



Town of Bowden

**MUNICIPAL PLANNING COMMISSION
MEETING AGENDA**

A meeting of the Town of Bowden Municipal Planning Commission to be held
at the Town of Bowden Council Chambers on
Monday June 22, 2026, commencing at 6:30 pm.

1. **CALL TO ORDER**
2. **ADDITIONS / DELETIONS TO THE AGENDA & ADOPTION OF THE AGENDA**
3. **DELEGATION**-none
4. **ADOPTION OF PREVIOUS MINUTES**
 - 4.a June 8, 2026, Municipal Planning Commission Meeting.
5. **BUSINESS ARISING**
 - 5.a Encroachment of retaining wall on municipal land at 2027 20 Ave.
6. **NEW BUSINESS**
 - none
7. **GENERAL DISCUSSION**
 - none
8. **REPORTS**
 - none
9. **MEETING ADJOURNMENT**

BOWDEN

Town of Bowden

MUNICIPAL PLANNING COMMISSION MINUTES (UNAPPROVED)

A meeting of the Town of Bowden Municipal Planning Commission to be held
at the Town of Bowden Council Chambers on
Monday June 8, 2026, commencing at 6:30 pm.

1. CALL TO ORDER

Councillor Carol Pion called the meeting to order at 6:46 pm.

PRESENT	Mayor	Laurie Miller
	Councillor	Randy Brown
	Councillor	Ryan Howlett
	Councillor	Amanda Peffers (Teams)
	Councillor	Carol Pion, Chair
	Councillor	Marietta Tuckwell
Absent	A/CAO	Jacqui Molyneux (Recorder)
	Councillor	Cam Morrison

2. ADDITIONS / DELETIONS TO THE AGENDA & ADOPTION OF THE AGENDA

Motion 2

Moved by Councillor Randy Brown that Council adopt the agenda as presented.

MOTION CARRIED UNANIMOUSLY

3. DELEGATION

None

4. ADOPTION OF PREVIOUS MINUTES

4.a April 27, 2026, Municipal Planning Commission Meeting.

Motion 4.a

Motion by Mayor Laurie Miller that Council adopts the minutes, as presented, for the Municipal Planning Commission meeting of April 27, 2026.

MOTION CARRIED UNANIMOUSLY

Councillor Carol Pion voluntarily withdrew from the discussion and voting on agenda item 5.a. due to conflict-of-interest MGA Div 6 Sections 169-173 council procedural bylaw

08/2020 section 19.8. Councillor Carol Pion leaves meeting at 6:48 pm, Mayor Laurie Miller assumed chair at 6:48pm.

Councillor Ryan Howlett joined meeting at 7:00 pm

5. BUSINESS ARISING

5.a Encroachment of retaining wall on municipal land at 2027 20 Ave. To enter into an encroachment agreement and register on land titles.

Motion 5.a

Moved by Councillor Randy Brown that the Municipal Planning Committee table to next meeting to allow administration to get legal review of encroachment agreement and all supporting documentation including survey.

MOTION CARRIED UNANIMOUSLY

6. NEW BUSINESS

None submitted.

7. GENERAL DISCUSSION

None.

8. REPORTS

None submitted.

9. MEETING ADJOURNMENT

Councillor Carol Pion returned to meeting at 7:25 pm and resumed chair.

Motion 9

Motion by Councillor Marietta Tuckwell at 7:26 pm to adjourn the meeting.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned.

Minutes signed by:

**Councillor
Carol Pion, Chair, MPC**

**A/CAO
Jacqui Molyneux**

**MPC New Business (1)****MPC Meeting:** June 22, 2026.**Agenda Item: 5.a**
2027 20 Ave RPR encroachment agreement**1 Request for Decision**

2027 20 Ave Encroachment agreement brought forward by administration with agreements done by Reynolds Mirth.

2 Documentation (attached)

The following documents as listed below are provided within the agenda as requested.

- i. RPR for both properties with the retaining wall encroachment
- ii. Encroachment agreements done by Reynolds Mirth for both properties.
- iii. Titles of all properties

3 MPC Consideration

The Municipal Planning Commission is requesting consideration for the request of the encroachment agreements for the retaining walls. Once approved these will be registered on title for both properties and filed in the land files at the administration office.

THIS ENCROACHMENT AGREEMENT MADE as of the ____ day of _____,
2026.

