166  
 ISSUED THIS 2 DAY OF Dec 1957  
 TO Self  
 ON 2408 KE Dist. Stephens  
 Registrar.

The above mentioned Caveat No. 77709  
 is discharged by Instrument dated the 15 day  
 of Feb 1955, A.D.  
 No. 667254  
 Registrar.

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**DOCUMENT NO. 5**  
**1915 Daniel Cameron Land Title**

---

CANCELLED

155



155 H37 Certificate of Title.

I Certify that the within instrument is duly Entered and Registered in the Land Titles Office for the Province of Alberta, at Edmonton, in the Province of Alberta, at 3:30 o'clock P.M. on the 29 day of November, A.D. 1915. Number of Book B. 1, p. 122. W. L. Coon Registrar

LAND TITLES ACT, R.S.A. 1915, c. 42. The land mentioned in any certificate of title granted under this Act shall be free from all encumbrances and all other interests in the land, except such as are stated in the certificate. (1) All unregistered interests in the land shall be deemed to be extinguished by the registration of a certificate of title. (2) The Registrar shall have power to correct any clerical error in a certificate of title. (3) Any certificate of title granted under this Act shall be a lien for a period not exceeding three years, where there is some defect in the title, or where the interest in the land which has been registered is not an absolute interest, or where the certificate of title is granted in error, or where the Registrar is satisfied that it is in the public interest to do so. (4) Any certificate of title granted under this Act shall be subject to any right of redemption or other interest which may be created or reserved by or for the benefit of any person, body corporate, or partnership, or to any right of redemption or other interest which may be created or reserved by or for the benefit of any person, body corporate, or partnership, or to any right of redemption or other interest which may be created or reserved by or for the benefit of any person, body corporate, or partnership, or to any right of redemption or other interest which may be created or reserved by or for the benefit of any person, body corporate, or partnership.

Refer Cert. No. 61 O. Last Value \_\_\_\_\_ Land Registration District \_\_\_\_\_ Assurance Fund \$ 57165.<sup>00</sup> Unearned Income Tax \$ 34230.<sup>00</sup>

This is to Certify that Daniel William Cameron of the City of Edmonton in the Province of Alberta, Dominion of Canada Miner,

is now the owner of an estate in fee simple of and in the North half and South West quarter of section seventeen (17) Township Fifty five (55) Range Twenty four (24) West of the fourth meridian in the said Province containing four hundred and eighty seven (487) acres, more or less. Excepting thereout and therefrom those portions thereof which are more particularly described as follows. Firstly, those portions of the North East quarter and South West quarter of said section, which are comprised within the Railway Right of way of the Alberta and Great Waterways Railway, as said Right of Way is shown upon a plan of record in the Land Titles Office for this Land Registration District as Plan 6598 A.B. containing by admeasurement in the North East quarter seven and seventy four hundredths (7.74) acres, more or less, and in the South West quarter four and sixty two hundredths (4.62) acres, more or less. Secondly, those portions of the South West quarter of said section which are comprised within the Railway Right of way and extra land of the Edmonton, Dawson and British Columbia Railway Company, as said Right of Way and extra land is shown upon a plan of record in the Land Titles Office for this Land Registration District as Plan 5773 A.Y. containing by admeasurement seventeen and twenty four hundredths (17.24) acres, more or less. The land hereby described containing by admeasurement four hundred and fifty seven (457) acres, more or less, excepting out of the South West quarter of said section, seventeen (17) all coal, and out of the North half all coal, petroleum and valuable stone.

Corrected this 2nd December 1915 W.L. Coon

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this Twenty Ninth day of November A.D. 1915 W. L. Coon Registrar

P.O. Address Edmonton-Alta S.H.

NORTH ALBERTA Land Registration District DEC 1 1915 H. H. C.

The Title of Above Land is subject to a caveat filed by Geo. Pae Ry Co. Ltd. under reserve in a agreement for sale dated the 26th of Sept 1915 Registered 10/29/15 in the 2 of West No. 6230 B. Coy. v. Cameron Registrar

The title of Pt. of Lot 11-24 is shown on Plan attached to 73187 is subject to a caveat filed by Geo. Pae Ry Co. Ltd. in Mines Division under agreement dated the 24th of Sept 1915 Number of 500 B. No. 19 of June No. 1912 B3 v

This Certificate of Title is cancelled in full under same. W. L. Coon Registrar

CANCELLED

27 July -17 -15-24 114th ...  
attached to 1964 B.F. ...  
subject to ...  
D.R.B. 6. 34y 60

Det. in ...  
24 ...  
1916

as Day Book ...  
364 B.F. ...  
IN REGISTER

For Mc ...  
Sovereignty ...  
Sovereignty ...  
Sovereignty ...  
Sovereignty ...

6 ...  
1922A ...  
P.M. ...

pt of July -17 ...  
Power ...  
11 ...  
37 ...  
P.M. ...

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**DOCUMENT NO. 6**  
**1935 Alexander Cameron Land Title**

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LAND TITLES ACT, Sec. 41.—The land registered in any certificate of title issued under this Act shall be registered and without any special conditions therein, unless the contrary is expressly declared, in subject to—

- (a) Any subsurface reservations or exceptions contained in the original grant of the land from the Crown;
- (b) All servitudes, including rights of way or easements, whether created by public highway or right-of-way or other public instrument, however created, from, over or in respect of the land;
- (c) Any subsurface reservation or exception for a term not exceeding three years, where there is actual occupation of the land under this section, any division, partition or apportionment or subdivision of the land, or the portion of the land which has been registered and subservient to term within the period;
- (d) Any right of superficies which may be granted or otherwise be vested in any person, body corporate, or His Majesty;
- (e) Any legal mortgage or other mortgage created or granted under the provisions of any Act or law in force in the Province.



Filed on instrument registered at 10,06...  
 A. on the 19 day of NOV.  
 1914  
 Number 6236  
 Registered at  
 Registrar

# Certificate of Title.

North Alberta Land Registration District.

Asses. Fund Value \$37165.00 Unrecovered Indebtedness \$74259.00 Refer Cert. No. 155-4-57  
 TRANSMISSION

This is to Certify that **ALEXANDER ADAM CAMERON**

OF EDMONTON IN THE PROVINCE OF ALBERTA DOMINION OF CANADA; (FARMER), EXECUTOR OF THE ESTATE OF **DANIEL WILLIAM CAMERON, DECEASED.**

is now the owner of an estate in fee simple

of and in THE NORTH HALF AND SOUTH WEST QUARTER OF SECTION SEVENTEEN (17) TOWNSHIP FIFTY-FIVE (55) RANGE TWENTY FOUR (24) WEST OF THE FOURTH MERIDIAN IN THE SAID PROVINCE CONTAINING FOUR HUNDRED AND EIGHTY-SIX (486) ACRES MORE OR LESS; EXCEPTING THEREOUT THOSE PORTIONS DESCRIBED AS FOLLOWS:—

FIRSTLY:—THOSE PORTIONS OF THE NORTH EAST QUARTER AND SOUTH WEST QUARTER OF SAID SECTION WHICH ARE COMPRISED WITHIN THE RAILWAY RIGHT OF WAY OF THE ALBERTA AND GREAT WATERWAYS RAILWAY AS SAID RIGHT-OF-WAY IS SHOWN UPON A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THIS LAND REGISTRATION DISTRICT AS RAILWAY PLAN 6598 A2, CONTAINING BY ADMEASUREMENT IN THE NORTH EAST QUARTER SEVEN AND SEVENTY-FOUR HUNDRED THIRTY SEVEN (7437) ACRES MORE OR LESS AND IN THE SOUTH WEST QUARTER FOUR AND SIXTY-TWO HUNDRED THIRTY-FOUR (4624) ACRES MORE OR LESS. SECONDLY:—THOSE PORTIONS OF THE SOUTH WEST QUARTER OF SAID SECTION WHICH ARE COMPRISED WITHIN THE RAILWAY RIGHT-OF-WAY AND EXTRA LAND OF THE EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY COMPANY AS SAID RIGHT-OF-WAY AND EXTRA LAND IS SHOWN UPON A PLAN OF RECORD IN THE SAID LAND TITLES OFFICE AS RAILWAY PLAN 5773 A1, CONTAINING BY ADMEASUREMENT SEVENTEEN AND TWENTY-TWO HUNDRED THIRTY-SEVEN (1737) ACRES MORE OR LESS. THIRDLY:—ALL THAT PORTION OF THE SAID SOUTH WEST QUARTER OF SECTION SEVENTEEN (17) REQUIRED FOR RIGHT OF WAY OF THE EDMONTON DUNVEGAN AND BRITISH COLUMBIA RAILWAY CONTAINING ONE AND EIGHTY-EIGHT HUNDRED THIRTY-ONE (18831) ACRES MORE OR LESS OF RECORD IN THE SAID LAND TITLES OFFICE AS RAILWAY PLAN 5846 C1.

