



**Less +/- 21 Acres for the
subdivision pending registration*

LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0021 647 152

5;23;92;14;NE

782 250 359

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 23 TOWNSHIP 92

SECTION 14

QUARTER NORTH EAST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AND THE RIGHT TO WORK THE SAME

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF NORTHERN LIGHTS

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
782 250 359	01/11/1978		\$23,500	

OWNERS

A BRUCE LOVAS

OF BOX 1

NOTIKEWIN

ALBERTA T0H 2V0

(DATA UPDATED BY: CHANGE OF ADDRESS 202182373)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
772 178 585	13/09/1977	UTILITY RIGHT OF WAY GRANTEE - NORTH PEACE GAS CO-OP LTD. "MEMO: 06/07/82"
132 148 342	24/05/2013	CAVEAT RE : UTILITY RIGHT OF WAY CAVEATOR - ATCO ELECTRIC LTD. 10035 105 STREET NW EDMONTON ALBERTA T5J2V6

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

782 250 359

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
132330429)

202 182 374 25/08/2020 MORTGAGE
MORTGAGEE - FARM CREDIT CANADA.
2ND FLOOR, 12040-149 STREET NW
EDMONTON
ALBERTA T5V1P2
ORIGINAL PRINCIPAL AMOUNT: \$360,000

212 010 821 13/01/2021 CAVEAT
RE : EASEMENT

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF MARCH,
2026 AT 12:41 P.M.

ORDER NUMBER: 56528781

CUSTOMER FILE NUMBER: CLHBID/wf



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,
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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

132148342

ORDER NUMBER: 57776490

ADVISORY

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

CAVEAT

TO THE REGISTRAR OF THE NORTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that WE, MANNING RURAL ELECTRIFICATION ASSOCIATION LIMITED a body Corporate with its Head Office at Box 814, of the TOWN OF MANNING, in the PROVINCE OF ALBERTA,

claim an interest therein as Grantee, under and by virtue of an unregistered ^{UTILITY RIGHT-OF-WAY AGREEMENT} (Electric Service Contract) in writing, dated the 27th day of November, 1978 made between, A BRUCE LOVAS, of the said Province therein as Grantor, and ourselves therein as Grantee, referring to: JF Initials

5;23;92;14;NE being the lands described in Certificate of Title No. 782 250 359

in the registered name of **A BRUCE LOVAS** and I forbid the registration of any person as transferee or owner of, or of any instrument affecting the said estate or interest, unless the instrument of title, as the case may be, is expressed to be subject to my claim.

I APPOINT Box 814, at the TOWN OF MANNING, in the PROVINCE OF ALBERTA, T0M 2M0, as the place at which notices and proceedings relating hereto may be served.

DATED: March 7 2013

MANNING RURAL ELECTRIFICATION ASSOCIATION LIMITED


James Findlay, Co-Chairman

CANADA	)	I, James Findlay
PROVINCE OF ALBERTA	)	of the TOWN OF MANNING, in the PROVINCE
TO WIT:	)	OF ALBERTA
	)	make oath and say:

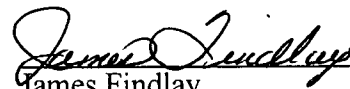
1. THAT I am agent for the above-named Caveator.
2. THAT I believe that the said Caveator has a good and valid claim upon the said lands and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

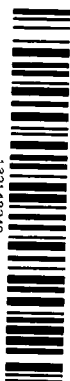
SWORN before me at the TOWN OF MANNING
in the PROVINCE OF ALBERTA

DATED: March 7, 2013



Pamela Rawlek
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires: January 23, 2015


James Findlay



132148342

132148342 REGISTERED 2013 05 24
CAVE - CAVEAT
DOC 1 OF 1 DRR#: A02CC6A ADR/SBURGESS
LINC/S: 0021647152

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

212010821

ORDER NUMBER: 56528883

ADVISORY

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CAVEAT FORBIDDING REGISTRATION

Form 26

Land Titles Act, Section 130

Take notice that I (We), **County of Northern Lights** the caveator, claim an interest as *rights granted under an Easement for the purpose of maintaining a utility right-of-way* pursuant to the Memorandum of Agreement between A Bruce Lovas and County of Northern Lights in the land(s) described as follows:

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 23 TOWNSHIP 92
SECTION 14
QUARTER NORTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

standing in the register in the name(s) of **A Bruce Lovas** 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:

P.O. Box 10
Manning, AB
T0H 2M0

In witness whereof, I have hereunto subscribed my name this 14 day of December A.D. 2020

Theresa Van Oort
(SIGNATURE OF CAVEATOR OR HIS AGENT)

(SIGNATURE OF CAVEATOR OR HIS AGENT)

AFFIDAVIT IN SUPPORT OF CAVEAT

Form 27

Land Titles Act, Section 131

I, Theresa Van Oort
(THE CAVEATOR OR HIS AGENT)

make oath and say (or solemnly declare) as follows:

1. I am the within named caveator (or agent for the caveator).
2. I believe that I have (or the caveator has) a good and valid claim on the land (mortgage or encumbrance), 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 Town of Manning

in the Province of Alberta

this 15th day of December A.D. 2020

Theresa Van Oort
(SIGNATURE)

Teresa Tupper
A COMMISSIONER, ETC. (OR AS THE CASE MAY BE)

TERESA ANN TUPPER
COMMISSIONER FOR OATHS
IN AND FOR THE
PROVINCE OF ALBERTA
APPOINTEE #0750614
MY COMMISSION EXPIRES AUGUST 21st, 2023

MEMORANDUM OF AGREEMENT

BETWEEN: COUNTY OF NORTHERN LIGHTS

OF THE FIRST PART

AND

A BRUCE LOVAS

OF
NOTIKEWIN, ALBERTA
OF THE SECOND PART

RE:

EASEMENT

N.E. 1/4 SECTION 14-92-23-W5M

WATER SYSTEM PROJECT

MEMORANDUM OF AGREEMENT MADE THIS 15 DAY OF June, A.D., 2020

BETWEEN:

County of Northern Lights
(hereinafter referred to as the "Grantee")

OF THE FIRST PART

AND

A BRUCE LOVAS

Of Notikewin, Alberta,
(hereinafter referred to as the "Grantor")

OF THE SECOND PART

1. The Grantor is the registered owner or is entitled to become the registered owner of an estate in fee simple, subject to such encumbrances, liens, interests as appear on the Certificate of Title, or as particularly listed below of a property situated in Alberta and legally described as follows:

CERTIFICATE OF TITLE NUMBER 782 250 359
(hereinafter referred to as the "Property")

2. In consideration of the sum of One Dollar (\$1.00), paid by the Grantee and in consideration of the covenants hereinafter contained: I DO HEREBY GRANT, CONVEY, TRANSFER AND SET OVER to and unto the Grantee, his successors, and assigns an Easement, for TEN METERS in width, (as outlined and identified on Schedule "A" attached hereto), across, over, under, on or through the said land to construct, operate and maintain an utility right-of-way and such utilities as may, from time to time, be located thereon including accessories and appurtenances thereto and for any other purpose preparatory or incidental thereto.

3. This grant is made subject to the following terms and conditions:

- a) The Grantor grants to the Grantee, during the installation and construction of the WATER SYSTEM PROJECT the right to use for a working area an additional portion or portions of the said lands and not exceeding in total, an additional TEN METERS parallel to the said utility right-of-way.

