

VALUATION ANALYSIS  
DEVELOPMENT LAND HOLDING  
500 PARKINS AVENUE  
COMPRISING 44.73 ACRES  
SUMMER VILLAGE OF ROSS HAVEN, ALBERTA



PREPARED FOR  
SUMMER VILLAGE OF ROSS HAVEN

MARCH 2025



GETTEL APPRAISALS  
Real Estate Valuation



# GETTEL APPRAISALS

Real Estate Valuation

OUR FILE: 23536

March 7<sup>th</sup>, 2025

Summer Village of Ross Haven  
RR 1 Site 19 Box 70  
Gunn, Alberta  
T0E 1A0

Attention: Tony Sonnleitner

Dear Sir:

RE: Valuation Analysis  
Former Golf Course Lands

In accordance with your instructions, I herewith submit a valuation analysis pertaining to a parcel of development land (former golf course) being municipally addressed as 500 Parkins Avenue, Summer Village of Ross Haven, Alberta, and which is legally described as follows:

**Lot B**

**Plan 7093KS**

**(SW-8-55-3-W5)**

The purpose in undertaking this analysis is to provide an estimate of the market value of the land described herein, as of the date specified, to assist with a potential acquisition of the site. The effective date of this analysis coincides with the date of inspection or, February 27<sup>th</sup>, 2025. The property rights of the “Fee Simple Estate” are being appraised.

The property under entails a 44.73 acre block of vacant land located within the Summer Village of Ross Haven. The property at one time had operated as a golf course however, the golf course has not been operational for several years. The land currently carries a Semi Public land use designation. An optimal program of utilization would involve that of a holding entity, with the land awaiting rural residential/hobby farm use or more intensive development within the Summer Village. The key valuation technique for lands of this type is the Direct Comparison Approach, and this will be the only approach to value to be developed within the context of this report.

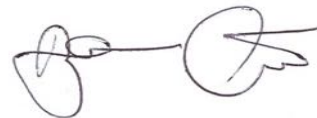
The Appraisal Institute of Canada has a Mandatory Continuing Professional Development Program for designated members. As at the date of this report, the author has fulfilled the requirements of this Program.

I hereby certify that I have personally inspected the property described herein and, to the best of my knowledge, the statements contained in this report, subject to the Fundamental Assumptions and Limiting Conditions set forth are true and correct, and that I have no present or contemplated interest in the property.

As a result of my investigations, I have formulated the opinion that the following value estimate applies to the lands described herein, as of February 27<sup>th</sup>, 2025:

**\$715,000.00**  
**(Seven Hundred & Fifteen Thousand Dollars)**

Respectfully submitted,



---

Brian S. Gettel, B.Comm., AACI  
Inspected Property: ☒ Yes ☐ No





View From the Southwest Periphery



View From the Southwest Periphery





View From the South Central Periphery



View From the South Central Periphery

500 PARKINS AVE, SV OF ROSS HAVEN, AB



View From the East Central Periphery



View From the East Central Periphery





Area View Along Parkins Avenue



Area View Along Parkins Avenue

## TABLE OF CONTENTS

Title Page .....	i
Letter of Transmittal .....	ii
Photographs .....	iv
Table of Contents .....	viii

<b><u>PREAMBLE</u></b>	<b><u>PAGE</u></b>
------------------------	--------------------

Executive Summary .....	1
-------------------------	---

### **PROPERTY DESCRIPTION**

Provincial Location Map .....	2
Regional Location Map .....	3
Regional Analysis .....	4
Market Area Analysis .....	6
Description and Analysis of Subject Site .....	8
Land Use/Planning Overview .....	12
Highest and Best Use .....	13

### **PROPERTY VALUATION**

Appraisal Methodology .....	18
Comparable Land Sales .....	19
Comparable Land Sales Map .....	25
Analysis and Conclusions .....	26
Certificate of Appraisers .....	32

### **ADDENDA**

### **EXHIBIT**

Definition of the Appraisal Problem/Fundamental Assumptions .....	A
Certificate of Title .....	B
Land Use Criteria .....	C