RESERVING OUT OF THE SOUTH WEST QUARTER OF SAID SECTION SEVENTEEN (17) ALL COAL AND ALSO RESERVING INTO THE CANADIAN PACIFIC RAILWAY COMPANY OUT OF SAID QUARTER SECTION ALL PETROLEUM AND VALUABLE BROWN AND THE RIGHT TO WORK THE SAME AND OUT OF THE NORTH HALF OF SAID SECTION ALL COAL PETROLEUM AND VALUABLE BROWN AND THE RIGHT TO WORK THE SAME.

*See full*  
 15th Nov 14  
 Daniel W. Cameron

subject to the encumbrances, liens and interests notified by memorandum under division of title of hereon, or which may hereafter be made in the register

I, **Alexander Adam Cameron**, have hereunto subscribed my name and signature

at **Edmonton** this **NINETEENTH** day of **NOVEMBER** 1914

P.O. Address **EDMONTON, ALTA.**  
 North Alberta Land Registration District  
 6840 BE. CAVEAT DT 24 SEPT. 13, REG. 10AM, 2 OCT. 13, ABOVE LAND BY CAN. PAC. RLY. CO.  
 7362 BF. CAVEAT DT 24 NOV. 13, REG. 3, 4PM, 13 JAN. 16, ABOVE LAND AS SHOWN ON PLAN 6598 A2 TO BE SUBJ. TO  
 7564 BF. CAVEAT DT 24 NOV. 13, REG. 4, 1PM, 13 JAN. 16; PT. SW, 17 SHOWN ON PLAN 5773 A1 TO BE SUBJ. TO  
 7782 EF. CAVEAT DT 19 JULY 30, REG. 11, 10AM, 6 SEPT. 30, PT. SW, 17, TO CALGARY POWER CO. AS SHOWN ON PLAN 5846 C1.

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**DOCUMENT NO. 7**  
**1987 Daniel Cameron Land Title**

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HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON NOVEMBER 05,1990

S
LINC SHORT LEGAL TITLE NUMBER
0010 154 102 4;24;55;17;SW 872 035 744 A

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17)
TOWNSHIP FIFTY FIVE (55)
RANGE TWENTY FOUR (24)
WEST OF THE FOURTH MERIDIAN
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS .
EXCEPTING THEREOUT :

Table with 3 columns: PLAN, HECTARES, ACRES MORE OR LESS. Includes entries for RAILWAY 6598AZ, 5773AY, 5846CL and a detailed description of land parcels (A, B, C, D) with their respective areas and measurements.

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

Table with 5 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Shows registration details for document 872 035 744 dated 19/02/1987 with a value of \$80,000.

OWNERS

DANIEL WILLIAM CAMERON
OF R.R.2, ST. ALBERT
ALBERTA

-----  
 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 872 035 744 A

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6230BE	02/10/1915	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - BY CANADIAN PACIFIC RAILWAY COMPANY.
3782EF	06/09/1930	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. "RE:GUY WIRES TRANSFER OF UTRW NO. 5888GH"
4692HN	27/05/1950	MORTGAGE OF UTILITY RIGHT OF WAY MORTGAGEE - MONTREAL TRUST COMPANY. AFFECTS INSTRUMENT: 3782EF
1003LX	07/07/1960	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - AJAX ALBERTA PIPE LINE LTD.
1231MG	27/04/1961	UTILITY RIGHT OF WAY GRANTEE - CANADIAN INDUSTRIAL GAS TRANSMISSION LTD. "DISCHARGED EXCEPT PART ON PLAN 893MC BY INST NO.4670MG 01 08 1961 PART AS DESCRIBED"
807MI	12/06/1961	POSTPONEMENT OF UTRW 3782EF TO UTRW 1231MG
3142TV	25/05/1973	CAVEAT RE : EASEMENT CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.
872 035 744	19/02/1987	LIFE ESTATE TITLE IN FAVOUR OF - DONALD EDMOND CAMERON IN FAVOUR OF - CARMEN CAMERON BOTH OF: R.R. 2, ST. ALBERT ALBERTA "TITLE ISSUED"
892 036 632	16/02/1989	CAVEAT RE : SURFACE LEASE CAVEATOR - DEVNIC ENERGY INC. 250, 1207 - 11TH AVENUE, S.W., CALGARY ALBERTA T2P0M5 AGENT - ALDO VILLANI
892 054 891	09/03/1989	UTILITY RIGHT OF WAY GRANTEE - SIGNALTA RESOURCES LIMITED. AS TO PORTION OR PLAN:8822937
902 322 367	05/11/1990	TRANSMISSION OF LAND OWNERS - NORMA AUDREY CAMERON

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

ADMINISTRATRIX FOR DANIEL WILLIAM CAMERON  
R.R.2  
ST. ALBERT  
ALBERTA  
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 24 DAY OF  
FEBRUARY, 2026 AT 01:00 P.M.

ORDER NUMBER:    56381847

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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

---

**DOCUMENT NO. 8**  
**1990 Norma Cameron Land Title**

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LAND TITLE CERTIFICATE

S  
 LINC                                      SHORT LEGAL                                      TITLE NUMBER  
 0010 154 102                              4;24;55;17;SW                                      902 322 391

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17)  
 TOWNSHIP FIFTY FIVE (55)  
 RANGE TWENTY FOUR (24)  
 WEST OF THE FOURTH MERIDIAN  
 CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS .  
 EXCEPTING THEREOUT :

PLAN	HECTARES	ACRES MORE OR LESS
(A) RAILWAY 6598AZ	1.87	4.62
(B) RAILWAY 5773AY	6.98	17.24
(C) RAILWAY 5846CL	0.761	1.88
(D) ALL THAT PORTION OF SAID SECTION SEVENTEEN (17) WHICH LIE TO THE WEST OF THE WESTERLY LIMIT AND TO THE EAST OF THE EASTERLY LIMIT OF THE RIGHT OF WAY AS SHOWN ON THE SAID RAILWAY PLAN 6598AZ AND WHICH LIE BETWEEN TWO LINES PARALLEL TO AND PERPENDICULARLY DISTANT ONE HUNDRED AND TWENTY FOUR AND FIVE TENTHS (124.5) FEET ON EACH SIDE OF THE CENTRE LINE OF THE SAID RAILWAY BETWEEN POINTS ON THE SAID CENTER LINE EIGHT HUNDRED AND TWELVE AND SIX THENTHS (812.6) FEET AND ONE THOUSAND AND SIXTY TWO AND SIX TENTHS (1062.6) FEET MEASURED NORTHERLY ALONG THE SAID CENTRE LINE FROM THE NORTHERLY BOUNDARY OF THE STATION GROUNDS AS SHOWN ON RAILWAY PLAN 5773AY, CONTAINING 0.348 HECTARES (0.86 ACRES) MORE OR LESS. EXCEPTING THEREOUT ALL MINES AND MINERALS		

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 902 322 367

-----

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
-----				
902 322 391	05/11/1990	TRANSFER OF LAND		ESTATE

OWNERS

NORMA AUDREY CAMERON  
 OF R.R.2  
 ST.ALBERT

ALBERTA

-----  
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6230BE	02/10/1915	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - CANADIAN PACIFIC RAILWAY COMPANY. OFFICE OF DEPARTMENT OF NATURAL RESOURCES, CALGARY ALBERTA (DATA UPDATED BY: 082152827 )
3782EF	06/09/1930	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 "RE:GUY WIRES TRANSFER OF UTRW NO. 5888GH" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 002298536) (DATA UPDATED BY: CHANGE OF NAME 042558496)
1003LX	07/07/1960	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ENERGY SOLUTIONS LTD. ATTN: LAND DEPARTMENT 200, 919 - 11 AVENUE SW CALGARY ALBERTA T2R1P3 (DATA UPDATED BY: 082152783 ) (DATA UPDATED BY: TRANSFER OF CAVEAT 142130347)
1231MG	27/04/1961	UTILITY RIGHT OF WAY GRANTEE - TIDEWATER MIDSTREAM AND INFRASTRUCTURE LTD. ATTENTION SURFACE LAND DEPARTMENT 1500 250-2 STREET SW CALGARY ALBERTA T2P0C1 "DISCHARGED EXCEPT PART ON PLAN 893MC BY INST NO.4670MG 01 08 1961 PART AS DESCRIBED" (DATA UPDATED BY: CHANGE OF ADDRESS 982233348) (DATA UPDATED BY: CHANGE OF NAME 022074384) (DATA UPDATED BY: CHANGE OF NAME 132060089) (DATA UPDATED BY: CHANGE OF ADDRESS 132110876) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 162168398)

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

# 902 322 391

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
807MI	12/06/1961	POSTPONEMENT OF UTRW 3782EF TO UTRW 1231MG
3142TV	25/05/1973	CAVEAT RE : EASEMENT CAVEATOR - PLAINS WESTERN GAS & ELECTRIC CO LTD.
892 036 632	16/02/1989	CAVEAT RE : SURFACE LEASE CAVEATOR - DEVNIC ENERGY INC. 250, 1207 - 11TH AVENUE, S.W., CALGARY ALBERTA T2P0M5 AGENT - ALDO VILLANI
892 054 891	09/03/1989	UTILITY RIGHT OF WAY GRANTEE - LOCKWOOD RESOURCES LTD. 460 HAMPSHIRE COURT NW CALGARY ALBERTA T3A4Y5 AS TO PORTION OR PLAN:8822937 (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 992259185)

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 31 DAY OF MARCH,  
2025 AT 02:31 P.M.