BETWEEN:

TOWN OF BOWDEN
(hereinafter called the "Town")

OF THE FIRST PART

- and -

WHAT'S THIS ? LTD.
(hereinafter called the "Owner")

OF THE SECOND PART

WHEREAS the Owner is the registered Owner of the lands located in Town of Bowden municipally described as _____ and legally described as follows:

PLAN 1905H
BLOCK 2
LOT 19, AND THAT PORTION OF LOT 20 WHICH LIES NORTH EASTERLY OF
THE SOUTH WESTERLY 25 FEET THEREOF
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

(the "Owner's Lands")

WHEREAS the Town owns and has the direction, control and management of the road known as 20th Avenue and located adjacent to the Owner's Lands (the "Road");

AND WHEREAS the Owner has constructed a concrete ramp, retaining wall, patio, and fence on the Lands (the "Encroachment") which encroach upon the area of the Road;

AND WHEREAS the Owner has requested the Town's permission to encroach upon the Road and the Town is prepared to grant the Owner's request subject to the terms and conditions of this Agreement;

AND WHEREAS the Town is entitled to register this Encroachment Agreement against title to the Owner's Lands pursuant to s. 651.2 of the *Municipal Government Act*;

NOW THEREFORE this Agreement witnesses that in consideration of the promises, the covenants herein contained and other good and valuable consideration, the parties hereby agree as follows:

1. The preamble and schedule to this Agreement are incorporated into and form a part of this Agreement.
2. Subject to the terms and conditions of this Agreement, the Town grants to the Owner permission to encroach upon or over that portion of the Road shown on the Real Property Report attached and marked as Schedule "A" to this Agreement (the "Encroachment Area") for the sole purpose of allowing the Encroachment and access thereto.
3. The Encroachment shall be permitted to remain in its existing location as of the date of this Agreement, as described in paragraph 2 herein, but shall not be enlarged, added to, rebuilt or structurally altered. In the event that the Encroachment is at any time hereinafter destroyed, removed or in the opinion of the Town substantially damaged, then the same shall not be repaired rebuilt on the Road and the rights granted herein with respect to the Encroachment shall lapse effective immediately.
4. The Owner shall at all times and at his or her own expense keep and maintain the Encroachment and Encroachment Area in good and sufficient repair to the reasonable satisfaction of the Town in conformance with the standards of maintenance in the Town from time to time, and no alterations shall be made to the Encroachment or the Encroachment Area without the prior written approval of the Town which may be unreasonably withheld.
5. The Owner acknowledges and accepts all risks, costs, and expenses associated with the existence of the Encroachment on the Road. The Town shall have no liability to the Owner for any damage to the Encroachment as a result of any maintenance, repairs, replacements, installations or other work for municipal purposes undertaken by the Town within the Road.
6. The Owner shall indemnify the Town and save it harmless from and against all claims, actions, damages, liabilities, and expenses by whomsoever made, brought or prosecuted in connection with losses of life, personal injury, damage to property, or any other loss, damage or injury, whether or not of a nature related to the foregoing, arising from or in any way related to:
 - (a) the permission to encroach as set out herein;
 - (b) the construction, maintenance, existence, use or removal of the Encroachment including, without restricting the generality of the foregoing, a claim for loss, injury or death to persons of property due to the Owner's negligence or failure to comply with any applicable legislation, regulations, bylaws or requirements or any of the

requirements of this Agreement, and;

- (c) the use of and any occurrence upon the Encroachment Area, including without limitation any release of any hazardous substances on the Encroachment Area or any environmental damage or loss occurring on the Encroachment Area or adjacent to the Encroachment Area caused by a negligent act or omission of the Owner or its officers, agents, employees, and contractors as relating to the Encroachment

which obligation to indemnify shall survive the expiry or termination of this Agreement, howsoever it occurs, and shall include the obligation for the Owner to pay all costs and expenses incurred or paid by the Town with respect to the foregoing including legal costs on a solicitor and own client full indemnity basis.