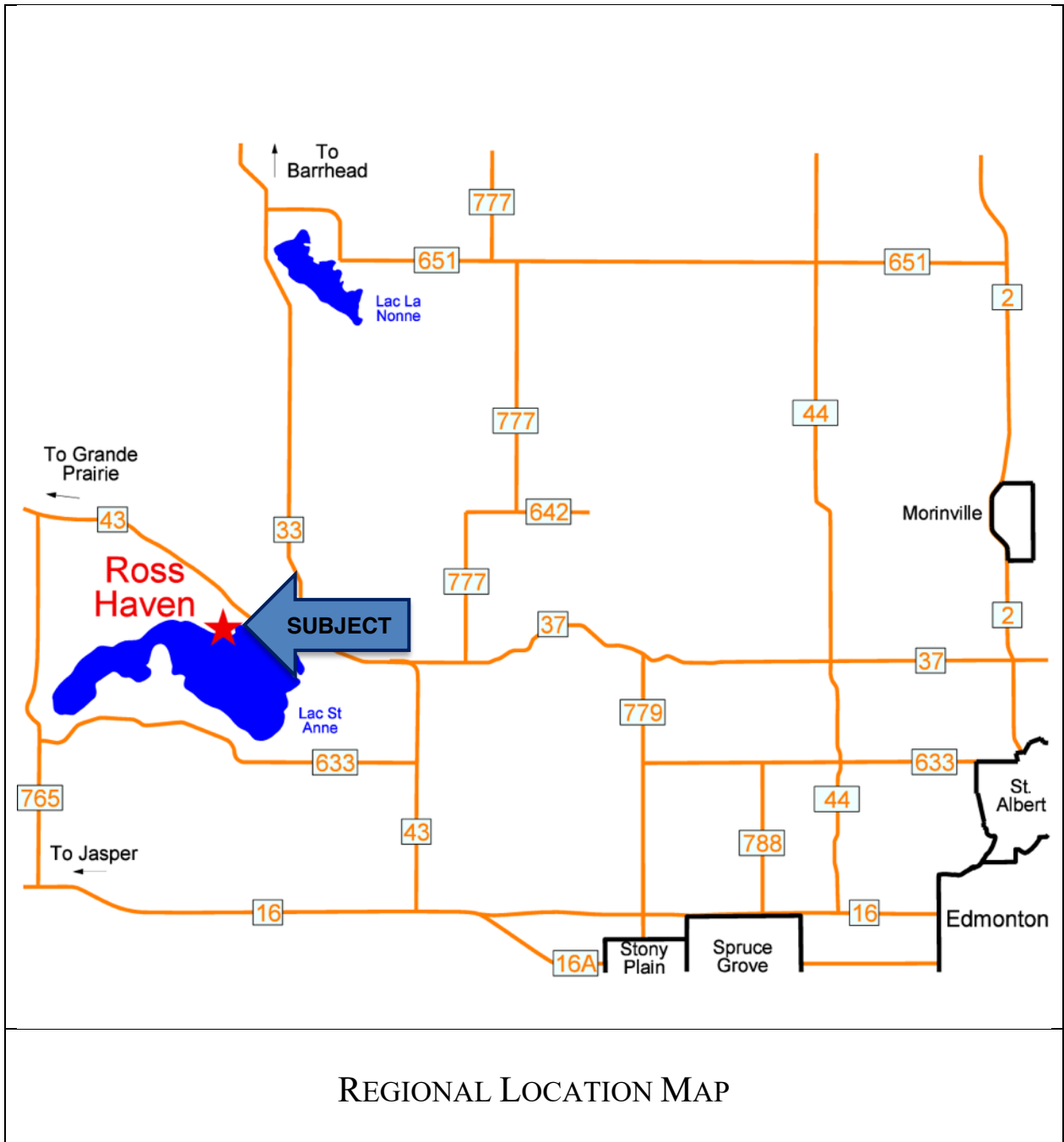
## EXECUTIVE SUMMARY

PURPOSE OF APPRAISAL:	To estimate the market value of the lands described herein, as of the date specified, to assist in a potential acquisition of the property.
PROPERTY LOCATION:	500 Parkins Avenue Summer Village of Ross Haven, Alberta
LEGAL DESCRIPTION:	Lot B, Plan 7093KS
SITE AREA:	44.73 Acres
LAND USE DESIGNATION:	SP, Semi Public
HIGHEST & BEST USE:	An optimal program of utilization would be that of a holding entity, awaiting rural residential/hobby farm use or development within the Summer Village. The Summer Village development potential is primarily residential in character.
DATE OF INSPECTION:	February 27 <sup>th</sup> , 2025
EFFECTIVE DATE OF ANALYSIS:	February 27 <sup>th</sup> , 2025
ESTIMATE OF VALUE BY:	
➤ DIRECT COMPARISON APPROACH:	\$715,000.00 (\$16,000.00/acre)
FINAL VALUE ESTIMATE:	<b>\$715,000.00</b>
DATE OF REPORT:	March 7 <sup>th</sup> , 2025





## PROVINCIAL LOCATION MAP





## REGIONAL ANALYSIS

The property under appraisal is located within the boundaries of the Summer Village of Ross Haven which has developed adjacent to the shores of Lac Ste. Anne. The Summer Village is also orientated within Lac Ste. Anne County and on a broad basis, is located approximately 80 kilometers northwest of the City of Edmonton. The Summer Village is also located south of Highway 43, which is the primary access route to the area.