ORDER NUMBER: 53288439

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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

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

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**DOCUMENT NO. 9**  
**2025 Trevor & Meaghan Sheehan Land Title**

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LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0010 154 102 4;24;55;17;SW 252 340 157

LEGAL DESCRIPTION

THE SOUTH WEST QUARTER OF SECTION SEVENTEEN (17)
TOWNSHIP FIFTY FIVE (55)
RANGE TWENTY FOUR (24)
WEST OF THE FOURTH MERIDIAN
CONTAINING 65.2 HECTARES (161 ACRES) MORE OR LESS .
EXCEPTING THEREOUT :

Table with 3 columns: PLAN, HECTARES, ACRES MORE OR LESS. Includes entries for RAILWAY 6598AZ, 5773AY, 5846CL and a detailed description of a portion of the section.

ESTATE: FEE SIMPLE

MUNICIPALITY: STURGEON COUNTY

REFERENCE NUMBER: 902 322 391

Table with 5 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Shows a registration for 252 340 157 on 23/12/2025 for a transfer of land valued at \$1,250,000.

OWNERS

TREVOR SHEEHAN

AND

MEAGHAN SHEEHAN  
BOTH OF:  
1,24430 TWP RD 552  
STURGEON COUNTY  
ALBERTA T8T 1P7  
AS JOINT TENANTS

-----  
ENCUMBRANCES, LIENS & INTERESTS  
-----

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6230BE	02/10/1915	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - CANADIAN PACIFIC RAILWAY COMPANY. OFFICE OF DEPARTMENT OF NATURAL RESOURCES, CALGARY ALBERTA
3782EF	06/09/1930	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 "RE:GUY WIRES TRANSFER OF UTRW NO. 5888GH" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 002298536) (DATA UPDATED BY: CHANGE OF NAME 042558496)
1003LX	07/07/1960	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ENERGY SOLUTIONS LTD. ATTN: LAND DEPARTMENT 200, 919 - 11 AVENUE SW CALGARY ALBERTA T2R1P3 (DATA UPDATED BY: TRANSFER OF CAVEAT 142130347)
1231MG	27/04/1961	UTILITY RIGHT OF WAY GRANTEE - TIDEWATER MIDSTREAM AND INFRASTRUCTURE LTD. ATTENTION SURFACE LAND DEPARTMENT 1500 250-2 STREET SW CALGARY ALBERTA T2P0C1 "DISCHARGED EXCEPT PART ON PLAN 893MC BY INST NO.4670MG 01 08 1961 PART AS DESCRIBED" (DATA UPDATED BY: CHANGE OF ADDRESS 982233348) (DATA UPDATED BY: CHANGE OF NAME 022074384) (DATA UPDATED BY: CHANGE OF NAME 132060089) (DATA UPDATED BY: CHANGE OF ADDRESS 132110876)



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).

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**DOCUMENT NO. 10**  
**1995 Caveat for Access Agreement Re: Proposed Lot 2**

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**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

**IMAGE OF DOCUMENT REGISTERED AS:**

**952196357**

**ORDER NUMBER: 53288571**

**ADVISORY**

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

95219 357 REGISTERED 1995 07 27  
CAVE - CAVEAT  
DOC 1 OF 1 DRR#: 6216547 ADR/CMICHETT  
LINC/S: 0016550130 0026397976  
0026450833

## CAVEAT FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE THAT NORMA AUDREY CAMERON, of St. Albert, in the Province of Alberta, claims an interest as Grantee pursuant to that certain Easement dated the 5th day of July, 1995, and made between Canadian National Railway Company as Grantor, and the Caveator herein as Grantee, a copy of which is attached hereto, in the land described as follows:

Firstly:           Railway Plan 5773 AY  
                    Station Grounds in Township 55  
                    Range 24, West of the Fourth Meridian  
                    Comprised of:  
                    Section Hectares            (Acres), more or less  
                    SW 17 0.951                   2.35 lying North and East of the Right of Way  
  
                    SE 17 0.258                   0.64 lying North and East of the Right of Way

Excepting thereout all mines and minerals.

Secondly:         Railway Plan 6598 AZ  
                    Right of Way in Township 55  
                    Range 24, West of the Fourth Meridian  
                    Comprised of:  
                    Section Hectares            (Acres), more or less  
                    SW 17 1.87                       4.62

Excepting thereout all mines and minerals

Thirdly:         Railway Plan 5846 CL  
                    Right of Way and Severance in Township 55  
                    Range 24, West of the Fourth Meridian  
                    Comprised of:  
                    Section Hectares            (Acres), more or less  
                    SW 17 0.761                       1.88

standing in the register in the name of CANADIAN NATIONAL RAILWAY COMPANY, and I forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the Certificate of Title is expressed to be subject to my claim.

I designate the following address as the place at which notices and proceedings relating hereto may be served:

R.R. 2, St. Albert, Alberta, T8M 1M9.

IN WITNESS WHEREOF I have hereunto subscribed my name this 26 day of July, A.D. 1995.

NORMA AUDREY CAMERON  
by her solicitor and agent,  
YOLANDA S. VAN WACHEM:

Severed in line with s.20 of ATIA

**AFFIDAVIT IN SUPPORT OF CAVEAT**

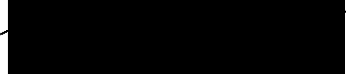
CANADA )  
PROVINCE OF ALBERTA )  
TO WIT: )

I, YOLANDA S. VAN WACHEM, of Edmonton, in the Province of Alberta,  
MAKE OATH AND SAY:

1. I am the agent of the above named Caveator.
2. I believe that the Caveator has a good and valid claim on the land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN before me at Edmonton  
in the Province of Alberta,  
this 26 day of July,  
A.D. 1995.

Severed in line with s.20 of ATIA



Severed in line with s.20 of ATIA

COMMISSIONER FOR OATHS  
in and for the Province of Alberta  
H140051/11/12/95/11

96  
Commissioner Oaths Act, 11, 12

## EASEMENT

WHEREAS **CANADIAN NATIONAL RAILWAY COMPANY**, (hereinafter called the "**Grantor**"), is the registered owner of an estate in fee simple, subject, however, to such encumbrances, liens and interests as may be notified by memorandum underwritten in all that certain tract of land at or near Carbondale, Alberta, described as follows:

Firstly: Railway Plan 5773 AY  
Station Grounds in Township 55,  
Range 24, West of the Fourth Meridian  
Comprised of:

Section	Hectares	(Acres), more or less
SW 17	0.951	2.35 lying North and East of the Right-of-Way
SE 17	0.258	0.64 lying North and East of the Right of Way

Excepting Thereout All Mines and Minerals

Secondly: Railway Plan 6598 AZ  
Right of Way in Township 55,  
Range 24, West of the Fourth Meridian  
Comprised of:

Section	Hectares	(Acres) more or less
SW 17	1.87	4.62

Excepting Thereout All Mines and Minerals

Thirdly: Railway Plan 5846 CL  
Right of Way and Severance in Township 55,  
Range 24, West of the Fourth Meridian  
comprised of:

Section	Hectares	(Acres), more or less
SW 17	0.761	1.88

(hereinafter called the "**Servient land**") in the area and location set forth in Schedule "A" hereto attached.