- b) The Grantee is entitled to use the said working area for all purposes in connection with such installation and construction without further payment to the Grantor other than payment in the event of future maintenance (water line break) for damages to crops, pastures, fences or livestock in the working area.
- The Grantor shall receive compensation for crop damages due to the construction of the said pipeline in the amount of two hundred dollars (\$200) per acre for a one-year period, including the year of construction. This amount shall be paid after construction is complete. If construction activities occur following harvest of crops no damages shall be payable to the Grantor.
- c) The Grantee shall have the right to protect any interest he obtains pursuant to this agreement and shall be at liberty to file a caveat against the property and also the right to enter upon the property to carry out such survey denoting the easement at the Land Titles Office.
- d) The Grantor shall have the right to use and enjoy the right-of-way for any purpose except that which might interfere with the rights granted here to the Grantee. The Grantor, his successors, or assigners shall not, without written consent of the Grantee, enter on, over, under, or through the right-of-way for any purpose which may incur a liability to the Grantee for damages resulting from the entry.
- e) Notwithstanding any rule or law of equity, any waterlines or other utility lines shall at all times remain the property of the Grantee, notwithstanding the same may be annexed or affixed to said lands and shall at any time and from time to time be removable in whole or in part by the Grantee.
- f) The Grantee shall have the right at its option to pay or discharge any balance owing under any agreement of sale or mortgage or any tax charge, lien or encumbrances of any kind or nature whatsoever, which may exist prior to the registration of this agreement, upon or against or in any way affecting the said lands, in which event the Grantee shall be subrogate to the rights of the holder or holders thereto and may, in addition to exercising and enforcing such rights, at its option, apply and credit the amount so paid by it, to the consideration as set forth above in this agreement.
- g) The Grantee shall not be at liberty to construct additional utility lines within the boundaries of the easement.
- h) All the covenants and conditions herein contained shall

extend to be binding upon and inure to the benefit of, the executors, administrators, successors, and assigns of the Grantor and the Grantee respectively.

- i) Upon the Grantee performing and observing the covenants and conditions on it part to be performed and observed shall and may peaceably hold and enjoy the rights and liberties and easements hereby granted without hindrance, molestation or interruption on the part of the Grantor or any person claiming by, through, under or in trust for the Grantor for so long thereafter as the Grantee, his successors and assigns continue to use the utility right-of-way for the purposes herein set forth.
- j) The Grantee shall erect install and construct any utility lines or systems in a workmanlike manner so as to minimize damage to the right-of-way, and will where practicable, level the right-of-way after using the same. The Grantee shall not, however, be responsible for the occurrence of subsequent subsidence after re-levelling of the disturbed areas prior to expiry of the Grantee's Contractual Warranty period.
- k) The person securing the right-of-way for the Grantee has no authority to make any agreement, covenant or promise on its behalf not herein specifically shown and this instrument is delivered and accepted upon the distinct understanding that the consideration and inducement for the execution thereof.

IN WITNESS WHEREOF the Grantee has set his hand and/or seal this 15 day of June, A.D., 2020.
30 20

WITNESS

Wan Oort
COUNTY OF NORTHERN LIGHTS

IN WITNESS WHEREOF the Grantor has set his hand and/or seal this 15 day of June, A.D., 2020.

