



LAND USE BY-LAW AMENDMENT
APPLICATION

PLANNING AND DEVELOPMENT
SERVICES

Date: April 22, 2013

APPLICANT/REGISTERED OWNER INFORMATION:

Applicant: PARKLAND ESTATES DEVELOPMENT CORP

Mailing Address: 400, 10240-124 ST. EDMONTON, AB. T5N 3W6

Email: _____ Telephone: 780-486-3919 Fax: _____

Registered Owner (if different from applicant): _____

Mailing Address: _____

Email: _____ Telephone: _____ Fax: _____

LEGAL DESCRIPTION OF LAND:

Lot _____ Block _____ Plan _____ Sub _____

Pt. N.W Sec 11 Twp. 53 Rge. 26 W 4 Meridian

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

From IRD Land Use District TO B1 Land Use District

AMENDMENT PROPOSED TO TEXT OF LAND USE BY-LAW (Yes ☐ / No ☒). IF YES, INDICATE BELOW:

REASONS IN SUPPORT OF AMENDMENT:

THE LAND USE IS PER ASP. WE HAVE BUSINESS' WANTING
SERVICED LAND WITH A 'BI' ZONING, WHICH FITS ASP.

I/We hereby give consent to allow Parkland 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.

[Signature]
Registered Owner

Applicant (if applicable)

Note: A title search of the property must be attached, certified by Land Titles not more than 14 days prior to the date of this application.

OFFICE USE ONLY: \$ 2500.00 Amendment Application Fee Received June 13, 20 13 Initial S.F.

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.



June 30th, 2013

Park County Development Services
53109A, Hwy 779
Parkland County, Alberta
T7Z 1R1

Dear Sir/Madam:

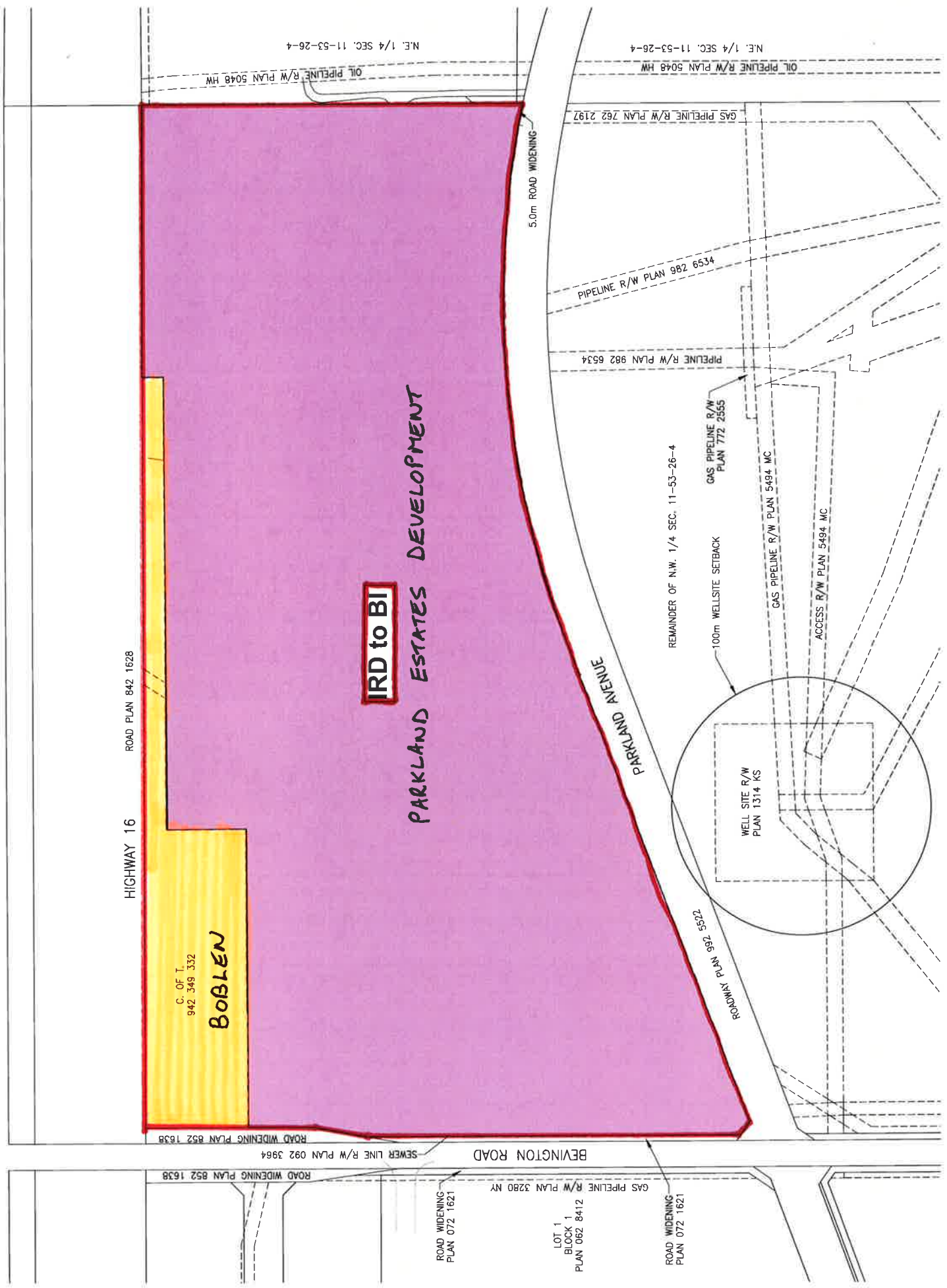
We hereby support Parkland Estates Development Corporation Land Use Bylaw amendment application to redistrict Pt. NW 11-53-26-W4M from the IRD – Industrial Reserve District to the BI – Business Industrial District. Furthermore, Boblen Holdings Co. Ltd. is currently in negotiations to complete a lot line adjustment with the proposed re-districted property owned by Parkland Estates Development Corporation. As such, we hereby request that our parcel, municipally known as 53131 Range Road 262, also be included within the proposed Land Use Bylaw Amendment and re-districted from the IRD – Industrial Reserve District to the BI – Business Industrial District under the County's Land Use Bylaw.