The Summer Village was originally incorporated in 1962. As noted, the community directly flanks Lac Ste. Anne, which is a popular recreational lake servicing the Edmonton metro area. The lake has a surface area of 54.5 km<sup>2</sup>. Much of the shoreline of the lake is suitable for cottage or lodging type development and the lake is popular for boating as well as for sport fishing. Ross Haven represents one of five Summer Villages that have developed adjacent to the lake. There are other lakefront developments within the area such as Highland Park, Corsair Cove, Waters Edge, Lucerne Beach, etc.

Ross Haven is primarily characterized by residential and recreational lodging type development. As of 2021, the Summer Village had a permanent population of 126 persons, down from a population of 160 persons in 2016. Of a series of 212 developed residential properties, 60 were permanently occupied as of 2021. The balance of the residential properties would be seasonally occupied.

As noted, there are a number of recreational/residential developments adjoining the shores of Lac Ste. Anne. The dominant community is the Village of Alberta Beach, which is orientated along the southeast shoreline of the lake. Alberta Beach had a population of 864 persons as of 2021, down from a population of 1,018 persons in 2016. As the largest centre along the lake, Alberta Beach has a variety of commercial uses and other amenities. The other Summer Villages are primarily developed for residential and recreational purposes and few amenities are evident. Nearby Gunn, which lies south of Highway 43, does have a gas bar and other minor commercial amenities.

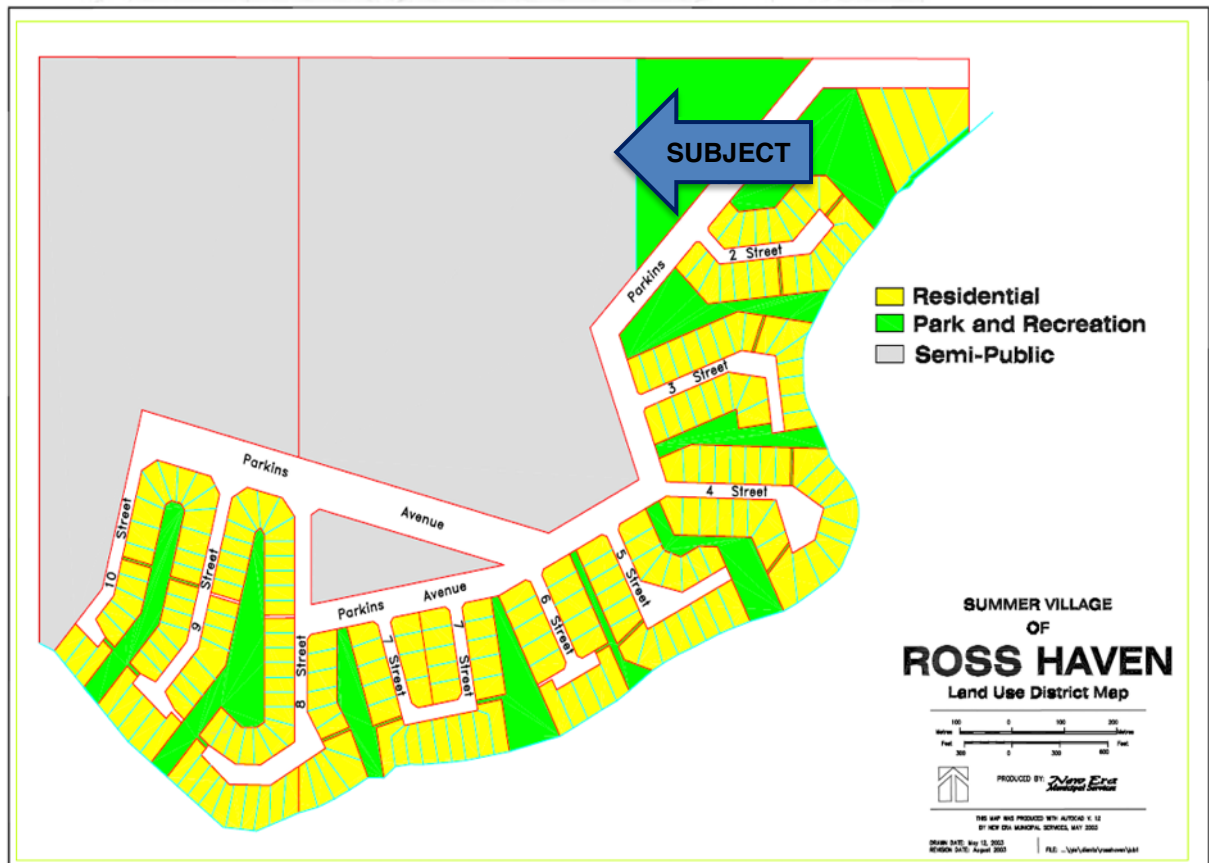


As noted, Ross Haven adjoins Lac Ste. Anne County (population 10,832 persons). Land use trends within the County surrounding Lac Ste. Anne are primarily rural in character, with a majority of lands being utilized for primary agricultural production. The area surrounding the lake also features a number of country residential subdivisions, which are characterized by lots typically varying between three to five acres in size. Located to the west of the Summer Village and within Lac Ste. Anne County is the Alexis Nakota Sioux Nation Reserve.