7. The Owner shall at its sole cost and expense obtain and maintain, and upon execution of this Agreement shall provide the Town with evidence of, general liability insurance coverage regarding the Encroachment and the Encroachment Area in a form and on terms and conditions satisfactory to the Town. The insurance shall be for an amount not less than FIVE MILLION (\$5,000,000.00) DOLLARS per incident and the Town shall be an additional insured thereunder. The insurance coverage shall contain a provision that it shall not be cancelled or materially altered without thirty (30) days written notice to the Town.
8. In the event the Owner violates any provision of this Agreement the Town may, without prejudice to any other remedy available to it, terminate this Agreement effective immediately and enforce its rights arising from the termination of this Agreement.
9. Notwithstanding any other provision of this Agreement in the event that the Road is required for public use the Town may terminate the Agreement without penalty upon giving THIRTY (30) DAYS' notice in writing.
10. In the event of the termination of this Agreement, howsoever it occurs, the Owner shall at its sole cost and expense immediately remove the Encroachment and restore the Encroachment Area to the satisfaction of the Town.
11. The Owner acknowledges that there may be utilities within the Road and the Encroachment Area. In the event the Town is required to maintain, repair or replace utility lines within the Encroachment Area, the Owner shall, if required to do so by the Town, at its sole cost and expense remove the Encroachment from the Encroachment Area.
12. If any section, subsection, sentence, clause or phrase of this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
13. All terms, covenants and conditions contained in this Agreement shall be binding upon and enure to the benefit of the respective successors and assigns of the Town and the Owner including any person taking or receiving in any manner the benefit hereof absolutely to the

same extent as if each such successor and assign and any such person were named as a party to this Agreement.

- 14. The terms of this Agreement shall run with the Owner's Land and shall bind all future Owners of the Owner's Land during the duration of the rights herein granted and the Town shall be at liberty to register this Agreement by way of caveat or otherwise against the title to the Owner's Land to protect its interest under the terms of this Encroachment Agreement.
- 15. This Agreement shall be construed in accordance with and governed by the laws of the Province of Alberta.

IN WITNESS WHEREOF, notwithstanding the dates of signature below, the parties hereto have hereunder executed these presents as of the day, month, and year first above written.

TOWN OF BOWDEN

Per: _____
(Corporate Seal)

Per: _____

WHAT'S THIS ? LTD.

Per: _____
(Corporate Seal)

Witness (if no corporate seal)

Per: _____

SCHEDULE "A"
REAL PROPERT REPORT

- 6 -

(to be completed if corporation doesn't have a seal)

FORM 31.1
LAND TITLES ACT
(SECTION 152.3)

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

I, _____ of _____, Alberta, MAKE OATH AND SAY:

1. I am a Director of WHAT'S THIS ? LTD. 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 _____)
in the Province of Alberta)
this ___ day of _____, 20___)

A COMMISSIONER FOR OATHS IN AND FOR ALBERTA**AFFIDAVIT OF EXECUTION**

C A N A D A) I, _____, of
PROVINCE OF ALBERTA) _____, in
TO WIT:) Province of Alberta,
) MAKE OATH AND SAY:

1. THAT I was personally present and did see _____ named in the annexed instrument, who is personally known to me to be the person named therein, or on the basis of the identification provided to me, duly sign and execute the same for the purpose named therein.

2. THAT the same was executed at _____, in the Province of Alberta, and that I am the subscribing witness thereto.

3. THAT I know the said _____ and they are in my belief of the full age of eighteen years.

SWORN BEFORE ME at _____)
in the Province of Alberta)
this ___ day of _____, 20___)

A COMMISSIONER FOR OATHS IN AND FOR ALBERTA

THIS ENCROACHMENT AGREEMENT MADE as of the ____ day of _____, 2026.

BETWEEN:

TOWN OF BOWDEN
(hereinafter called the "Town")

OF THE FIRST PART

- and -

WHAT'S THIS ? LTD.
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OF THE SECOND PART

WHEREAS the Owner is the registered Owner of the lands located in Town of Bowden municipally described as _____ and legally described as follows:

PLAN 1905H
BLOCK 2
THE SOUTH WESTERLY 25 FEET OF LOT 20
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

PLAN 1905H
BLOCK 2
LOT 21
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

PLAN 1905H
BLOCK 2
LOT 22
EXCEPTING THEREOUT ALL MINES AND MINERALS

(the "Owner's Lands")

- 2 -

WHEREAS the Town owns and has the direction, control and management of the road known as 20th Avenue and located adjacent to the Owner's Lands (the "Road");

AND WHEREAS the Owner has constructed a concrete ramp on the Owner's Lands (the "Encroachment") which encroach upon the area of the Road;

AND WHEREAS the Owner has requested the Town's permission to encroach upon the Road and the Town is prepared to grant the Owner's request subject to the terms and conditions of this Agreement;