AND WHEREAS Norma Audrey **Cameron** (hereinafter called the "**Grantee**") is the registered owner of an estate in fee simple subject, however, to such encumbrances, liens and interests as may be notified by a memorandum underwritten in all that certain tract of land at or near Carbondale, Alberta, described as follows:

The south west quarter of Section Seventeen (17), Township Fifty Five (55), Range Twenty Four (24), west of the Fourth Meridian containing 65.2 hectares (161 acres) more or less,  
Excepting Thereout:

<u>Plan</u>	<u>Hectares</u>	<u>Acres, more or less</u>
(A) Railway 6598 AZ	1.87	4.62
(B) Railway 5773 AY	6.98	17.24
(C) Railway 5846 CL	0.761	1.88
(D) All that portion of said Section Seventeen (17) which lie to the west of the westerly limit and to the east of the easterly limit of the right of way as shown on the said Railway Plan 6598AZ and which lie between two lines parallel to and perpendicularly distant one hundred and twenty four and five tenths (124.5) feet on each side of the centre line of the said railway between points on the said centre line eight hundred and twelve and six tenths (812.6) feet and one thousand and sixty two and six tenths (1062.6) feet measured northerly along the said centre line from the northerly boundary of the station grounds as shown on Railway Plan 5773AY, containing 0.348 hectares (0.86 acres) more or less.		

Excepting Thereout All Mines and Minerals.

(hereinafter called the "**Dominant land**")

**IN CONSIDERATION** of the sum of **One Dollars (\$1.00)**, receipt of which is hereby acknowledged, paid to the Grantor by the Grantee, and in consideration of the covenants hereinafter contained, the Grantor **DOES HEREBY GRANT, CONVEY, TRANSFER AND SET OVER**, unto the Grantee, **her successors and assigns, and any persons authorized by the Grantee, a right-of-way across, over, under, on and through the Servient lands shown cross-hatched on Schedule "A" hereto attached..**

The Grantor and the Grantee hereby covenant and agree to the following terms and conditions:

- 1) The Grantee and the Grantor shall equally pay and discharge all charges, taxes and rates and assessment whatsoever which shall be charged or imposed upon or payable in respect of the rights hereby granted.

- 2) In the case that the Grantee should abandon or cease to use the Servient land for the purposes aforesaid, the Grantee shall immediately surrender the said easement and the Servient land unto the Grantor, removing any and all charges registered against the title.
- 3) The rights hereby granted to the Grantee are non-exclusive. Without limiting the generality of the foregoing, the Grantor reserves unto itself and to any persons authorized by it, equal rights.
- 4) This Easement agreement shall be deemed to have created a covenant running with the Servient land and these presents, including all covenants and conditions herein contained, shall extend to, be binding upon, and enure to the benefit of the heirs, personal representatives, successors, and assigns of the parties hereto.
- 5) All the covenants, and conditions herein contained shall extend to, be binding upon, and enure to the benefit of the executors, administrators, successors and assigns of the Grantor and the Grantee, respectively.
- 6) Words herein importing number or gender shall be construed in grammatical conformance with the context or the party or parties in reference.

IN WITNESS WHEREOF, the Grantor and the Grantee have hereunto duly executed this Agreement as at July 5, 1995.

CANADIAN NATIONAL RAILWAY COMPANY  
(Grantor)

Severed in line with s.20 of ATIA

LAND SALES MANAGER  
WESTERN CANADA

NORMA AUDREY CAMERON  
(Grantee)

Severed in line with s.20 of ATIA

CANADA )  
PROVINCE OF ALBERTA )  
TO WIT: )

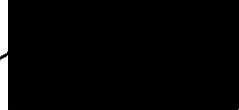
**AFFIDAVIT OF EXECUTION**

I, *Yolanda S. vanWacham* of the City of Edmonton, in the Province of Alberta,  
MAKE OATH AND SAY:

- (1) That I was personally present and did see *Norma Audrey Cameron* named in the within or annexed instrument, who is personally known to me to be the person named therein, duly sign and execute the foregoing document for the purposes named therein.
- (2) That the same was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.
- (3) That I know the said *Norma Audrey Cameron* and ~~he~~/she is in my belief of the full age of eighteen (18) years.

SWORN BEFORE ME at Edmonton )  
In the Province of Alberta )  
this *5th* day of *July* 1995 )

Severed in line with s.20 of ATIA



Severed in line with s.20 of ATIA



A Commissioner for Oaths in  
and for the Province of Alberta.  
My Commission expires:

**KATHLEEN IRENE SOCHOLOTIUK**  
MY COMMISSION EXPIRES

MAY 22, 1996

**AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY**

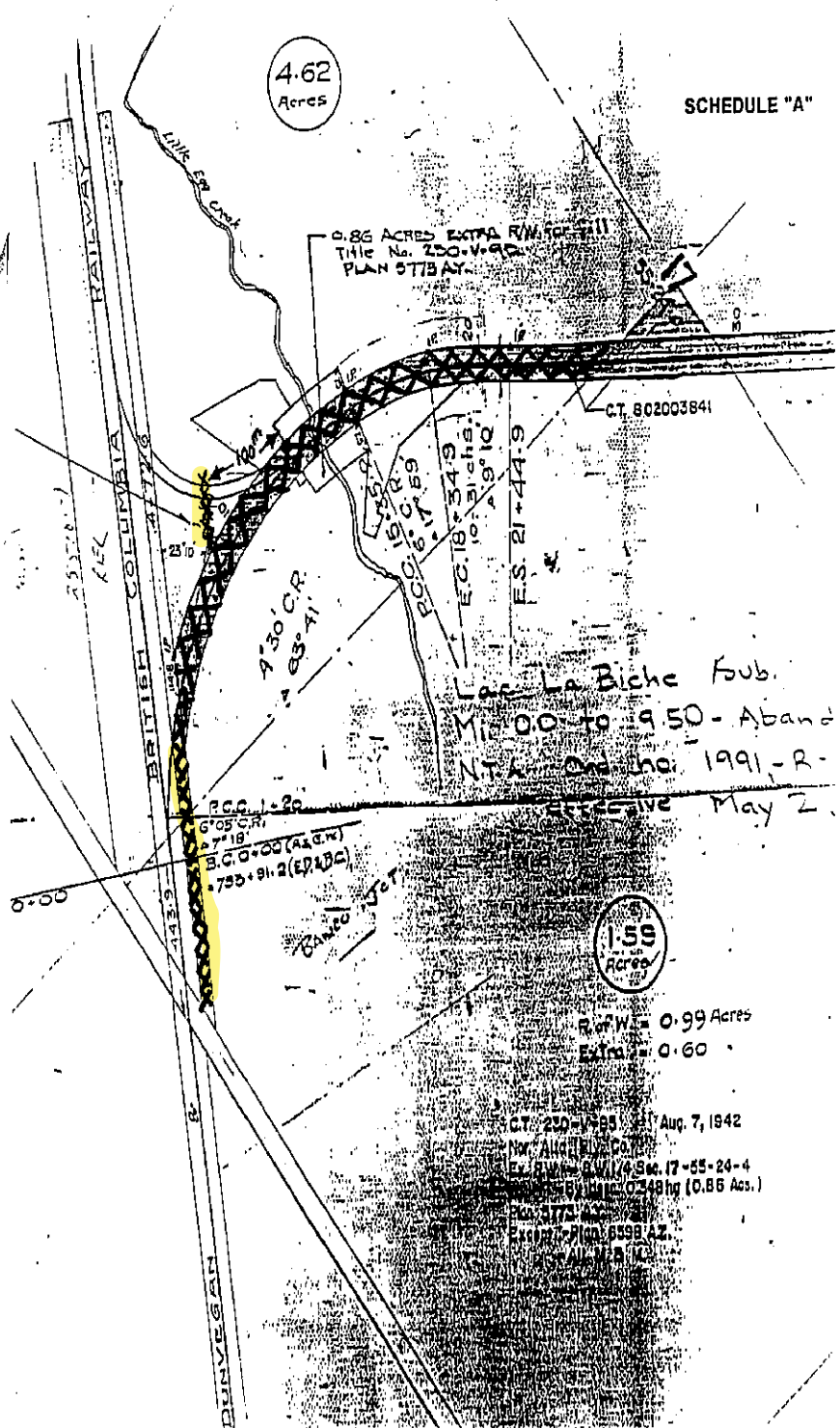
I, **JAMES B. VERMETTE**, of Edmonton, Alberta, **MAKE OATH AND SAY THAT:**

1. I am an officer of the **CANADIAN NATIONAL RAILWAY COMPANY**, named in the within or annexed instrument.
2. I am authorized by the corporation to execute the instrument without affixing a corporate seal.