The primary access route to the area involves Highway 43, which is located approximate 0.8 kilometers north of the north limits of the Summer Village. Highway 43 is a divided 4-lane highway and as of 2023, had traffic volumes 8,010 volumes per day within the subject vicinity. Other primary highway servicing the area include 33 and 37. Secondary Highways include 765 and 633.



## MARKET AREA ANALYSIS



As highlighted, the Summer Village has developed immediately adjacent to the north shores of Lac Ste. Anne. The Summer Village has an area of approximately 170 acres and on an overall basis exhibits two types of land use.

The primary land use involves residential/recreational development, and this is orientated within the south and east portions of the Summer Village, overlooking the lake. Interspersed amongst the residential lots are park areas.

The other notable land uses within the Summer Village are situated in the north and west portions of the community. The subject property entails a former golf course and entails 44.73 acres of land. The land is vacant and has been sitting idle for a period of time. Located directly west of the subject lands is a Bible Camp.



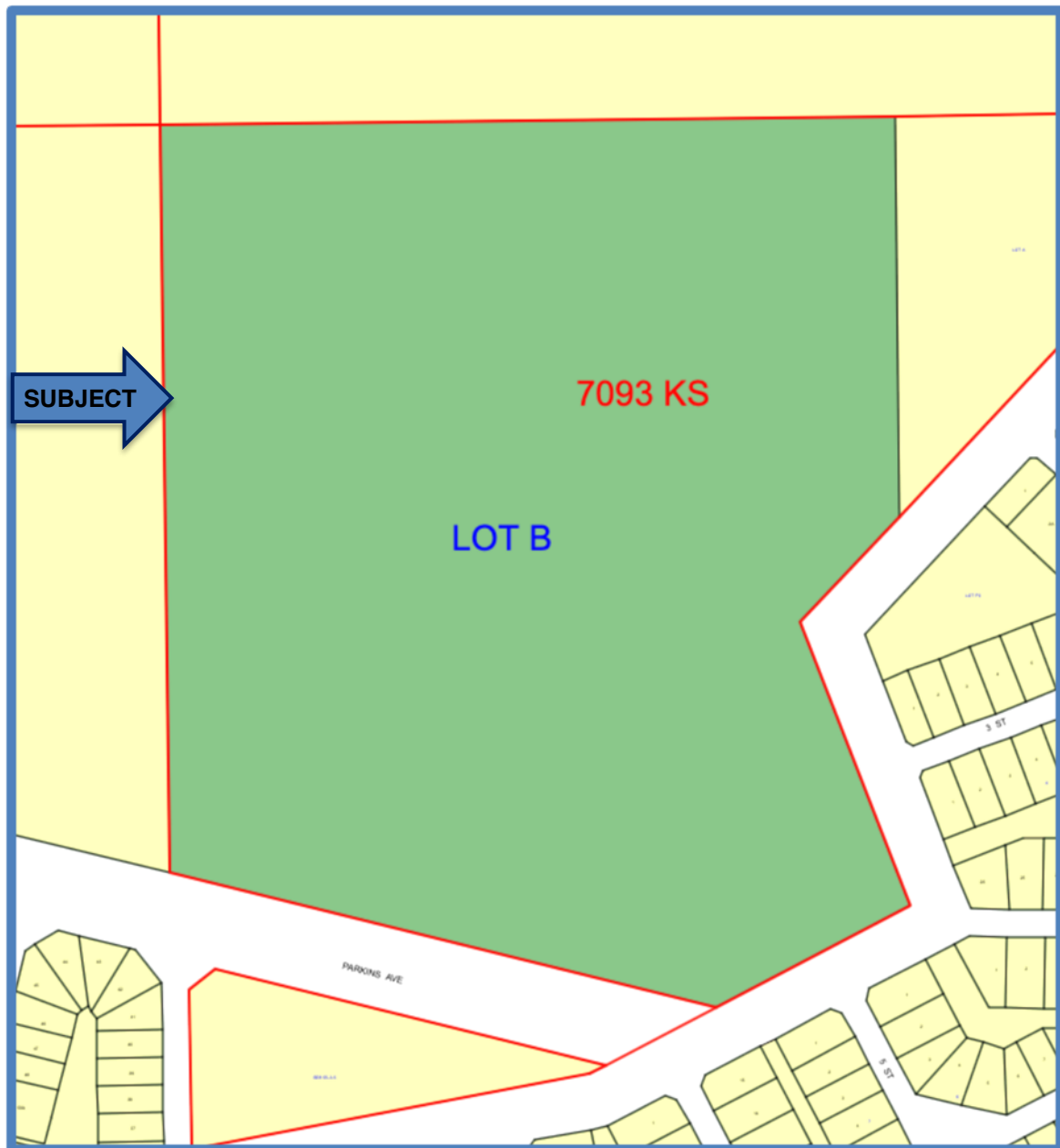
To assist in assessing the recreational quality of the lakefront within the Summer Village, reference was made to Canada Land Inventory Land Capability for Recreation Mapping. The shoreline within the Summer Village is rated as CLI Class 4(N,Y,A). Class 4 lakefront has moderate capability for recreational use, with the subclasses denoting potential for summer lodging uses, boating and sport fishing. CLI ratings for recreation along the shores of Lac Ste. Anne generally range between 2 to 5. The better quality shorelines are generally orientated within the northeast and southeast portions of the lake. The CLI ratings are based on a scale of 1 to 7, with Class 1 being the most desirable.