AND WHEREAS the Town is entitled to register this Encroachment Agreement against title to the Owner's Lands pursuant to s. 651.2 of the *Municipal Government Act*;

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4. The Owner shall at all times and at his or her own expense keep and maintain the Encroachment and Encroachment Area in good and sufficient repair to the reasonable satisfaction of the Town in conformance with the standards of maintenance in the Town from time to time, and no alterations shall be made to the Encroachment or the Encroachment Area without the prior written approval of the Town which may be unreasonably withheld.
5. The Owner acknowledges and accepts all risks, costs, and expenses associated with the existence of the Encroachment on the Road. The Town shall have no liability to the Owner for any damage to the Encroachment as a result of any maintenance, repairs, replacements, installations or other work for municipal purposes undertaken by the Town within the Road.

- 3 -

6. The Owner shall indemnify the Town and save it harmless from and against all claims, actions, damages, liabilities, and expenses by whomsoever made, brought or prosecuted in connection with losses of life, personal injury, damage to property, or any other loss, damage or injury, whether or not of a nature related to the foregoing, arising from or in any way related to:
 - (a) the permission to encroach as set out herein;
 - (b) the construction, maintenance, existence, use or removal of the Encroachment including, without restricting the generality of the foregoing, a claim for loss, injury or death to persons of property due to the Owner's negligence or failure to comply with any applicable legislation, regulations, bylaws or requirements or any of the requirements of this Agreement, and;
 - (c) the use of and any occurrence upon the Encroachment Area, including without limitation any release of any hazardous substances on the Encroachment Area or any environmental damage or loss occurring on the Encroachment Area or adjacent to the Encroachment Area caused by a negligent act or omission of the Owner or its officers, agents, employees, and contractors as relating to the Encroachment

which obligation to indemnify shall survive the expiry or termination of this Agreement, howsoever it occurs, and shall include the obligation for the Owner to pay all costs and expenses incurred or paid by the Town with respect to the foregoing including legal costs on a solicitor and own client full indemnity basis.

7. The Owner shall at its sole cost and expense obtain and maintain, and upon execution of this Agreement shall provide the Town with evidence of, general liability insurance coverage regarding the Encroachment and the Encroachment Area in a form and on terms and conditions satisfactory to the Town. The insurance shall be for an amount not less than FIVE MILLION (\$5,000,000.00) DOLLARS per incident and the Town shall be an additional insured thereunder. The insurance coverage shall contain a provision that it shall not be cancelled or materially altered without thirty (30) days written notice to the Town.
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the Encroachment Area, the Owner shall, if required to do so by the Town, at its sole cost and expense remove the Encroachment from the Encroachment Area.

- 12. If any section, subsection, sentence, clause or phrase of this Agreement is for any reason held to be invalid by the decision of a Court of competent jurisdiction, the invalid portion shall be severed and the decision that it is invalid shall not affect the validity of the remainder of this Agreement.
- 13. All terms, covenants and conditions contained in this Agreement shall be binding upon and enure to the benefit of the respective successors and assigns of the Town and the Owner including any person taking or receiving in any manner the benefit hereof absolutely to the same extent as if each such successor and assign and any such person were named as a party to this Agreement.
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- 15. This Agreement shall be construed in accordance with and governed by the laws of the Province of Alberta.

IN WITNESS WHEREOF, notwithstanding the dates of signature below, the parties hereto have hereunder executed these presents as of the day, month, and year first above written.

TOWN OF BOWDEN

Per: _____
(Corporate Seal)

Per: _____

WHAT'S THIS ? LTD.

Per: _____
(Corporate Seal)

Witness (if no corporate seal)

Per: _____

- 5 -

SCHEDULE "A"
REAL PROPERT REPORT

(to be completed if corporation doesn't have a seal)

FORM 31.1
LAND TITLES ACT
(SECTION 152.3)

AFFIDAVIT VERIFYING CORPORATE SIGNING AUTHORITY

I, _____ of _____, Alberta, MAKE OATH AND SAY:

1. I am a Director of WHAT'S THIS ? LTD. 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 _____)
 in the Province of Alberta)
 this ___ day of _____, 20___) _____

A COMMISSIONER FOR OATHS IN AND FOR ALBERTA

AFFIDAVIT OF EXECUTION

C A N A D A) I, _____, of
 PROVINCE OF ALBERTA) _____, in
 TO WIT:) Province of Alberta,
) MAKE OATH AND SAY:

1. THAT I was personally present and did see _____ named in the annexed instrument, who is personally known to me to be the person named therein, or on the basis of the identification provided to me, duly sign and execute the same for the purpose named therein.
2. THAT the same was executed at _____, in the Province of Alberta, and that I am the subscribing witness thereto.
3. THAT I know the said _____ and they are in my belief of the full age of eighteen years.