**SWORN BEFORE ME** at Edmonton, )  
Alberta, this 21 day of )  
**JULY, 1995** )  
Severed in line with s.20 of ATIA )  
[REDACTED] )  
**RICHARD KEITH GIBBINS** )  
Commissioner for Oaths for Alberta )  
Commission expires September 30, 1997 )

Severed in line with s.20 of ATIA

JAMES B. VERMETTE



4.62  
Acres

SCHEDULE "A"

0.86 ACRES EXTRA R/W/SEC 111  
T11C No. 200-V-90  
PLAN 5773 AY.

CT. 802003841

La Biche Sub.  
M. 00 to 950 - Aband  
NTA and the 1991-R-  
effective May 2.

1.59  
Acres

R. of W. = 0.99 Acres  
Extra = 0.60

CT. 250-V-95 21 Aug. 7, 1942  
New Albany Co.  
E. J. W. Smith, Inc.  
17-55-24-4  
17-55-24-4 (0.86 Acs.)  
Plan 5773 AY.  
Extra Plan 6598 AZ.

=====  
=====  
**CAVEAT  
RE BASEMENT**  
=====

McLennan Ross  
Barristers & Solicitors  
P.O. Box 12040  
600 - 12220 Stony Plain Road  
Edmonton, Alberta  
T5J 3L2

File: 940433 YVW

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**DOCUMENT NO. 11**  
**1995 Caveat for Access Agreement Re: Proposed Lot 1**

---

CAVEAT FORBIDDING REGISTRATION

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE THAT NORMA AUDREY CAMERON, of St. Albert, in the Province of Alberta, claims an interest as Grantee pursuant to that certain Easement dated the 26th day of July, 1995, and made between John Robert Cameron as Grantor, and the Caveator herein as Grantee, a copy of which is attached hereto, in the land described as follows:

Meridian 4, Range 24, Township 55  
Section 17  
Quarter North West  
containing 65.6 hectares (162 acres) more or less  
Excepting thereout all mines and minerals

standing in the register in the name of JOHN ROBERT CAMERON, and I forbid the registration of any person as transferee or owner of, or of any instrument affecting that estate or interest, unless the Certificate of Title is expressed to be subject to my claim.

I designate the following address as the place at which notices and proceedings relating hereto may be served:  
R.R. 2, St. Albert, Alberta, T8M 1M9.

IN WITNESS WHEREOF I have hereunto subscribed my name this 22 day of August, A.D. 1995.

NORMA AUDREY CAMERON  
by her solicitor and agent,  
YOLANDA S. VAN WACHEM:

Severed in line with s.20 of ATIA

AFFIDAVIT IN SUPPORT OF CAVEAT

CANADA ) I, YOLANDA S. VAN WACHEM, of Edmonton, in the  
PROVINCE OF ALBERTA ) Province of Alberta  
TO WIT: ) MAKE OATH AND SAY:

- 1. I am the agent of the above named Caveator.
- 2. I believe that the Caveator has a good and valid claim on the land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal with it.

SWORN before me at Edmonton )  
in the Province of Alberta, )  
this 22nd day of August, )  
A.D. 1995. )

Severed in line with s.20 of ATIA

Severed in line with s.20 of ATIA

in and for the Province of Alberta  
H:\DOCS\JLM\275968.1

KATHLEEN IRENE SOCHOLOTUIK  
MY COMMISSION EXPIRES  
MAY 22, 1999

EASEMENT

THIS AGREEMENT made this 26 day of July, A.D. 1995.

BETWEEN:

**JOHN ROBERT CAMERON**, of 12212 - 39A Avenue,  
Edmonton, Alberta,  
(the "**Grantor**")

OF THE FIRST PART

- and -

**NORMA AUDREY CAMERON**, of R.R.2, St. Albert,  
Alberta,  
(the "**Grantee**")

OF THE SECOND PART

WHEREAS THE GRANTOR owns in fee simple, the land legally described as:

Meridian 4, Range 24, Township 55  
Section **17**  
Quarter **North West**  
containing 65.6 hectares (162 acres) more or less  
Excepting thereout all mines and minerals

(the "**Servient Lands**")

AND WHEREAS THE GRANTEE owns in fee simple, the land legally described as:

The **South West** Quarter of Section **Seventeen (17)**  
Township Fifty Five (55)  
Range Twenty Four (24)  
West of the Fourth Meridian  
containing 65.2 hectares (161 acres) more or less  
Excepting thereout:

	<i>Plan</i>	<i>Hectares</i>	<i>Acres more or less</i>
A)	Railway 6598 AZ	1.87	4.62
B)	Railway 5773 AY	6.98	17.24
C)	Railway 5846 CL	0.761	1.88

D) All that portion of said Section Seventeen (17) which lie to the West of the Westerly limit and to the East of the Easterly limit of the Right of Way as shown on the said Railway Plan 6598 AZ and which lie between two lines parallel to and perpendicularly distant One Hundred and Twenty Four and Five Tenths (124.5) feet on each side of the centre line of the said Railway

between points on the said centre line Eight Hundred and Twelve and Six Tenths (812.6) feet and One Thousand and Sixty Two and Six Tenths (1062.6) feet measured northerly along the said centre line from the Northerly boundary of the Station Grounds as shown on Railway Plan 5773 AY,  
containing 0.348 hectares (0.86 acres) more or less  
Excepting thereout all mines and minerals,

(the "Dominant Lands")

AND WHEREAS the Grantee wishes to formalize and secure the right of access to a portion of the Dominant Lands which may be reached only by way of a private road which crosses the Servient Lands.

NOW THEREFORE THIS INDENTURE WITNESSETH that the Grantor, as owner of the Servient Lands, in consideration of the sum of ONE (\$1.00) Dollar now paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, and in consideration of the premises and the covenants hereinafter contained, DOES HEREBY GRANT AND TRANSFER unto the Grantee, as owner of the Dominant Lands, her heirs, executors, administrators, successors and assigns, the right, license, liberty, privilege and easement of a right of way and the right to the use of and over all that portion of the said Servient Lands owned by the Grantor comprising of an existing private road which lies to the north of Little Egg Creek and as sketched in red on Schedule "A" attached.

PROVIDED, HOWEVER, that the easement hereby granted shall be for ingress and egress only and shall not convey to the Grantee any right to occupy or erect or place upon the said lands any buildings or structures.

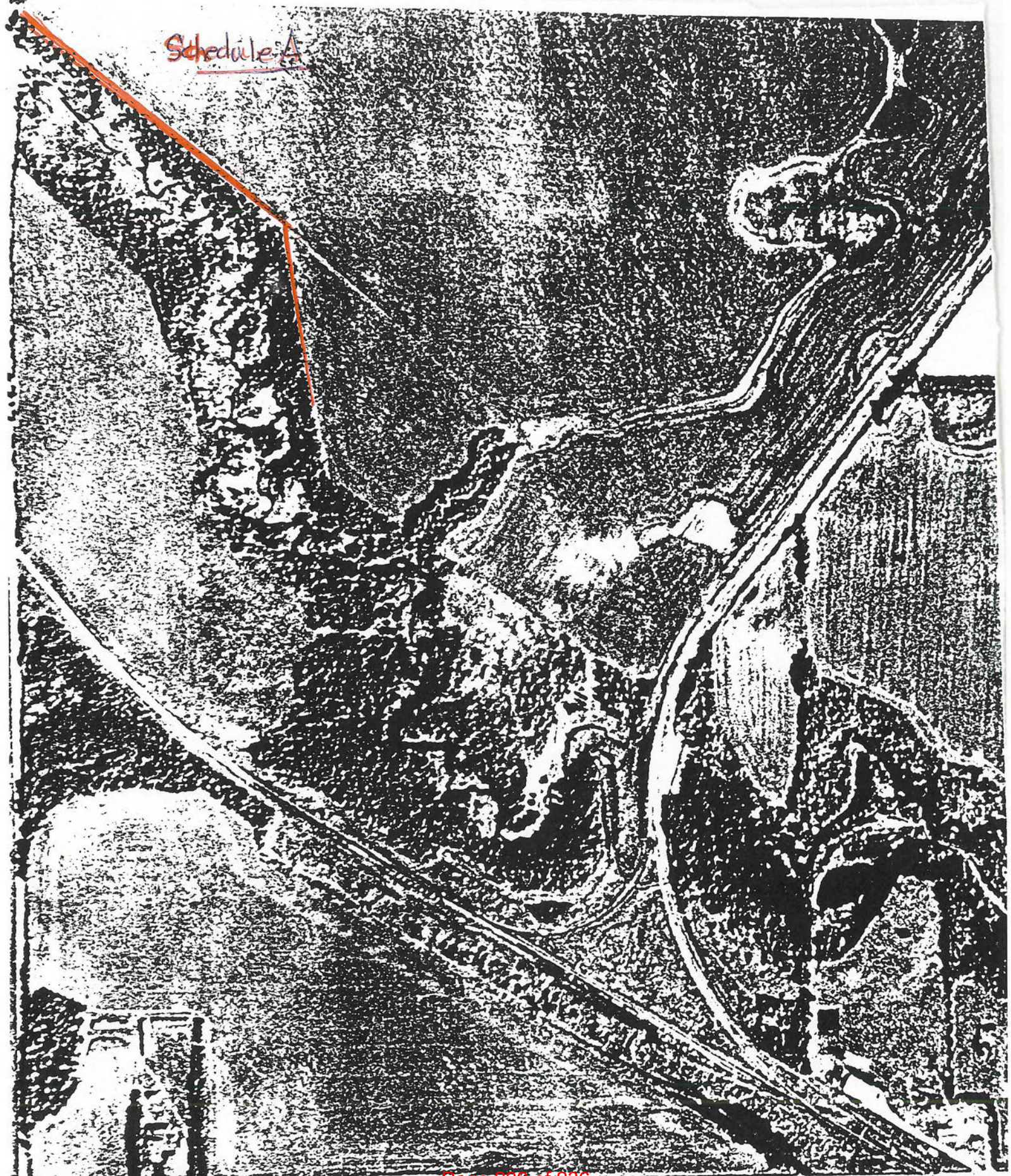
THE GRANTEE will at all times indemnify and keep the Grantor indemnified against all actions, claims and demands, including taxes, rents, rates, charges and assessments that may be lawfully brought or made against the Grantor by reason of an act or omission of the Grantee, his tenants, servants or licensees, in the exercise or purported exercises of rights, licenses, liberties, privileges and easements hereby granted.