The key access route to the Summer Village involves Range Road 34, which is a paved thoroughfare extending south of Highway 43. Range Road 34 merges with Parkins Avenue, which generally extends through the east and central portions of the community. The subject property has extensive frontage to Parkins Avenue.

The subject property would be considered serviced to the rural standard, indicating access to power, telephone and natural gas. The Summer Village does not have any type of water system and as such, water is supplied via on-site means typically in the forms of wells or cisterns. The Summer Village does have a sanitary sewer collection system which extends to a lagoon located north of Highway 43. The system is shared with other municipalities. The subject property is not connected to the sewer collection system, however, the system can accommodate the subject lands.



## DESCRIPTION AND ANALYSIS OF SUBJECT LANDS



The subject property is legally described as Lot B, Plan 7093KS.

**AREA/SHAPE**

The subject parcel has an overall area of 44.73 acres. As per the above site outline map, the configuration of the site is irregular although the general configuration on a broad basis is rectangular. The south and east peripheries exhibit the irregularities.

**LAND USE/TOPOGRAPHY/SOILS**

As highlighted in earlier discussions, the subject property was originally developed as a golf course which was reported as being opened in 1970. This was a 9-hole course and the air photo illustrates the layout of the various holes. The golf course has not been operational for a period of time. The majority of the site is open and consists of former fairways, etc. Tree cover has been preserved along the perimeter of the original holes and within the south portions of the site.

The topography for the land would generally be categorized as gently rolling. Portions of the site are relatively level and typically of gently rolling topography, there are some low areas.

To assist in analyzing the soils for the property, reference has been made to AGRASID Soil Mapping and Canada Land Inventory Soil Capability for Agriculture Mapping.



Reference to AGRASID soil mapping would indicate that the subject land base is relatively diverse in terms of soils. Generally speaking, there are two different soil zones one of which the most northerly 2/3 of the property which is characterized by five soil series including Cooking Lake, Uncas, Hoadley, Westeros, and Organics. The Cooking Lake and Uncas series dominate, and these are grey wooded soils, exhibiting a loam to clay loam texture. The soils are rated as being well drained. Organic soils are very poorly drained soils which are also referred to as muskeg. These would typically be associated with low lying areas. The southerly 1/3 of the property is dominated by the Uncas and Highvale soil series which also entail well drained grey wooded soils. The only concerns would entail the minor components of the property which are characterized by organic type soils which typically are non-developable.

Reference to Canada Land Inventory Soil Capability for Agriculture ratings would indicate 80% of the land is rated as Class 4(T,D) and 20% Class 0. The southerly portions of the property are rated as Class 3(D). Class 3 and 4 soils are typical of much of the area and Class 0 denotes organic type soils. The CLI ratings are on a scale of 0 to 7.

The completion of an environmental assessment was not within the scope of this analysis. To this end, the assumption is being made that there are no environmental contamination problems. No concerns were noted in completing the inspection and no concerns were noted in terms of surrounding land use. Gettel Appraisals Ltd. however are not environmental experts. If a detailed assessment by a recognized expert did confirm contamination problems, any value estimates derived within the context of this report could be rendered invalid.

### **ACCESS**

The subject site flanks Parkins Avenue to the south and southeast. The latter is the key thoroughfare servicing the Summer Village and to the east, connects with Range Road 34, which provides a direct linkage to Highway 43.

### **SERVICES**

The servicing standard available within the Summer Village was discussed in the preceding section. The subject property, as outlined, would be considered serviced to rural standards.



**TITLE/ENCUMBRANCES**

Included as Exhibit B in the Addenda of this report is a copy of the current Certificate of Title. The registered owner is 1488268 Alberta Ltd. and the title was registered in October 2009.