SWORN BEFORE ME at _____)
 in the Province of Alberta)
 this ___ day of _____, 20___) _____

A COMMISSIONER FOR OATHS IN AND FOR ALBERTA

ALBERTA LAND SURVEYORS REAL PROPERTY REPORT



1-4632 52nd Street, Edmonton, Alberta T6C 2G1

Phone: (780) 462-1111 Fax: (780) 462-1112

Website: www.compassconsulting.ca

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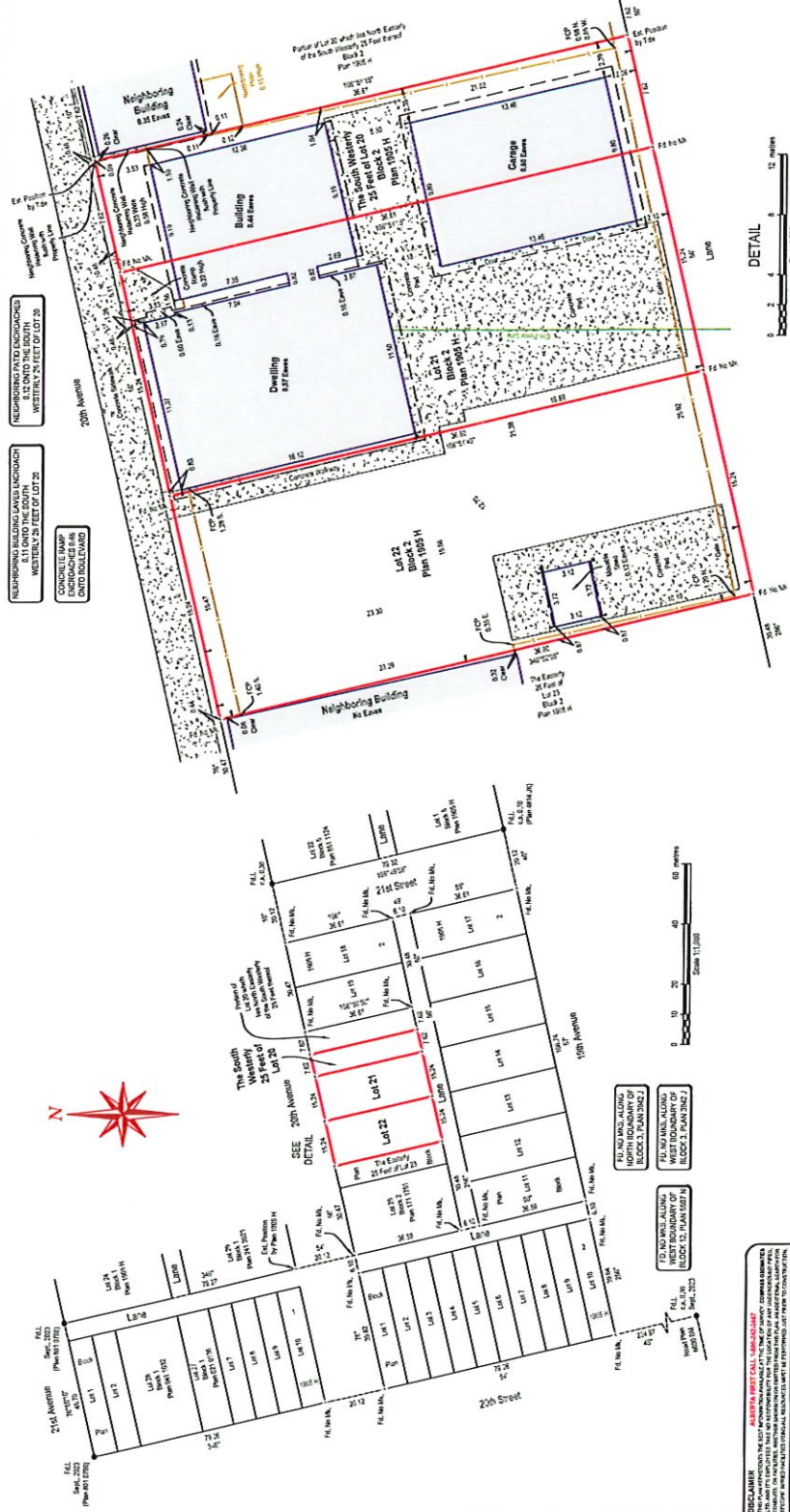
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NEIGHBORING BUILDING LAYOUT WESTERN 25 FEET OF LOT 20