Richard Roche
Ward
WITNESS

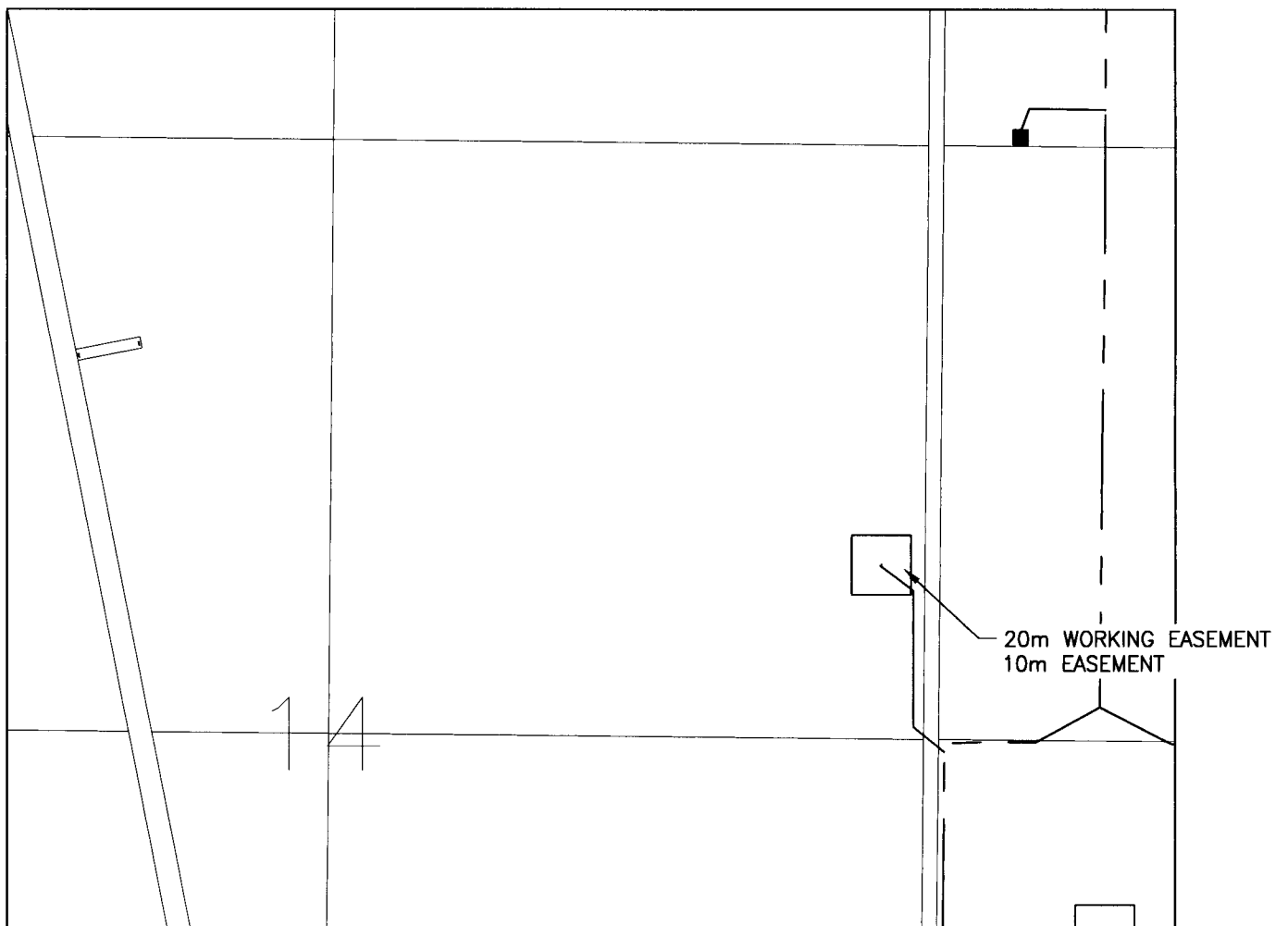
J. Bruce Loran
GRANTOR

SCHEDULE "A"
COUNTY OF NORTHERN LIGHTS RURAL WATER PROJECT — 2020

LOCATION: COUNTY OF NORTHERN LIGHTS #22
NE 1/4 SEC. 14-92-23-W5M
A BRUCE LOVAS

SCALE: 1:10,000

DATE: MAY, 2020





212010821

212010821 REGISTERED 2021 01 13

CAVE - CAVEAT

DOC 8 OF 8 DRR#: B18DDB4 ADR/MMACH

LINC/S: 0021647152



COUNTY OF NORTHERN LIGHTS
#600, 7th Avenue NW Box 10, Manning, AB T0H 2M0
Ph (780) 836-3348 Fax (780) 836-3663 Toll Free 1-888-525-3481

SUBDIVISION NOTICE OF DECISION

May 28, 2026

File: 26NL06

Bruce Lovas
P.O. Box 1
Notikewin, AB, T0H 2V0

RE: 26NL06 – NE 14-92-23-W5M – CREATE ONE 8.5 HA (21.0 AC) FIRST PARCEL OUT

On May 26, 2026, County Council approved your subdivision application (26NL06), which is subject to the following conditions:

That the subdivision application to create one 8.5 hectare (21.0 acre) parcel from NE 14-92-23-W5M be APPROVED subject to the following conditions:

1. That the applicant/owner enter into and comply with a development agreement with the County to include, but not limited to, the removal of an approach, construction of a new approach, or the upgrading of an approach. When installing approaches or culverts the applicant/owner shall contact the County of Northern Lights Public Works Department to ensure the approaches are constructed in accordance with County standards. Any costs incurred will be the responsibility of the applicant/owner.
2. That the applicant/owner submit an approach application to the County prior to construction of the new access to the balance of the quarter, and further, that the location and construction of the new access be in accordance with County standards, to the satisfaction of the County.
3. That the applicant/owner dedicate a 5.0 m road right-of-way by caveat along the east boundary of the proposed parcel and the balance of the quarter section adjacent to the road allowance for Range Road 231, for future road widening pursuant to Section 662 of the Municipal Government Act.
4. That the applicant/owner provide a private sewage system and water services in accordance with the required acts, regulations, and standards.
5. That the applicant/owner obtain all necessary environmental approvals required for development. Alterations to or obstruction of existing drainage courses, wetlands, or other bodies of water will not be permitted without prior approval from Alberta Environment and Protected Areas.
6. That the applicant/owner carry forward and/or provide new agreements, caveats, easements and/or rights-of-way in accordance with municipal requirements, and agency and/or utility company requirements.
7. That the applicant/owner pay all outstanding property taxes on the land proposed to be subdivided or have arrangements made which are satisfactory to the County of Northern Lights; and

8. That the applicant/owner contact an Alberta Land Surveyor for the preparation of a Plan of Subdivision suitable for registration at the Alberta Land Titles Office to obtain title(s) under this decision.
9. That the applicant/owner be advised that any proposed new development on the subject property is affected by applicable regulations of the Land Use Bylaw in effect at the time of application.

Reasons for Decision

- I. The proposed subdivision and conditions of approval do not conflict with Provincial regulations, meets statutory requirements of the Municipal Development Plan, and generally complies with the Agriculture General (A) District of the Land Use Bylaw;
- II. The subdivision is deemed compatible with existing and future land uses in the surrounding area and is not deemed to have a negative impact on adjacent lands; and
- III. No concerns respecting the proposed subdivision were received from the referral agencies nor adjacent landowners.

Please be advised that the applicant, applicable government departments and school boards have a right to appeal in accordance with Section 678 of the *Municipal Government Act*, R.S.A. 2000, c. M-26. An appeal for the subject application lies with the Subdivision Authority to the Peace Regional Subdivision and Development Appeal Board. Such an appeal shall be made in writing by filing a Notice of Appeal form addressed to the County of Northern Lights Chief Administrative Officer within 21 days from the date of this notice, and shall be delivered either in person or by mail to the following address:

**CHIEF ADMINISTRATIVE OFFICER, COUNTY OF NORTHERN LIGHTS
c/o PEACE REGIONAL SUBDIVISION AND DEVELOPMENT APPEAL BOARD
5109 - 51 St., Box 450, Berwyn, AB T0H 0E0**