The said right, license, liberty, privilege and easement shall be for so long a period as the Grantee, her heirs, executors, successors, transferees, lessees, licensees or assigns, shall desire the same and this Easement Agreement and everything contained herein shall be of the same force and effect to all intents and purposes as a covenant running with the lands.

THE GRANTOR covenants and agrees with the Grantee that provided the Grantee, her heirs, executors, administrators, assigns and successors in title shall perform and observe the covenants and conditions herein by him to be performed and observed, she shall peaceably hold and enjoy the rights, licenses, liberties, privileges and easement hereby granted during the aforesaid period



Schedule A



**AFFIDAVIT OF EXECUTION**

CANADA ) I, Pauline MAISONNEUVE, of Edmonton,  
PROVINCE OF ALBERTA ) in the Province of Alberta  
TO WIT: ) MAKE OATH AND SAY:

- 1. That I was personally present and did see JOHN ROBERT CAMERON, named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
- 2. That the same was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.
- 3. That I know the said person and he is in my belief of the full age of eighteen years.

SWORN before me at Edmonton, )  
in the Province of Alberta, ) P. maisonneuve  
this 14 day of Aug )  
A.D. 1995 )  
A COMMISSIONER FOR OATHS IN AND FOR

**Severed in line with s.20 of ATIA**

A COMMISSIONER FOR OATHS in and  
for the Province of Alberta

**AFFIDAVIT OF EXECUTION**

CANADA ) I, Volanda van Wachem, of Edmonton,  
PROVINCE OF ALBERTA ) in the Province of Alberta  
TO WIT: ) MAKE OATH AND SAY:

- 1. That I was personally present and did see NORMA AUDREY CAMERON, named in the within instrument, who is personally known to me to be the person named therein, duly sign and execute the same for the purposes named therein.
- 2. That the same was executed at Edmonton, in the Province of Alberta, and that I am the subscribing witness thereto.
- 3. That I know the said person and she is in my belief of the full age of eighteen years.

SWORN before me at Edmonton, ) **Severed in line with s.20 of ATIA**  
in the Province of Alberta, )  
this 28 day of July A.D. 1995 )

**Severed in line with s.20 of ATIA**

A COMMISSIONER FOR OATHS in and  
for the Province of Alberta

CINDY L. POULTER  
BY COMMISSIONER DATES: OCT. 14, 1995 97

Dated the        day of        ,A.D. 1995

**JOHN ROBERT CAMERON**

- and

**NORMA AUDREY CAMERON**

---

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EASEMENT

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McLennan Ross  
Barristers and Solicitors  
#600, 12220 Stony Plain Road  
EDMONTON, Alberta  
T5J 3L2

File No.: 940433 YVW

=====

=====

**CAVEAT  
RE EASEMENT**

=====

McLennan Ross  
Barristers & Solicitors  
P.O. Box 12040  
600 - 12220 Stony Plain Road  
Edmonton, Alberta  
T5J 3L2

File: 940433 YVW

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**DOCUMENT NO. 12**  
**2025 Certificate of Title – NW 17-55-24-W4M**

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 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
 # 252 064 323

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
6230BE	02/10/1915	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - CANADIAN PACIFIC RAILWAY COMPANY. OFFICE OF DEPARTMENT OF NATURAL RESOURCES, CALGARY ALBERTA
2579LF	27/10/1958	CAVEAT CAVEATOR - PEMBINA PIPELINE CORPORATION. 3800, 525-8 AVENUE SW CALGARY ALBERTA T2P1G1 (DATA UPDATED BY: TRANSFER OF CAVEAT 012205689) (DATA UPDATED BY: CHANGE OF ADDRESS 122216370)
1011LS	13/11/1959	PUBLIC UTILITY COMMISSIONERS BOARD ORDER AFFECTED PLAN: 5255KS "PART AS DESCRIBED"
6822LS	10/06/1960	CAVEAT RE : SEE CAVEAT CAVEATOR - MONTREAL TRUST COMPANY. 304 SIXTH AVENUE SW CALGARY ALBERTA
1003LX	07/07/1960	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ENERGY SOLUTIONS LTD. ATTN: LAND DEPARTMENT 200, 919 - 11 AVENUE SW CALGARY ALBERTA T2R1P3 (DATA UPDATED BY: TRANSFER OF CAVEAT 142130347)
1231MG	27/04/1961	UTILITY RIGHT OF WAY GRANTEE - TIDEWATER MIDSTREAM AND INFRASTRUCTURE LTD. ATTENTION SURFACE LAND DEPARTMENT 1500 250-2 STREET SW CALGARY ALBERTA T2P0C1 "AS TO PART; DISCHARGED EXCEPT PART ON PLAN 893MC #4670MC 1/8/1961" (DATA UPDATED BY: CHANGE OF ADDRESS 982233348) (DATA UPDATED BY: CHANGE OF NAME 022074384) (DATA UPDATED BY: CHANGE OF NAME 132060089) (DATA UPDATED BY: CHANGE OF ADDRESS 132110876)

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 ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
 # 252 064 323

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2773MG	06/06/1961	PUBLIC UTILITIES BOARD ORDER "PART CONTAINING 2.90 ACRES; ORDER #25421"
2130SP	15/07/1971	PUBLIC UTILITIES BOARD ORDER AFFECTED PLAN: 5225KS "PART AS DESCRIBED CONTAINING 4.64 ACRES ORDER NO. 30158"

(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT  
 OF WAY 162168398)

952 223 387	24/08/1995	CAVEAT RE : EASEMENT CAVEATOR - AUDREY CAMERON R.R. 2 ST ALBERT ALBERTA T8M1M9 AGENT - YOLANDA S VAN WACHEM.
142 277 378	26/08/2014	UTILITY RIGHT OF WAY GRANTEE - PEMBINA PIPELINE CORPORATION.
162 036 034	02/02/2016	CAVEAT RE : DEFERRED RESERVE CAVEATOR - STURGEON COUNTY. 9613-100 STREET, MORINVILLE ALBERTA T8R1L9
162 036 035	02/02/2016	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - STURGEON COUNTY. 9613-100 STREET, MORINVILLE ALBERTA T8R1L9
252 064 326	10/03/2025	MORTGAGE MORTGAGEE - ATB FINANCIAL. 8008-104 ST EDMONTON ALBERTA T6E4E2 ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

TOTAL INSTRUMENTS: 013

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 3 DAY OF JULY,  
2025 AT 02:01 P.M.