Should you have any questions regarding this request, please contact Boblen Holdings Co. Ltd. at 780-444-4068.

Regards,

BOBLEN HOLDINGS CO. LTD.

Helen Paquette



IRD to BI

PARKLAND ESTATES DEVELOPMENT

BOBLEN

HIGHWAY 16 ROAD PLAN 842 1628

BEVINGTON ROAD

PARKLAND AVENUE

5.0m ROAD WIDENING

ROAD WIDENING PLAN 072 1621

LOT 1 BLOCK 1 PLAN 062 8412

ROAD WIDENING PLAN 072 1621

ROAD WIDENING PLAN 852 1638

SEWER LINE R/W PLAN 092 3964

ROAD WIDENING PLAN 852 1638

ROADWAY PLAN 982 3502

WELL SITE R/W PLAN 1314 KS

ACCESS R/W PLAN 5494 MC

GAS PIPELINE R/W PLAN 5494 MC

GAS PIPELINE R/W PLAN 772 2555

REMAINDER OF N.W. 1/4 SEC. 11-53-26-4

PIPELINE R/W PLAN 982 6534

PIPELINE R/W PLAN 982 6534

GAS PIPELINE R/W PLAN 762 2197

OIL PIPELINE R/W PLAN 5048 HW

N.E. 1/4 SEC. 11-53-26-4

LAND TITLE CERTIFICATE

OWNERS

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

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
5299GF	08/02/1947	CAVEAT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF CAVEAT 002354522) (DATA UPDATED BY: CHANGE OF NAME 042522222)
7586JX	08/09/1955	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL GAS LIQUIDS LIMITED. AS TO PORTION OR PLAN:5792HW "DATA UPDATED BY TRANSFER OF UTILITY RIGHT OF WAY BY 6505KC & 6796RW"
7139MF	06/09/1961	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 AS TO PORTION OR PLAN:1314KS (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012026088)
4244OZ	28/11/1966	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6 "PART" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 012029874)
762 218 403	10/12/1976	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. 10035-105 ST EDMONTON ALBERTA T5J2V6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

112 041 562 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AS TO PORTION OR PLAN:7622197
"TAKES PRIORITY DATE OF CAVEAT 762119581"
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012027111)

772 218 841 03/11/1977 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6
AS TO PORTION OR PLAN:7722555
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012022733)

912 053 148 05/03/1991 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6
AS TO PORTION OR PLAN:5494MC
(DATA UPDATED BY: TRANSFER OF UTILITY RIGHT
OF WAY 012019990)