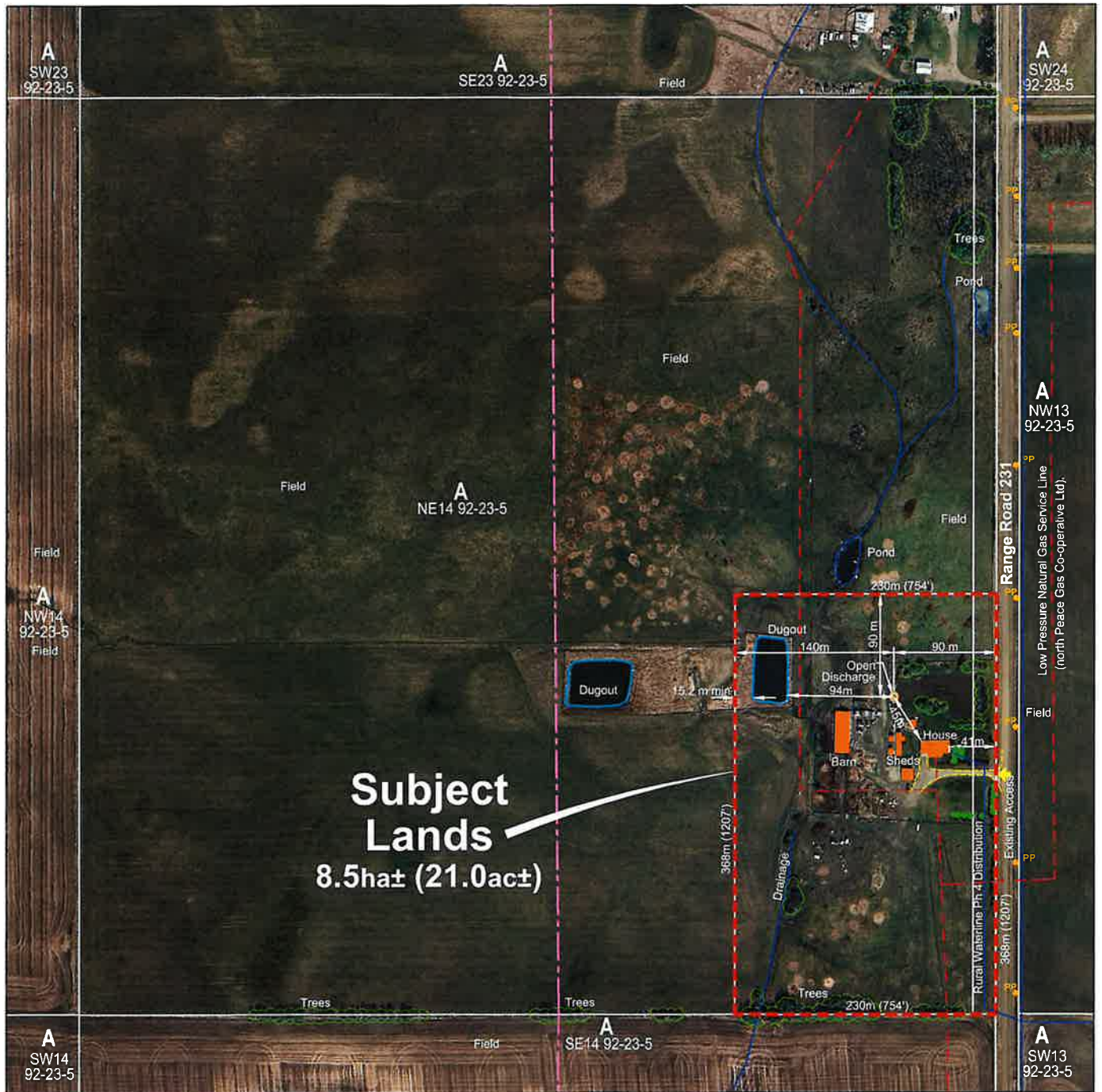
A valid notice of appeal must contain the legal description of the subject land, the reasons for filing the appeal and the required appeal fee.

A Subdivision Plan resulting from this approval cannot be endorsed by the County of Northern Lights for registration until 21 days from the date of this notice has lapsed. If you are satisfied with the above decision, and the 21 day waiting period has lapsed, you can now proceed to have your subdivision prepared and registered by an Alberta Land Surveyor in a manner satisfactory to the Land Titles Office.

Two copies of a Developer's Agreement and two copies of a Road Widening Agreement have been prepared. Please contact the County to obtain copies of these agreements and/or to obtain further information. Once obtained, please ensure that your signatures have been witnessed or sealed and return all copies to the Manning office for signing by our official. Signed copies will then be returned to you for your records.

In accordance with Section 657 of the *Municipal Government Act*, R.S.A. 2000, c. M-26, the conditions of subdivision are required to be met within **one year** of the subdivision approval date. Therefore, prior to May 26, 2027, you should ensure that a Subdivision Plan is prepared and submitted to this office for final endorsement along with an Endorsement Fee of **\$110.00** payable to the County of Northern Lights. We offer payment by cheque, debit and credit card for your convenience. Should the conditions of subdivision approval not be met within this one-year period, a time extension request may be considered upon submission of an extension application and any applicable fee.

If you should require further information, please contact the County's Planning and Development department at 1 (780) 438-9000, ext. 3222

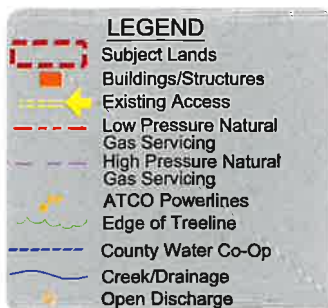


PROPOSED PLAN OF SUBDIVISION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE14, Twp 92, Rge 23,

FILE No. 26NL06



SCALE 1 : 5,000

0 50 100 150 200(m)

NOTE: Improvements located as per data supplied by owner and Abadata measurements.