There are two encumbrances registered against the property. One involves an easement in favour of Fortis Alberta Inc., which involves an overhead power transmission line. This charge encumbers a minor area and is of limited concern. The other charge involves a builder's lien which is a simple financial encumbrance.

Overall, a review of the encumbrances would indicate that these are of minor concern regarding future use or utility.

**ASSESSMENT & TAXES**

The 2024 assessed value is \$347,370.00. The 2024 tax levy is not available.

**HISTORY OF OWNERSHIP**

1488268 Alberta Ltd. acquired title to the subject property in October 2009 for a reported consideration of \$600,000.00. As of the date of inspection, the subject property was offered for sale through Royal LePage at an asking price of \$850,000.00.



## LAND USE/PLANNING OVERVIEW

There are a series of two land use documents in effect which directly apply to the subject lands. This includes the Summer Village of Ross Haven Municipal Development Plan and the Summer Village of Ross Haven Land Use Bylaw. Each will be discussed in the following narrative.

### **MUNICIPAL DEVELOPMENT PLAN**

The current plan was adopted in September 2011. The land was reviewed primarily from the perspective of future land use for the subject property and surrounding lands.

The 2011 MDP acknowledged the existence of the subject as a golf course. This was considered an amenity to the Summer Village and the plan acknowledged that improvements to the golf course would be readily accommodated. The plan however does not acknowledge any other type of land use for the subject property. General policy within the MDP is to recognize recreational and residential uses as the primary focus of land use within the Summer Village. This would indicate that in terms of an alternate form of land use, some type of residential development would be appropriate for the subject lands.

### **LAND USE BYLAW**

Reference to the Summer Village Land Use Bylaw would indicate that the subject land carries an SP, Semi Public land use districting. Included as Exhibit C in the addenda of this report is an excerpt from the Summer Village's Land Use Bylaw pertaining to this district.

The purpose of the SP District is to allow for uses which are Semi Public in nature including church camps, golf courses and accessory uses related to the same. A golf course is a discretionary use. Recreational buildings or uses are also discretionary and a permitted use would include a single detached dwelling. Development regulations within the district are limited and of note is that a maximum building height is to be 10 meters. Side yard, rear yard, and front yard setbacks are at the discretion of the development officer.





## HIGHEST AND BEST USE

The concept of “Highest And Best Use” was defined in the 1975 edition of the publication “Real Estate Appraisal Terminology” as follows:

“That reasonable and probable use which will support the highest present value, as defined, as of the effective date of the appraisal. Alternatively, that use, from among reasonably probable and legal alternative uses, found to be physically possible, appropriately supported, financially feasible, and which results in the highest value.”

The definition immediately above applies specifically to the highest and best use of land. It is to be recognized that in cases where a site has existing improvements on it, the highest and best use may very well be determined to be different from the existing use. The existing use will continue, however, unless and until land value in its highest and best use exceeds the total value of the property in its existing use.

Implied within these definitions is recognition of the contribution that specific use to community environment or to community development goals in addition to wealth maximization of individual property owners.

Also implied is that the determination of highest and best use results from the appraiser's judgment and analytical skill, i.e., that the use determined from analysis represents an opinion, not a fact to be found. In appraisal practice, the concept of highest and best use represents the premise upon which value is based. In a context of most probable selling price (market value) another appropriate term to reflect highest and best use would be most probable use. In the context of investment value an alternative term would be most profitable use.

In the confines of any study regarding highest and best use, it is to be emphasized that at all times it is the “market” which determines the use to which a property will be ultimately employed. Any analysis of highest and best use will therefore focus on the analyst's interpretations or predictions as to how the market will respond to any one property.



The property under analysis entails a vacant block of land exhibiting an area of 44.73 acres. Consideration will be given to general and specific variables influencing use.

In reference to general considerations or factors influencing highest and best use, the following criteria can be considered:

- present use or future use
- productive use or holding use
- speculative use or definitive use
- separate use or combined use
- public use or private use

The subject property was historically utilized as a 9-hole golf course. This use has been abandoned for a period of time and the land has been sitting idle. This would indicate that the lands would basically be in a holding pattern, awaiting some definitive program of future land use. Local market conditions would indicate that speculative factors are not a variable. The site is of sufficient size to accommodate a number of future uses and assemblage with other lands would not be necessary in order to effect an optimal use. The subject site could be considered for either private or public land uses.

The preceding review has laid some general groundwork regarding highest and best use. To refine the ultimate highest and best use deemed appropriate for the lands, there are several specific considerations that must be examined, and these are summarized as follows:

- physical/functional considerations
- statutory/legal considerations
- marketability/timing of development
- profitability

In the following narrative, consideration will be given to these areas in turn, leading towards an indication of highest and best use.



