



LAND USE BY-LAW AMENDMENT  
APPLICATION

PLANNING AND DEVELOPMENT  
SERVICES

A. DATE OF APPLICATION: June 21, 2012

B. APPLICANT/REGISTERED OWNER INFORMATION:

Applicant: Parkland Estates Development Corp.

Postal Address: 400, 10240 124 Street, Edmonton, AB T5n 3W6

Telephone (business) 780-486-3919 (residence) \_\_\_\_\_ (fax) 780-484-6227

Registered Owner (if different from applicant): \_\_\_\_\_

Postal Address: \_\_\_\_\_

Telephone (business): \_\_\_\_\_ (residence) \_\_\_\_\_ (fax) \_\_\_\_\_

C. LEGAL DESCRIPTION OF LAND:

Lot \_\_\_\_\_ Block \_\_\_\_\_ Plan \_\_\_\_\_ Sub \_\_\_\_\_

Pt. W 1/2 NE Sec 10 Twp. 53 Rge. 26 W 4 Meridian

D. AMENDMENT PROPOSED TO LAND USE DISTRICT (Yes ☒ / No ☐):

From the \_\_\_\_\_ BI \_\_\_\_\_ Land Use District to the  
\_\_\_\_\_ MI \_\_\_\_\_ Land Use District.

E. AMENDMENT PROPOSED TO TEXT OF LAND USE BY-LAW (Yes ☐ / No ☒):  
PROPOSED CHANGE (use back of page if more space is required):

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

F. REASONS IN SUPPORT OF THIS APPLICATION (use back of page if more space is required):

The adjacent land to the west is MI and the land to the east is parking lot for the  
business located on that site. The parcel of land also contains an existing well site.

There is a business looking to locate on the site that fits more into a MI zoning  
with a similar use to the development located immediately to the west.

G. ADDITIONAL REQUIREMENTS:

I/We hereby give consent to allow County representatives the right release any personal information provided, and to enter and inspect the above land and/or building(s) with respect to this application only.

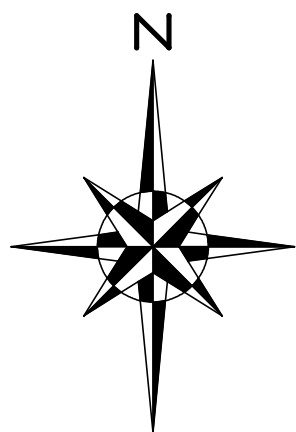
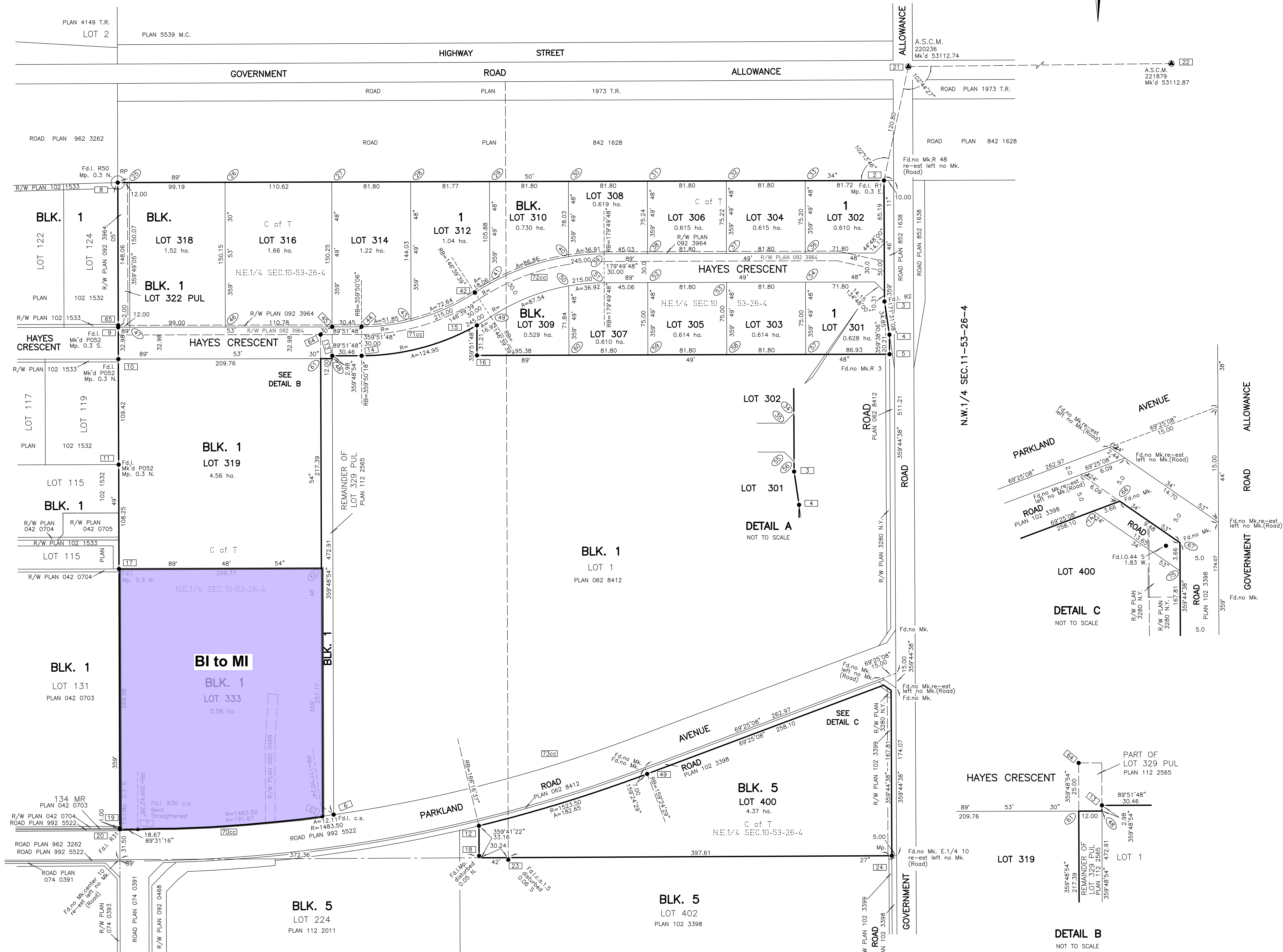
RFH  
Registered Owner R.F. Horton, COO