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NEIGHBORING BUILDING LAYOUT WESTERN 25 FEET OF LOT 20

LEGEND

- List of symbols and their corresponding descriptions: Stationary Iron Pin, Survey Point, etc.

NOTES

- Notes regarding survey methods, accuracy, and legal implications.

DISCLAIMER

Disclaimer text regarding the use of the report and liability.

Professional seal and signature of the surveyor, including the name 'COMPASS CONSULTING LTD.' and 'ALBERTA LAND SURVEYORS'.

Date of the report: April 11th, 2025.

Address of the property: 1-4632 52nd Street, Edmonton, Alberta T6C 2G1.

Scale of the map: 1:1000.

Scale of the detail: 1:200.

ALBERTA LAND SURVEYORS REAL PROPERTY REPORT



114628224 Street
Red Deer, Alberta, T4M 1T7
Call: 403.356.1111 Fax: 403.356.4114
www.compassgeomatics.com

To: Whitt, The T14,
Lot 19 and 20 of Block 2, which lies North East of the South
West 25 Feet thereof, Block 2, T20 1905 H
2527 20th Avenue
Red Deer, Alberta
Date of Survey: September 05, 2023 & April 14, 2023
This information is based on file no. 231 198.881
Property is subject to: No registrations affecting the extent of title

LEGEND
Iron Bar Found
Cable-tied Point
Concrete
Found
Mark
Master Post
Metal from Post
Foundation
Fence
Fence Line shown that
Power Line shown that
Anchor

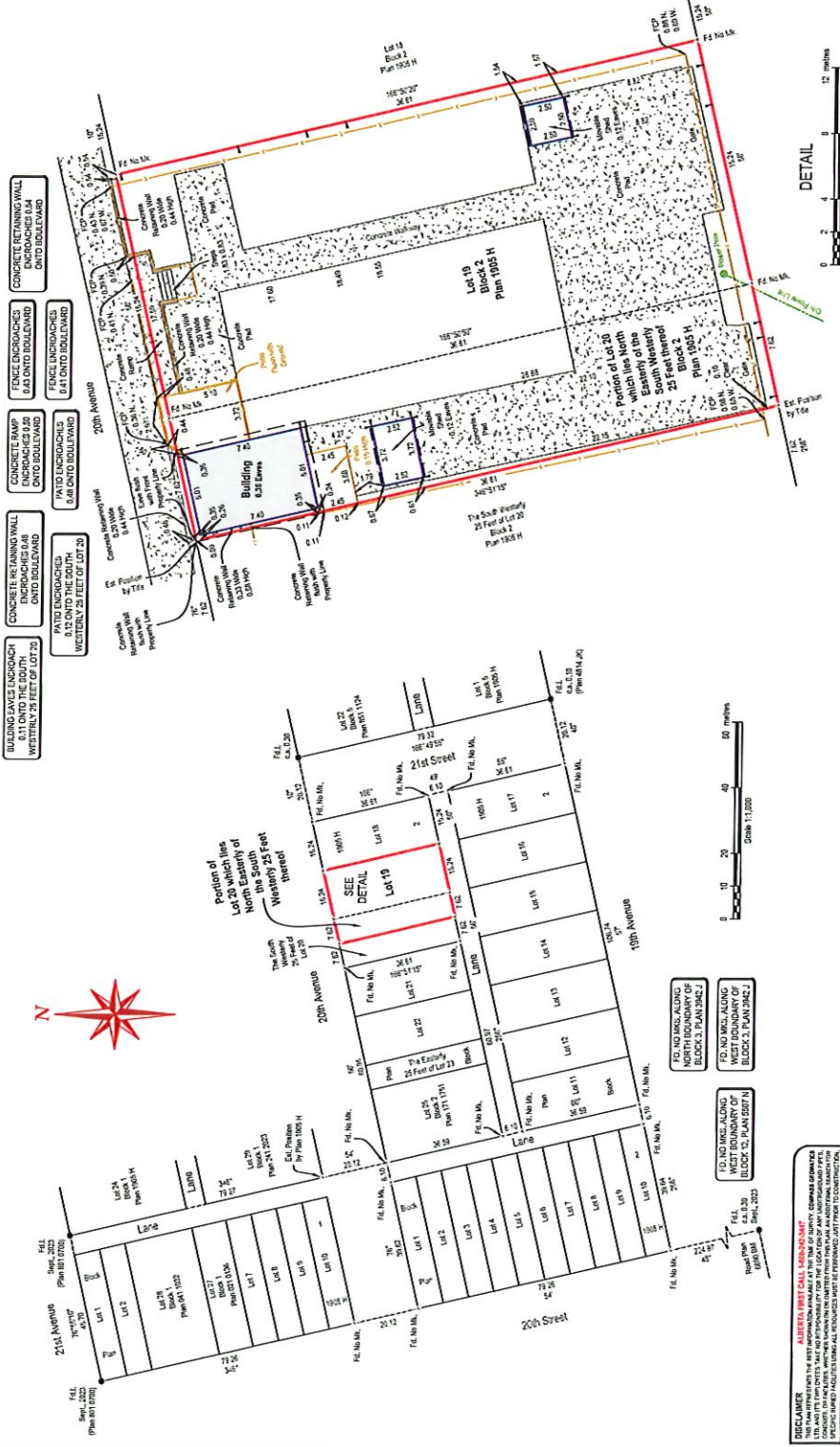
NOTES
Distances are in metres and decimals thereof and are all except measured at the time of survey.
Distances are in feet and decimals thereof and are all except measured at the time of survey.
In order to show adjacent owners boundaries from property boundaries bearings are **SIM (SOUTH) (OR) (NORTH) (OR) (WEST) (OR) (EAST)** Derived from GPS observations and processed through Precise Point Positioning. All dimensions are to the line of the block.
All blocks shown are within 0.25 metres of property line unless noted otherwise.