062 137 729 30/03/2006 CAVEAT
RE : ACCESS AGREEMENT
CAVEATOR - PENN WEST PETROLEUM LTD.
C/O P.O.BOX 1450
STATION 'M'
CALGARY
ALBERTA T2P2L6
AGENT - MICHAEL A THACKRAY
(DATA UPDATED BY: CHANGE OF NAME 082040143)

062 137 732 30/03/2006 MORTGAGE
MORTGAGEE - HSBC BANK CANADA.
10250-101 ST
EDMONTON
ALBERTA T5J3P4
ORIGINAL PRINCIPAL AMOUNT: \$10,000,000

062 224 004 29/05/2006 AMENDING AGREEMENT
AMOUNT: \$16,000,000
AFFECTS INSTRUMENT: 062137732

082 283 600 14/07/2008 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - PARKLAND COUNTY.
ATTN: BRIAN RIMMER

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4

112 041 562 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

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

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 6 DAY OF JUNE,
2013 AT 10:55 A.M.

ORDER NUMBER: 23678239

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
0023 035 562	4;26;53;11;NW	942 349 332

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 26 TOWNSHIP 53
SECTION 11

ALL THAT PORTION OF THE NORTH WEST QUARTER
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST CORNER OF THE SAID QUARTER
SECTION, THENCE EASTERLY ALONG THE NORTH BOUNDARY THEREOF
1950 FEET, THENCE SOUTHERLY AND PARALLEL TO THE WEST
BOUNDARY OF THE SAID QUARTER SECTION 400 FEET, THENCE
WESTERLY AND PARALLEL TO THE SAID NORTH BOUNDARY 1150 FEET,
THENCE SOUTHERLY AND PARALLEL TO THE SAID WEST BOUNDARY 200
FEET, THENCE WESTERLY AND PARALLEL TO THE SAID NORTH BOUNDARY
TO A POINT ON THE SAID WEST BOUNDARY, THENCE NORTHERLY ALONG
THE SAID WEST BOUNDARY TO THE POINT OF COMMENCEMENT,
CONTAINING 8.72 HECTARES (21.55 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

- A) 1.21 HECTARES (2.99 ACRES) MORE OR LESS AS SHOWN ON ROAD
PLAN 1973TR
 - B) 5.01 HECTARES (12.38 ACRES) MORE OR LESS, AS SHOWN ON ROAD
PLAN 8421628
 - C) 0.093 HECTARES (0.23 ACRE) MORE OR LESS FOR ROAD PLAN 8521638
- EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: PARKLAND COUNTY

REFERENCE NUMBER: 942 215 163

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
942 349 332	10/11/1994	TRANSFER OF LAND	\$73,800	\$73,800

OWNERS

BOBLEN HOLDINGS CO. LTD.
OF BOX 26, SITE 206, RR 2
ST ALBERT
ALBERTA T8N 1M9

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

942 349 332

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

5299GF	08/02/1947	CAVEAT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF CAVEAT 002354522) (DATA UPDATED BY: CHANGE OF NAME 042522222)
2905HV	09/07/1951	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 "PART AS DESCRIBED CONTAINING 11 ACRES" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 002298912) (DATA UPDATED BY: CHANGE OF NAME 042557107)
404JU	20/08/1954	UTILITY RIGHT OF WAY GRANTEE - CANADIAN NATURAL GAS LIQUIDS LIMITED, AS TO PORTION OR PLAN:5792HW "DATA UPDATED BY: TRANSFER OF UTRW NO. 4456SD"
982 188 831	02/07/1998	MORTGAGE MORTGAGEE - PROVINCE OF ALBERTA TREASURY BRANCHES, 12800 - 137 AVENUE, EDMONTON ALBERTA T5L4Y8 ORIGINAL PRINCIPAL AMOUNT: \$100,000
982 188 833	02/07/1998	AMENDING AGREEMENT AMOUNT: \$500,000 AFFECTS INSTRUMENT: 982188831
012 050 099	16/02/2001	CAVEAT RE : LEASE CAVEATOR - MICROCELL CONNEXIONS INC. ATTN: NATIONAL LEASE MANAGER PLACE BONAVENTURE, FLR A 800, DE LA GACHETIERE ST W MONTREAL QUEBEC H5A1K3 AGENT - CAMERON T WALDO

TOTAL INSTRUMENTS: 006

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF AUGUST,
2013 AT 03:58 P.M.

ORDER NUMBER: 24160860

CUSTOMER FILE NUMBER: PD13-054



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
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