ORDER NUMBER: 54191335

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

---

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

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

WRITTEN  
SUBMISSIONS  
FROM  
ADJACENT  
LANDOWNERS  
AND OTHER  
AFFECTED  
PERSONS

---

**026-STU-005 Adjacent Landowner Written Submissions List:**

<b>Ambroise, Dayna and George Ricard</b>	<b>In Support</b>
<b>Brett and Muranda Woodger</b>	<b>In Support</b>
<b>Brian Reed</b>	<b>In Support</b>
<b>Conor Speers</b>	<b>In Support</b>
<b>Kimberly and Richard Grant</b>	<b>Opposed</b>
<b>Luc Drouin</b>	<b>Opposed</b>
<b>Paul Gabbey</b>	<b>In Support</b>
<b>Stephanie and Trevor Barton</b>	<b>Opposed</b>

RE: Proposed Subdivision

File No: 2025-A-046

Legal Land: SW-17-55-24-W4M

Landowners: Trevor and Meaghan Sheehan

We are writing to express our support for Trevor & Meaghan Sheehan's application to subdivide the SW 17-55-24-W4M. Our family has lived and farmed in the Carbondale area for over 5 generations. Our family farm is located next to this quarter on SE-19-55-24-W4M (Ambroise and Dayna Ricard) and NE-18-55-24-W4M (George Ricard).

To our knowledge the parcel the Sheehan's are asking to be subdivided has never been subdivided before, and the property has always been divided the way it is due to the railroad tracks that go through it. We have spoken to the Sheehan's regarding their plans with the property and we have no issues with what they have proposed. It is our understanding that they intend to use the property in an agricultural way and maintain the current yard site as it is. By doing this we don't believe that they would be affecting the surrounding areas negatively and we support their plans to subdivide.

We are happy to support a young family remaining in Sturgeon County. In our opinion, their proposed subdivision is a smart, reasonable and practical use of this parcel due to the way it is already split up and should be approved.

Sincerely,

Ambroise Ricard

Severed in line with s.20 of ATIA

Dayna Ricard

Severed in line with s.20 of ATIA

George Ricard

Severed in line with s.20 of ATIA

RE: Proposed Subdivision  
File No: 2025-S-046  
Legal Land: SW-17-55-24-W4M  
Landowners: Trevor & Meaghan Sheehan

February 25th, 2026

We are writing regarding the proposed subdivision of the property owned by Trevor & Meaghan Sheehan located at SW 17-55-24-W4M- File No. 2025-S046. Our property directly adjoins theirs, and we have had the opportunity to review the proposed subdivision plan.

We would like to express that we have no objections to the proposed subdivisions and its intended uses. We recognize that the owner of the land has the right to manage and utilize their property as they see fit, and we understand that the proposed divisions will maintain the existing land use for farming and agricultural purposes, which aligns with the surrounding area's character.

Furthermore, the proposed subdivision are following natural divisions in the landscape and the existing railway allowance which has been in place for over a 100. This application provides a logical and practical framework for the parcels, from our perspective, the plan respects both the land's natural layout and the surrounding properties.

In summary, we support the landowner's right to proceed with this subdivision and do not anticipate any issues arising from the proposed divisions. We kindly request that this application be taken into consideration by council and the board and that it be approved for this unique parcel of land adjacent to ours.

Respectfully,  
Brett & Muranda Woodger

SW 17-55-24 W

From Brian Reed <  
Date Sat 2026-02  
To Legislative S  
Cc Trevor Sheeh

ounty.ca>

CAUTION: This e  
unless you recog  
email, please rea

e organization. Do not click links or open attachments  
tent is safe. If you are unsure of the contents of this  
ncounty.ca

- > To the Member and Development Appeal Board,
- >
- > I am writing to formally express my support for Mr. Trevor Sheehan in relation to his land subdivision appeal currently before Sturgeon County.
- >
- > Mr. Sheehan has been a long-standing resident of Sturgeon County and is deeply rooted in the community. His family's agricultural history within the County spans generations, reflecting a legacy of responsible land stewardship, respect for rural traditions, and commitment to maintaining the character of the region. This longstanding connection to the land and community speaks to Mr. Sheehan's integrity and his understanding of the responsibilities associated with rural land ownership.
- >
- > In consideration of the parcel in question, it is important to acknowledge that the property contains several natural and historically established separations, including railway right-of-ways and registered waterways. These existing features have already created distinct and natural parcel divisions across the land base. The proposed subdivision reflects and formalizes boundaries that are, in many respects, already physically and legally defined by these long-standing corridors and registered features.
- >
- > Given the existing fragmentation caused by railway right-of-ways and waterways, the subdivision under appeal represents a logical and practical recognition of the land's current configuration. It does not represent an arbitrary division, but rather an alignment with natural and registered separations that have long influenced the property's functional use.
- >
- > Mr. Sheehan's deep agricultural roots in Sturgeon County, combined with the established characteristics of the land itself, support the reasonableness of his appeal. I respectfully request that Council and the Board give this matter fair and thoughtful consideration in light of his longstanding commitment to the County and the unique features of the property in question.
- >
- > Thank you for your time and attention to this matter.
- >
- > Respectfully,
- >
- > Brian Reed.

- >
- > Brian Reed.
- > Reed's Water Service Ltd.
- > Aqua Clean Cistern Cleaners
- >
- > Sent from my iPhone
- >
- >

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**File Number: 2025-S-046 SW-17-55-24-W4 Subdivision**

**Severed in line with s.20 of ATIA**

**From** Conor Speers

**Date** Tue 2026-02-24 1:26 PM

**To** Legislative Services <legislativeservices@sturgeoncounty.ca>

 1 attachment (49 KB)

SW-17 Subdivision Letter.pdf;

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Good Afternoon,

Please find attached my letter of support for the proposed subdivision on the SW-17-55-24-W4.

Thanks,

Conor

To whom it may concern,

I am writing in support of the subdivision proposal plan 2025-S-046 located at the SW-17-55-24-W4. I had a meeting with the landowners and they were able to answer some concerns I had. Primarily I had three concerns: access to the eastern most subdivision, the number of subdivisions on the quarter already and the fragmentation of agricultural land.

In regards to the access to the eastern most subdivision, it is true there is not a public road that can be used for access into the proposed lot; however, there is an easement agreement between the former landowners and CN Rail that allowed the former landowner and their successors to use the CN service road for access to the SW-17 quarter. Therefore, the landowners do in fact have a legal way to access the eastern most lot and a subdivision could certainly be considered there.

My second concern was the fact that this quarter already has eight different titles on the quarter, seven of which were created by the railway with the eighth title being the balance of the quarter. The old CN subdivisions were sold some time ago and today most of them are now owned privately, resulting in the quarter surpassing the County imposed limit of four unique titles per quarter. Although the landowner is asking to increase the number of titles on the quarter further, I think it should be considered that historically expropriated titles taken for the good of the public should not be counted toward the four title limit imposed by the county. Expropriated titles, in this case from CN, were not the choice of the landowner at the time nor the county for that matter. Therefore, the SW-17 in Sturgeon County does not have any subdivisions on it that were the choice of the past or current landowners and approved by the county. I believe the board should extend the same opportunity of four willingly chosen, county approved, subdivisions that exists for all other quarters in Sturgeon County.

Lastly I would like to touch on the fragmentation of the quarter. It is well known that Sturgeon County generally likes to subdivide quarters into two different parcel sizes: 2.5 acres and 77.5 acres. This quarter, again, is not typical because the landowner wants to subdivide the quarter into four different sizes: 44, 7.4, 70.5, and 14.4 acres. However these strange sizes begin to make sense when examining the map: the CN titles naturally cut the quarter into the three larger sections, with the fourth being the established yardsite. Therefore, I think in this case it is completely sensible to allow subdivisions along the CN rail titles and along the natural boundary of the established farmyard. So if we consider subdivisions along the rail titles, we know the proposed lots will be odd shapes and sizes-but is this a bad thing? After talking with the landowner and understanding the full context of the situation I am completely in favour of these oddly shaped, smaller titles for a few reasons. Firstly, the quarter currently has three different farmers renting the land along these existing rail titles already so subdividing the land like this is in line with how the land is currently taken care of. Secondly, creating smaller titles in the county gives an opportunity for new, small scale farms to start. The largest barrier to entry for a new farm to start is the land, and having titles half the size means half the cost for a potential new producer. We lose family farms in the county every year to large scale, industrial

farms and I think creating smaller titles like this would encourage small scale farms to thrive and discourage large farms from buying every piece of land in sight.

In conclusion, expropriated titles are outside the control of the County and any past/present landowners- these titles should not be counted toward the four title County limit. Each proposed lot can be legally accessed, and their boundaries sensibly follow the other rail titles on the land. The fragmentation of the quarter could allow a small scale farm to start, otherwise the quarter will continue to be farmed in the four fragmented pieces as it is now. Therefore, I am in support of the proposed lots on the SW-17. Thank you.

Conor Speers  
55222 Hwy 28  
T8T 1T9

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SDAB Hearing March 3/26 NO. 026-STU-005

Severed in line with s.20 of ATIA

Date: Fri, 2026-02-20 11:27 PM

To: Tanis Sawatsky <tsawatsky@sturgeoncounty.ca>

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Hello Tanis,

Please find attached, a copy of a letter sent to Jonathon Heemskerk dated January 8/26. It is outlining a few concerns we have over the subdivision of this property. Thank you for your consideration.