**PHYSICAL/FUNCTIONAL CONSIDERATIONS**

The subject site has an area of 44.73 acres. The site is somewhat irregular in shape however, no concerns arise in this regard. The majority of the land has been cleared, with periodic tree cover being interspersed throughout the land base. From a soils perspective, a modest constraint is the presence of organic type soils which would be considered non-developable. These types of soils however are in the minority. The lands are readily accessible. The rural servicing standard is available. There is a sanitary sewer collection system in place however, the subject lands are not connected to this system.

From a functional point of view, the locational attributes of the property are of particular importance. The general trend in land use within the surrounding area is towards rural residential and residential/recreational type uses. The area also features a number of mid-sized hobby farm type holdings. There is limited pressure for alternate forms of land use above and beyond that of recreational or rural residential.

**STATUTORY/LEGAL CONSIDERATIONS**

This aspect of the analysis will relate to analyzing the land use potential for the subject property from a statutory or legal point of view. The reader is initially referred to the Land Use /Planning Overview section completed earlier in this report.

The land use planning in place has basically recognized the historic use of the lands as a golf course. As outlined, the golf course has not been operational for a period of time. The lands could be considered for continued recreational use or alternatively, some form of residential/recreational land use could also be contemplated, although this may require a change in planning.

**MARKETABILITY/TIMING OF DEVELOPMENT/PROFITABILITY**

As outlined, the subject property is essentially in a holding pattern, awaiting some form of future development, which will be of a residential/recreational character.

The subject entails a vacant block of land which has historically been utilized for recreational purposes in the form of a golf course. The property could be considered for further use as a golf course. On an alternative basis, the subject lands could be considered for some form of residential/recreational use.



A majority of golf courses within the Province of Alberta are typically marginally profitable. Within rural areas, the profitability of golf courses is even more limited, and in many instances, the operations are subsidized by municipalities. In acknowledging the preceding discussion and the fact that the subject property has not been operational as a golf course for many years, it is unlikely that the subject property would be considered for redevelopment as a golf course.

The primary appeal of the subject lands would be towards some form of residential or recreational type development. The subject could hold appeal as a larger scale rural residential/hobby farm type holding wherein a single residence would be developed and the adjoining lands utilized for complementary agricultural pursuits. The land could also be considered for more intensive forms of residential development such as smaller residential/recreational lots or country residential acreage type lots.

As a larger hobby farm type holding where a single residence would be developed, a ready market would be available. Demand is evident for these types of lands and the close proximity to Lac Ste. Anne indicates a desirable location. Close proximity to Highway 43 is also of note.

Demand for residential land wherein more intensive subdivision would be contemplated has not been strong around Lac Ste. Anne and the surrounding area for many years. This is highlighted in the declining population trends observed within Ross Haven, Lac Ste. Anne County and Alberta Beach. Demand for non-lakefront properties in recreational/resort areas has been particularly soft.

In acknowledging the limited demand that has been evident, the writer is of the opinion that there is limited potential for an intensive subdivision of the subject lands wherein the creation of smaller lots would be proposed. Greater potential would be evident for more conventional acreage type lots varying between 3 to 5 acres in size however, even within this category demand is somewhat limited. The close proximity to the lake however could create a somewhat more desirable opportunity.





In acknowledging current market conditions, the writer is of the opinion that the greatest appeal of the subject lands would be towards a large scale hobby farm type operation where a single residence would be developed or alternatively, the land could be considered for conventional acreage type developments where a small number of lots would be contemplated. As a hobby farm type holding, a very short term holding period would be evident. For more intensive acreage type development, a medium to perhaps longer term holding period would be evident.

**CONCLUSIONS**

Based on the review completed, an optimal program of utilization would represent that of a short to medium term holding entity, with the land awaiting rural residential/hobby farm or acreage type residential development.