Alberta Land Surveyors' Certification:
The attached plan and related surveying was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association Manual of Standard Practice and supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:
1. The plan illustrates the boundaries of the property, the improvements as defined in Part C, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and right-of-way affecting the extent of the title to the property.
2. The improvements are entirely within the boundaries of the property, except concrete retaining walls, fences, concrete ramps, plots & building bases.
3. No visible encroachments exist on the property from any improvements situated on an adjoining property.
4. No visible encroachments exist on registered easements or right-of-way affecting the extent of the property.
Purpose of Report:
The attached plan and related surveying was prepared for the benefit of the Property Owner. Registered owners and any other agents for the purpose of a submitted to the municipality for a compliance certificate. Copies are permitted only for the benefit of these parties, and only the plan remains attached. Where applicable, registered easements and utility right-of-way affecting the property are shown on the plan. The attached plan should not be used to establish boundaries (i.e., for fencing) because of the risk of misinterpretation or measurement error by the user.
The information shown in this Report reflects the status of the Property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on this Report.



Date of Red Deer, Alberta
April 19, 2023
April 19, 2023
P. Whitt, A.L.S.
P266
Compass Geomatics
Ltd.

This document is not valid unless it bears an original signature or digital signature of an Alberta Land Surveyor and is 25 years from date.



- CONCRETE RETAINING WALL ENCROACHES 0.6 M ONTO BOULEVARD
- FENCE ENCROACHES 0.4 M ONTO BOULEVARD
- CONCRETE RAMP ENCROACHES 0.25 M ONTO BOULEVARD
- PATIO ENCROACHES 0.4 M ONTO BOULEVARD
- CONCRETE RETAINING WALL ENCROACHES 0.4 M ONTO BOULEVARD
- PATIO ENCROACHES 0.1 M ONTO THE SOUTH WESTERN 25 FEET OF LOT 20
- BUILDING BASES ENCROACH 0.11 M ONTO THE SOUTH WESTERN 25 FEET OF LOT 20

DISCLAIMER
ALBERTA FIRST CALL 1-800-925-5447
This report is prepared for the use of the client and is not to be used for any other purpose. The client is responsible for the accuracy of the information provided. The surveyor is not responsible for the accuracy of the information provided. The surveyor is not responsible for the accuracy of the information provided.