\_\_\_\_\_  
Applicant (If Applicable)

**NOTE:** A copy of the Certificate of Title must be attached, certified by a land titles office not more than 14 days prior to the date of this application.

OFFICE USE ONLY: \$1000 Amendment Application Fee Received \_\_\_\_\_, 20\_\_\_\_ Initial \_\_\_\_\_

The personal information provided by you is being collected under the authority of the *Municipal Government Act* and will be used for the purposes under that Act. The personal information that you provide may be made public, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*.



CERTIFICATE:  
SECTION 47 SURVEYS ACT

REGISTERED ON  
AS NUMBER  
ALL STATUTORY MONUMENTS WERE PLACED IN  
THE GROUND BETWEEN THE DATES OF  
AND  
POSITIONED IN ACCORDANCE WITH THE  
COORDINATES SHOWN ATTACHED TO THE  
SUBDIVISION INSTRUMENT.

REGISTRAR

LAND TITLES OFFICE

PLAN No.  
ENTERED AND REGISTERED

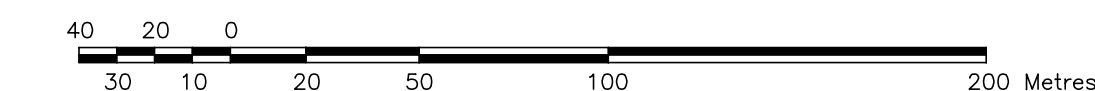
ON \_\_\_\_\_  
INSTRUMENT No. \_\_\_\_\_

A.D. REGISTRAR  
N.A.L.R.D.

PLAN  
SHOWING A SURVEY OF SUBDIVISION  
OF THE REMAINDER OF THE  
N.E.1/4 SEC.10, TWP.53, RGE.26, W.4 M.  
AND PART OF  
LOT 329 PUL, BLK.1, PLAN 112 2565  
IN THE  
N.E.1/4 SEC.10, TWP.53, RGE.26, W.4 M.