Kimberly and Richard Grant



**From:** Kim Grant **Severed in line with s.20 of ATIA**  
**Sent:** Thursday, January 8, 2026 2:43 PM  
**To:** Jonathan Heemskerk <[jheemskerk@sturgeoncounty.ca](mailto:jheemskerk@sturgeoncounty.ca)>  
**Subject:** Subdivision Application No. 2025-S-046

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Hello Johnathan,

First of all, thank you for extending the response date for concerns on this proposed subdivision. We greatly appreciate that.

As per our previous conversation, myself and my husband as well as other members of the community have some concerns relating to this subdivision. Our main concerns centre around how the property would to be utilized. Our property and many others in the community back onto the green space (ravine) that runs the entire length of the community. There is an erosion issue around the edge of that ravine that could get to a critical state if trees were removed or digging was to commence specifically on proposed Lot 2. The ravine is also a major wildlife corridor, accommodating moose, deer, cougar, coyotes, fox, rabbits, bear and many birds including bald eagles. This ravine extends through a good portion of Lot 1 as well as lot 2. As we feel that this is a unique and critical feature in this area of Sturgeon County it should be protected.

As we have seen numerous times in this community, when a subdivision has been applied for, a portion

of the property along that corridor was returned to the county as natural green space. Could this be part of the solution, in order to maintain the integrity of that space? If this proposal were to be passed, it would be our hope that provisions could, at least, be put in place to protect this precious area.

Another concern we have is with the fact that Lot 2 has no public access. There is a road along the tracks that is actually owned by CN which is utilized and maintained by a community member as an agreement with CN to access his property. We don't feel that Lot 2 would be at all practical for residential use.

We were happy to hear that the land zoning would not be changed from its present Agricultural zoning. We are concerned though, that as this quarter section has already reached its maximum 4 property split, that it would set a dangerous precedence for future county subdivision proposals if it were to be approved.

Thank you for being open to hearing our concerns

Sincerely,  
Kimberly and Richard Grant  
Lot#43 Carbondale



15 Dec 2025

**Luc Drouin**  
**45 24400**  
**TWP Rd 552**  
**Sturgeon County,**  
**Carbondale, AB**  
**T8T 1P6**

Severed in line with s.20 of ATIA

**Re .. Proposed Subdivision**

**Ref .. File Number**  
**2025-S-046**

**Legal Description**  
**SW - 17 - 55 - 24 - 4**

**24430 TWP Rd 552**

**To Whom it may Concern ...**

**It has come to my attention, that my brand new, next door neighbor who just finished buying the next door property has barely had a chance to move anything on the property and already wanting to subdivide this property. It must be remembered that this property is zoned agriculture and wasn't meant to subdivide into residential properties.**

***Speaking specifically about proposed Lot 2, which is on my West side boundary. That property does not have public road access to site. That road that's there belongs to CN Rail.***

***They have an agreement with the only other resident on that road. For his access, he has agreed to keep that road open and maintained such as snow removal. This allows CN to use their road for track maintenance and inspections.***

***This proposed 5.83 ha borders a park that was put aside for Sturgeon County. It's a beautiful ravine with mature trees and water bodies with the Egg Creek flowing through there.***

***It has been a wildlife corridor for all kinds of animals including Deer, Moose, Black Bear, coyotes, Fox, and a host of other small Animals that call that area home. Canada Geese nest in the area as well.***

***With the creek and pond nearby ,This has created a large ridge along the river which could be prone to premature erosion which could cause these ridges to slide away opening up fissures. Especially with more human encroachment on that land.***

***Cutting trees and clearing bush on that site would certainly cause premature erosion. The ground in our community is sandy areas with coal deposits.***

***In springtime, when the snow melts, we receive a channel of water that flows through 3 different properties ending up in Egg Creek.***

***There are some of us in the neighborhood believe that this 5.83 Proposed lot should be donated to the county to maintain this park and wildlife sanctuary area.***

***Another issue is giving such a short notice .. sending out Dec 8 and require responses by Dec 29. This seems to us that your department is trying to push this through quickly without proper consultation. My other neighbors didn't seem to get your proposed notice. Only me .. Now that I quickly went to some of the neighbors about this .. There are some of us in the community that are against this proposed subdivision notice.***

***It seems that these new buyers bought that property to subdivide and flip for a profit. They set this up in record time .. Unfair to the rest of us who have been here for 20 years and more.***

***The main reason for pushback is to save the integrity of Lot # 2 For Park, wildlife corridors and erosion purposes. That lot is the west side boundary of Carbondale. We need to protect it from human encroachment ..***

File # 2025-S-046

From Paul Gabbey **Severed in line with s.20 of ATIA**  
Date Thu 2026-02-**Severed in line with s.20 of ATIA**  
To Legislative Services <legislativeservices@sturgeoncounty.ca>

1 attachment (15 KB)  
To Sturgeon County Feb.docx;

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Please find letter attached i  
the West Side of Carbonda

on proposal for his quarter on

Sincerely Paul Gabbey.

**Severed in line with s.20 of ATIA**

To Sturgeon County

Feb. 18, 2026

In regards to Trevor Sheehan application to subdivide SW 17-55-24 W4

I have lived/farmed in the Carbondale area for over 60 years. I also own the quarter to the south and north of his property. I reviewed his application and this quarter is one of the most naturally divided quarters in the area and subdividing is quite understandable. The old railway right of ways and the egg lake creek have cut this parcel into multiple parcels that detract from its appeal for large scale farming for years.

Approximately 25 acres of the Sheehan cultivatable land backs onto our North quarter north of the creek and is only accessible through our quarter and has historically been farmed as one field with our quarter.

I have also spoke to the Sheehan's offering that if the county would allow his farmable 25 acres cut off by the ravine/creek to be separated from his title and added to our adjoining quarter/title we would be happy to look at purchasing it to incorporate as one parcel into our existing quarter as it is only accessible through our land.

We are farming the cut off 25 acres for Mr. Sheehan and historically it has always been farmed as one field with our quarter. Amalgamating those cut off 25 acres would create no extra titles if we purchased it from Mr. Sheehan and incorporated it into our north quarter as one large parcel/title.

I have found the Sheehan's collaborative to work with and have no concerns with their subdivision application.

Sincerely

Paul Gabbey

Carbondale.

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Severed in line with s.20 of ATIA

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**Subdivision**

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**From** Stephanie St.martin <

**Date** Thu 2026-02-19 12:41

**To** Legislative Services <l

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**Subject: Opposition to Appeal – Proposed Subdivision of Quarter Section**

To Whom It May Concern,

I am writing to formally oppose the appeal seeking approval to further subdivide the subject quarter section into additional parcels.

At the time of purchase, the current owners were fully aware of the existing parcel configuration, title structure, and historic fragmentation of the land. The property was acquired in its current state, and no new circumstances have arisen that justify further subdivision. Purchasing land with knowledge of its configuration does not create entitlement to intensify fragmentation beyond what presently exists.

While the appeal frames the proposal as recognition of historic railway divisions, the creation of additional parcels would nevertheless introduce new legal divisions and increase the long-term potential for non-agricultural development. Once subdivided and sold, there can be no guarantee that the resulting parcels will remain in agricultural production in perpetuity. Ownership changes over time, and with each transfer comes the potential for additional residential development, new infrastructure, and expanded servicing requirements.

Further subdivision would likely lead to:

- Additional driveways and access points
- New utility services and infrastructure
- Increased residential presence
- Greater disturbance of cultivated and natural areas

This incremental development would fragment open land, disrupt wildlife habitat, and erode the ecological function of the area. Agricultural lands and surrounding natural areas provide important habitat for local wildlife species that rely on larger, uninterrupted tracts of land to survive. Dividing the property into smaller residential parcels increases human activity, fencing, vehicle traffic, and structures, all of which negatively impact biodiversity and natural systems.

Even if the initial intent is to maintain agricultural use, there is no mechanism to guarantee that future owners will not further develop the parcels. Subdivision changes the long-term trajectory of the land. Once fragmentation occurs, it cannot easily be reversed.

Approving this appeal would set a precedent for additional subdivision of agricultural land under the rationale of historic fragmentation. Over time, this approach risks undermining broader land use planning objectives intended to preserve viable agricultural areas and protect rural landscapes.

For these reasons, I respectfully request that the appeal be denied and that the integrity of the existing agricultural land base be maintained.

Thanks Stephanie and Trevor Barton