LAND TITLE CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0020 246 419 1905H;2;22 211 182 864

LEGAL DESCRIPTION
 PLAN 1905H
 BLOCK 2
 LOT 22
 EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 5;1;34;23

MUNICIPALITY: TOWN OF BOWDEN

REFERENCE NUMBER: 181 245 078

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 182 864	22/09/2021	TRANSFER OF LAND	\$15,000	\$15,000

OWNERS

WHAT'S THIS ? LTD.
 OF 2023-20 AVE
 BOWDEN
 ALBERTA T0M 0K0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

NO REGISTRATIONS

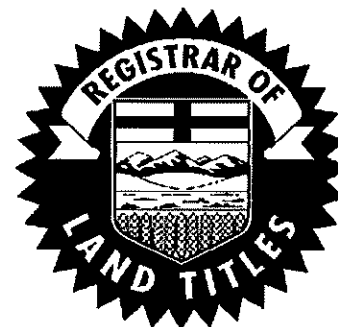
TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 10 DAY OF JUNE,
2026 AT 11:49 A.M.

ORDER NUMBER: 57421833

CUSTOMER FILE NUMBER: 114454-001



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
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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 553 856	1905H;2;19,20	231 196 881	

LEGAL DESCRIPTION

PLAN 1905H
 BLOCK 2
 LOT 19, AND THAT PORTION OF LOT 20 WHICH LIES NORTH EASTERLY OF THE SOUTH
 WESTERLY 25 FEET THEREOF
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 5;1;34;23
 ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BOWDEN

REFERENCE NUMBER: 231 164 428
 221 211 070

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 196 881	27/06/2023	CONSOLIDATION - PARCELS		

OWNERS

WHAT'S THIS ? LTD.
 OF PO BOX 69, 2023-20 AVE
 BOWDEN
 ALBERTA T0M 0K0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

PAGE 2
231 196 881

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CUSTOMER FILE NUMBER: 114454-001



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LAND TITLE CERTIFICATE

S		
LINC	SHORT LEGAL	TITLE NUMBER
0020 255 213	1905H;2;21	201 109 400

LEGAL DESCRIPTION

PLAN 1905H

BLOCK 2

LOT 21

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

ESTATE: FEE SIMPLE

ATS REFERENCE: 5;1;34;23

MUNICIPALITY: TOWN OF BOWDEN

REFERENCE NUMBER: 061 103 661

REGISTERED OWNER(S)				
REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 109 400	18/06/2020	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

WHAT'S THIS ? LTD.

OF 2023-20 AVE, BOX 69

BOWDEN

ALBERTA TOM OKO

(DATA UPDATED BY: CHANGE OF ADDRESS 211237098)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
NO REGISTRATIONS		

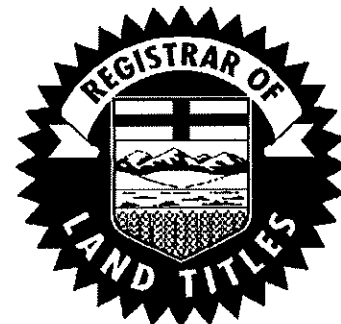
TOTAL INSTRUMENTS: 000

(CONTINUED)

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CUSTOMER FILE NUMBER: 114454-001



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LAND TITLE CERTIFICATE

S			
LINC	SHORT LEGAL	TITLE NUMBER	
0020 255 197	1905H;2;20	201 109 400 +1	

LEGAL DESCRIPTION

PLAN 1905H
 BLOCK 2
 THE SOUTH WESTERLY 25 FEET OF LOT 20
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 5;1;34;23
 ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF BOWDEN

REFERENCE NUMBER: 061 103 661 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 109 400	18/06/2020	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

WHAT'S THIS ? LTD.
 OF 2023-20 AVE, BOX 69
 BOWDEN
 ALBERTA T0M 0K0

(DATA UPDATED BY: CHANGE OF ADDRESS 211237098)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

NO REGISTRATIONS

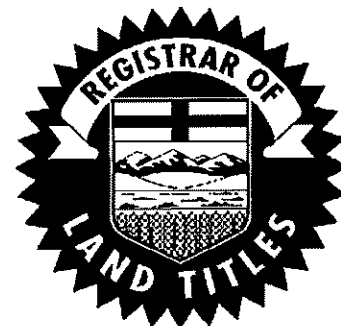
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