PARKLAND COUNTY  
ALBERTA  
2011

SCALE: 1:2000



LEGEND

1. STATUTORY IRON SURVEY POSTS FOUND SHOWN THUS
2. STATUTORY IRON SURVEY POSTS PLACED AND MARKED "P052" SHOWN THUS
3. A.S.C.M. DENOTES ALBERTA SURVEY CONTROL MARKER
4. A.S.C.M.S. FOUND SHOWN THUS
5. CURVE CENTRE COORDINATES SHOWN THUS
6. THE POSITIONS WHERE IRON SURVEY POSTS ARE TO BE PLACED PURSUANT TO SECTION 47 OF THE SURVEYS ACT ARE SHOWN THUS
7. BEARINGS ARE GRID AND ARE DERIVED FROM A.S.C.M.S. SHOWN ON THIS PLAN
8. DISTANCES ARE METRES AND DECIMALS THEREOF
9. ALL CORNER CUT OFFS ARE 10.00 METRES UNLESS SHOWN OTHERWISE
10. PUL DENOTES PUBLIC UTILITIES LOT
11. A DENOTES ARC
12. R DENOTES RADIUS
13. RB DENOTES RADIAL BEARING
14. Mp. DENOTES MARKER POST
15. c.s. DENOTES COUNTER SUNK
16. COORDINATE POSITIONS FOR SURVEY MONUMENTS FOUND OR PLACED BY THIS SURVEY, CONTROL MARKERS USED, AND THE LOCATIONS OF ALL SURVEY MONUMENTS TO BE PLACED IN ACCORDANCE WITH SECTION 47 OF THE SURVEYS ACT ARE ON A TABLE OF COORDINATES ATTACHED TO THE SUBDIVISION INSTRUMENT.
17. THE TABLE OF COORDINATES ATTACHED HERETO ARE: NAD 83 DATUM  
3TM PROJECTION  
REFERENCE MERIDIAN 114° WEST LONGITUDE  
COMBINED FACTOR 0.999798
18. THE GEO-REFERENCED POINT IS A FOUND STATUTORY IRON POST AND IS SHOWN THUS
19. THE 3TM NAD83 COORDINATES OF THE GEO-REFERENCED POINT ARE: 5 937 412.351 N  
16 532.900 E

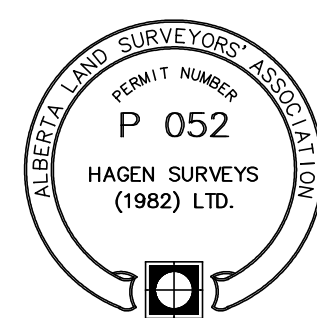
AREA TO BE REGISTERED BOUNDED THUS		AND CONTAINS	FROM:
W.1/2 OF N.E.1/4 SEC.10-53-26-4	17.4	ha.	
LOT 329 PUL, BLK.1, PLAN 112 2565	0.030	ha.	
E.1/2 OF N.E.1/4 SEC.10-53-26-4	11.35	ha.	
TOTAL		28.8	ha.

A.L.S. DENOTES ALBERTA LAND SURVEYOR  
Fd. DENOTES FOUND  
Mk. DENOTES MARK  
I. DENOTES IRON POST  
re-est DENOTES RE-ESTABLISHED  
N. DENOTES NORTH  
S. DENOTES SOUTH  
E. DENOTES EAST  
W. DENOTES WEST  
NAD DENOTES NORTH AMERICAN DATUM  
3TM DENOTES 3 DEGREE TRANSVERSE MERCATOR PROJECTION

SEC. DENOTES SECTION  
TWP. DENOTES TOWNSHIP  
RGE. DENOTES RANGE  
M. DENOTES MERIDIAN  
BLK. DENOTES BLOCK  
R/W DENOTES RIGHT-OF-WAY  
ha. DENOTES HECTARE  
Mk'd DENOTES MARKED

SURVEYOR

NAME: D.J. HAGEN A.L.S.  
DATES OF SURVEY: BETWEEN MARCH 12, 2008 & SEPTEMBER 7, 2011  
IN ACCORDANCE WITH THE PROVISIONS  
OF THE SURVEYS ACT.



REGISTERED OWNERS

PARKLAND ESTATES DEVELOPMENT CORP.

SUBDIVISION AUTHORITY

NAME: PARKLAND COUNTY  
FILE NO.: 07-S-1195

CALC'D BY: W.A.S.  
DRAWN BY: D.G.C./DA

HAGEN SURVEYS (1982) LTD.  
8929-20 Street, EDMONTON Phone: 464-5506

FILE NUMBER  
08S0130



LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0034 785 684	4;26;53;10;NE	112 130 467 +1

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 26 TOWNSHIP 53  
SECTION 10  
THE WEST HALF OF THE NORTH EAST QUARTER  
CONTAINING 32.4 HECTARES (80 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 1973TR - ROAD	0.777	1.92	
B) PLAN 8421628 - ROAD	3.39	8.38	
C) PLAN 9925522 - ROAD	1.33	3.29	
D) PLAN 0628412 - SUBDIVISION	8.48	20.95	
E) PLAN 1023398 - SUBDIVISION	0.183	0.45	
F) PLAN 1122011 - SUBDIVISION	0.224	0.55	
G) PLAN 1122565 - SUBDIVISION	0.599	1.48	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: PARKLAND COUNTY

REFERENCE NUMBER: 112 094 159 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
112 130 467	06/05/2011	SUBDIVISION PLAN		

OWNERS

PARKLAND ESTATES DEVELOPMENT CORP..  
OF 400, 10240-124 ST  
EDMONTON  
ALBERTA T5N 3W6

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ENCUMBRANCES, LIENS & INTERESTS