COUNTY OF NORTHERN LIGHTS

APPROVED

AS PER LETTER/CONDITIONS

DATED: *May 29, 2026*

PER: *[Signature]*



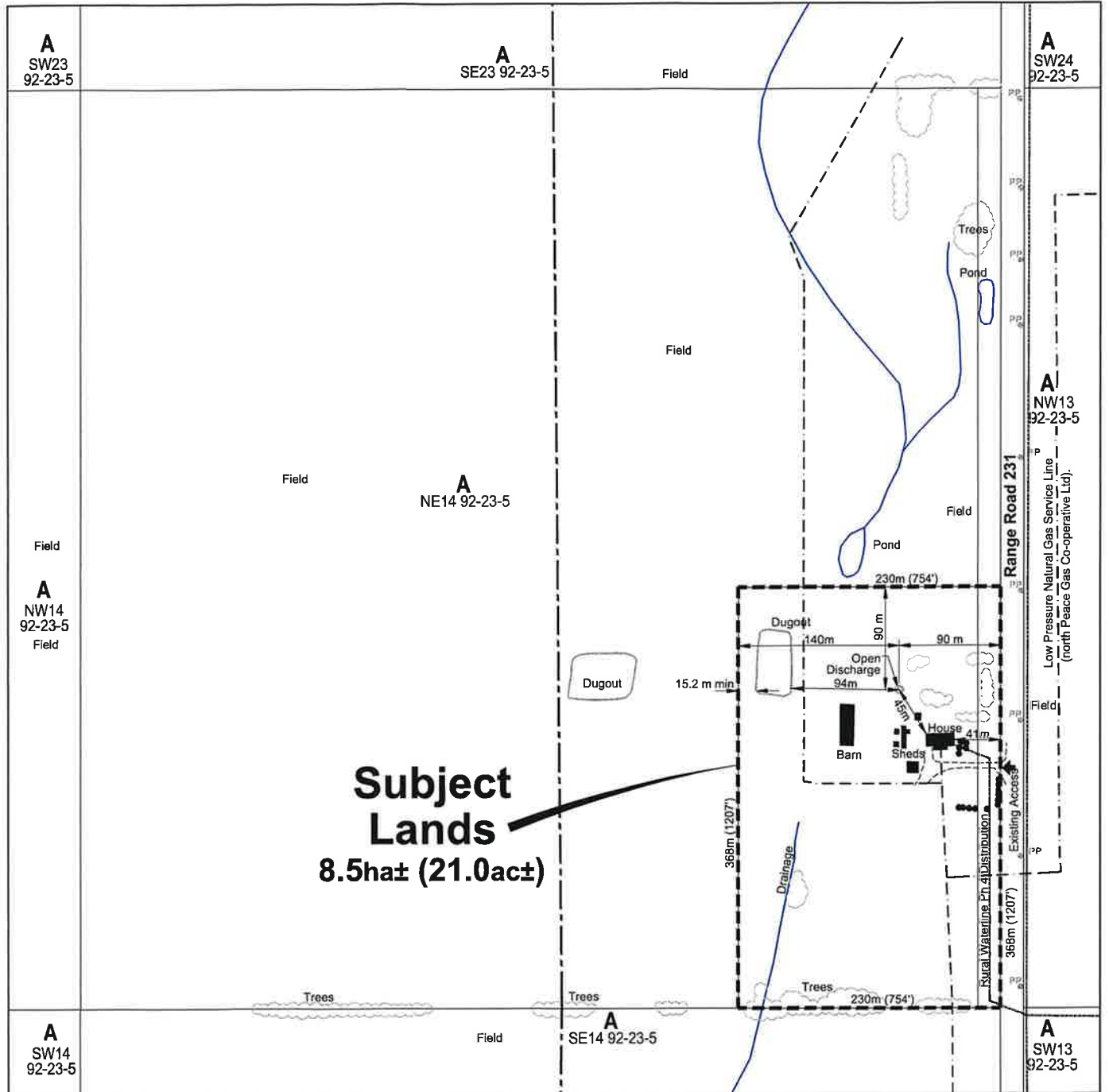
Development Officer
County of Northern Lights