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# 112 130 467 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS  
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862 244 098	07/11/1986	<p>CAVEAT</p> <p>RE : SURFACE LEASE</p> <p>CAVEATOR - PENN WEST PETROLEUM LTD.. C/O P.O.BOX 1450 STATION 'M" CALGARY ALBERTA T2P2L6</p> <p>(DATA UPDATED BY: TRANSFER OF CAVEAT 912211493)</p> <p>(DATA UPDATED BY: CHANGE OF NAME 012100276)</p> <p>(DATA UPDATED BY: TRANSFER OF CAVEAT 042419312)</p> <p>(DATA UPDATED BY: CHANGE OF ADDRESS 062010415)</p> <p>(DATA UPDATED BY: CHANGE OF NAME 062062358)</p> <p>(DATA UPDATED BY: CHANGE OF NAME 082045564)</p>
062 102 581	07/03/2006	<p>CAVEAT</p> <p>RE : ACCESS</p> <p>CAVEATOR - PENN WEST PETROLEUM LTD.. C/O P.O.BOX 1450 STATION 'M" CALGARY ALBERTA T2P2L6</p> <p>AGENT - MICHAEL A THACKRAY</p> <p>(DATA UPDATED BY: CHANGE OF NAME 082040141)</p>
062 102 584	07/03/2006	<p>MORTGAGE</p> <p>MORTGAGEE - HSBC BANK CANADA. 10250-101 ST EDMONTON ALBERTA T5J3P4</p> <p>ORIGINAL PRINCIPAL AMOUNT: \$10,000,000</p>
062 224 005	29/05/2006	<p>AMENDING AGREEMENT</p> <p>AMOUNT: \$16,000,000</p> <p>AFFECTS INSTRUMENT: 062102584</p>
062 439 818	29/09/2006	<p>UTILITY RIGHT OF WAY</p> <p>GRANTEE - ATCO GAS AND PIPELINES LTD..</p>
062 586 678	20/12/2006	<p>UTILITY RIGHT OF WAY</p> <p>GRANTEE - PARKLAND COUNTY. AS TO PORTION DESCRIBED</p>
062 586 679	20/12/2006	<p>UTILITY RIGHT OF WAY</p> <p>GRANTEE - PARKLAND COUNTY.</p>

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ENCUMBRANCES, LIENS & INTERESTS

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# 112 130 467 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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062 586 680	20/12/2006	CAVEAT RE : DEFERRED RESERVE CAVEATOR - PARKLAND COUNTY. 53109A SH 779 PARKLAND COUNTY ALBERTA T7Z1R1
072 190 853	04/04/2007	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - PENN WEST PETROLEUM LTD.. C/O P.O.BOX 1450 STATION 'M" CALGARY ALBERTA T2P2L6 AGENT - LAURIE FORNAL (DATA UPDATED BY: CHANGE OF NAME 082040296)
082 283 655	14/07/2008	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - PARKLAND COUNTY. ATTN: BRIAN RIMMER 53109A SH 779 PARKLAND COUNTY ALBERTA T7Z1R1
082 514 320	25/11/2008	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT , ETC. CAVEATOR - PARKLAND COUNTY. 53109A SECONDARY HIGHWAY 779 PARKLAND COUNTY  ALBERTA T7Z1R1 AGENT - SHEILA C MCNAUGHTAN
092 041 727	09/02/2009	DISCHARGE OF UTILITY RIGHT OF WAY 062439818 PARTIAL EXCEPT AS TO PORTION DESCRIBED
102 067 692	01/03/2010	UTILITY RIGHT OF WAY GRANTEE - PARKLAND COUNTY.
112 130 442	06/05/2011	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - PARKLAND COUNTY.

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ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION  
NUMBER DATE (D/M/Y) PARTICULARS  
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53109A HIGHWAY 779  
PARKLAND COUNTY  
ALBERTA T7Z1R1

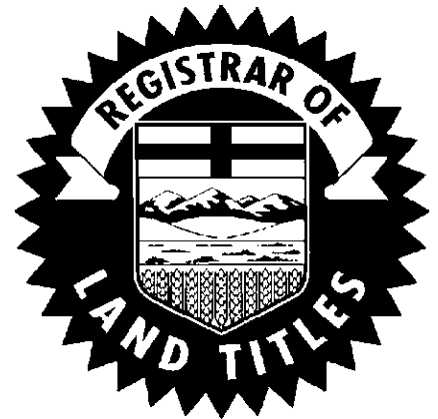
122 095 657 30/03/2012 UTILITY RIGHT OF WAY  
GRANTEE - PARKLAND COUNTY.  
AS TO PORTION OR PLAN:1221357

TOTAL INSTRUMENTS: 015

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE  
REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED  
HEREIN THIS 21 DAY OF JUNE, 2012 AT 03:38 P.M.

ORDER NUMBER:21509474

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

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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).