Signed By (Please Print)

cc:

- ☒ **Alberta Environmental Protection and Enhancement Act (EPEA) Submissions:** Prov. Bldg. Bag 900-4, Peace River, AB T8S Aep.epeaborealregion@gov.ab.ca
- ☒ **Alberta Forestry & Parks:** Jeff.Poeckens@gov.ab.ca
- ☒ **Alberta Health Services:** Bag 400, Peace River, AB T8S 1T6 NorthZone.EnvironmentalHealth@ahs.ca
- ☒ **Alberta Heritage & Tourism:** Historical.LUP@gov.ab.ca
- ☒ **Alberta Safety Codes Authority:** 3201-Provincial Building, Box 28 10320 99 Street Grande Prairie, Alberta, T8V 6J4 david.g.dobson@gov.ab.ca
- ☐ **Alberta Transportation and Economic Corridors:** #310, 9621-96 Ave. Bag 900-29, Peace River, AB T8S 1T4; TRANSDevelopmentPeaceRiver@gov.ab.ca
- ☒ **Alberta Energy Regulator (AER):** 9815-115 Street, Grande Prairie, AB T8V 7R3 FieldOpsNorthwest@aer.ca
- ☐ **AER Setbacks:** Setbackreferrals@aer.ca
- ☐ **Directive 079:** Directive079@aer.ca
- ☒ **Water Act Submissions:** Prov. Bldg. Bag 900-5, Peace River, AB T8S Aep.waborealregion@gov.ab.ca
- ☒ **Holy Family Catholic Regional Division:** 10307-99 Street Peace River, AB T8S 1K1 Zachary.Silva@hfcrd.ab.ca
- ☒ **Peace River School Division:** 10018-101 Street Peace River, AB T8S 2A5 peaceriversd@prsd.ab.ca
- ☒ **County of Northern Lights:** dpw@countyofnorthernlights.com
- ☐ **Municipal District of Peace:** M.D. of Peace CAO, dbutz@mdpeace.com
- ☐ **Town of Manning:** Box 125, Manning, AB T0H 2M0 info@manning.ca
- ☐ **Town of Peace River:** 7410 104 Ave, Peace River AB T8S1M6 info@peaceriver.ca
- ☐ **Grimshaw Gravels Aquifer Management Advisory Association:** M.D. of Peace CAO, dbutz@mdpeace.com
- ☐ **Mighty Peace Watershed Alliance:** Coordinator, info@mightypeacewatershedalliance.org
- ☒ **Canadian National Railway:** proximity@cn.ca
- ☐ **Manning Municipal Airport:** Airport@countyofnorthernlights.com
- ☐ **North Peace Regional Airport:** cypeairport@gmail.com
- ☒ **ATCO Electric Ltd:** 18th Floor Canadian Western Bank Bldg. 10303 Jasper Ave. Edmonton, AB LandInquiries@atcoelectric.com
- ☒ **North Peace Gas Co-op:** Box 1239, Fairview AB T0H 1L0 npg_moss@telus.net and lori@northpeacegas.ca
- ☒ **Pembina Pipelines:** development@pembina.com
- ☒ **Telus:** Floor 4, 10103-99 Ave. Grande Prairie, AB T8V 0S1 circulations@telus.com
- ☒ **Adjacent Landowner::** Will be notified by mail.



**Subject
Lands**
8.5ha± (21.0ac±)

PROPOSED PLAN OF SUBDIVISION

COUNTY OF NORTHERN LIGHTS

LEGAL: NE14, Twp 92, Rge 23, W5M

FILE No. 26NL06

LEGEND

- Subject Lands
- Buildings/Structures
- Existing Access
- Low Pressure Natural Gas Servicing
- High Pressure Natural Gas Servicing
- ATCO Powerlines
- Edge of Treeline
- County Water Co-Op
- Creek/Drainage
- Open Discharge



SCALE 1 : 5,000
0 50 100 150 200(m)

NOTE: Improvements located as per data supplied by owner and Abadata measurements.



April 15, 2026