## APPRAISAL METHODOLOGY

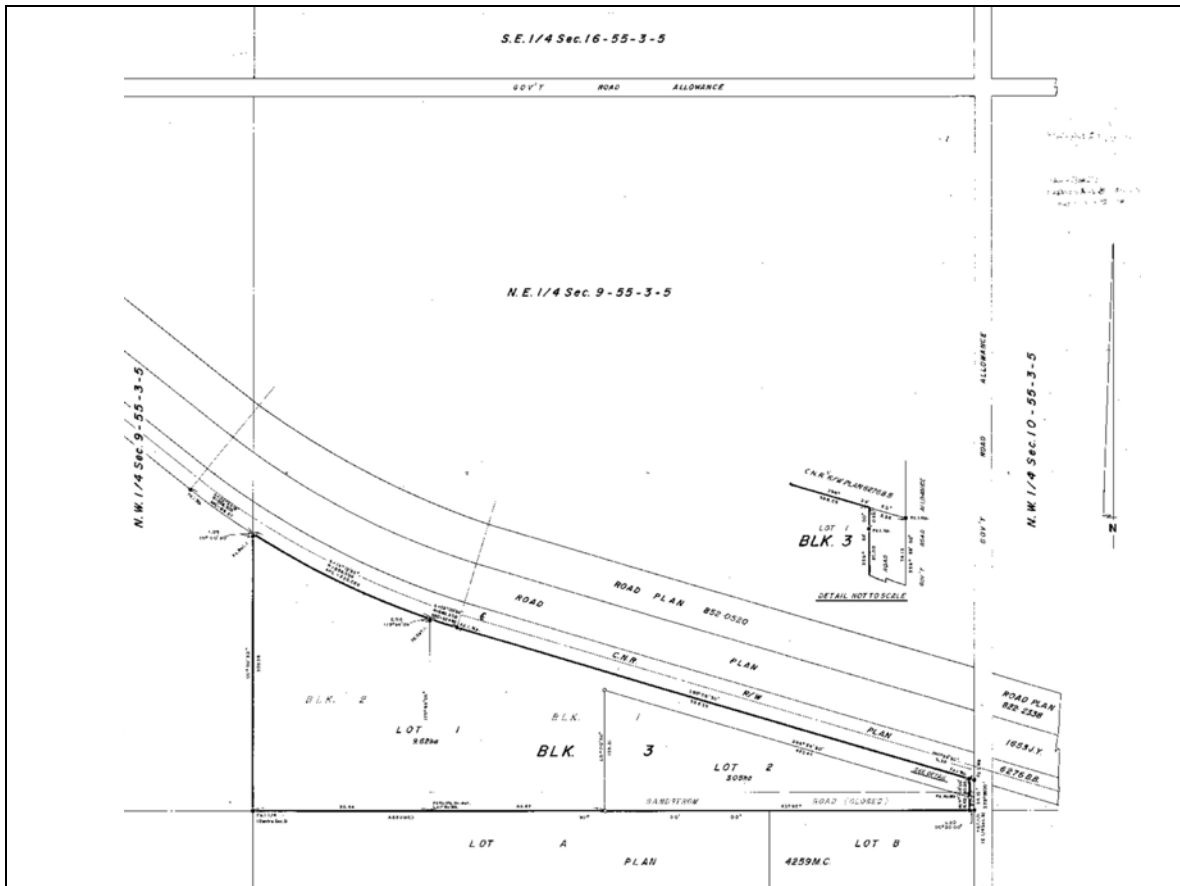
The property under analysis entails a 44.73 acre block of land having potential for rural residential/hobby farm or acreage type subdivision type development. For lands of this type, the key approach to value involves the “Direct Comparison Approach”.

The Direct Comparison Approach is a preferred valuation technique for vacant land. The technique involves the contrasting of the subject property to alternate properties within the area that have sold, on which offers have made, or which are available for sale. The approach is based on the “Principle of Substitution”, which states that when a property is replaceable, no prudent purchaser would pay more for a given parcel of land than the cost to acquire a substitute of equal utility, assuming that no undue time delays are encountered in making the substitution. Assuming in the appraisal process that a sufficient number of comparables can be found, the Direct Comparison provides a sound test of value, as nothing is more basic to the appraisal of real estate than the study of the actions of buyers and sellers in the marketplace.

In developing the Direct Comparison Approach for the subject lands, emphasis was placed on similar sized parcels having similar potential within the surrounding Lac Ste. Anne area. Details on those properties selected for analysis will be outlined in the following narrative:

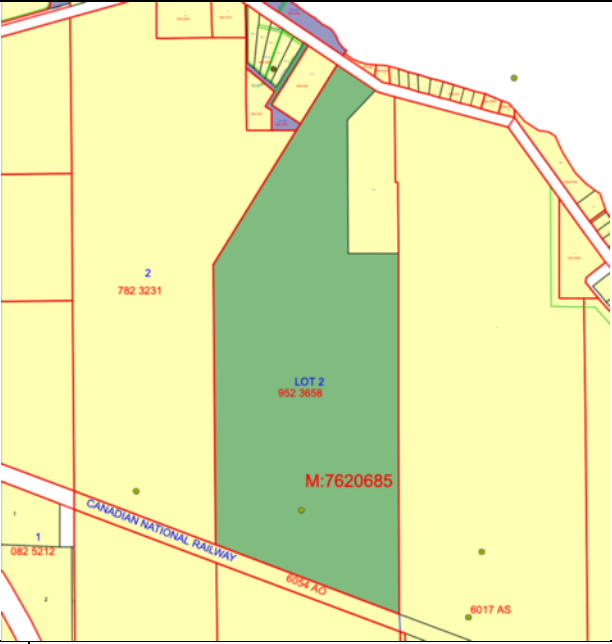


## INDEX 1



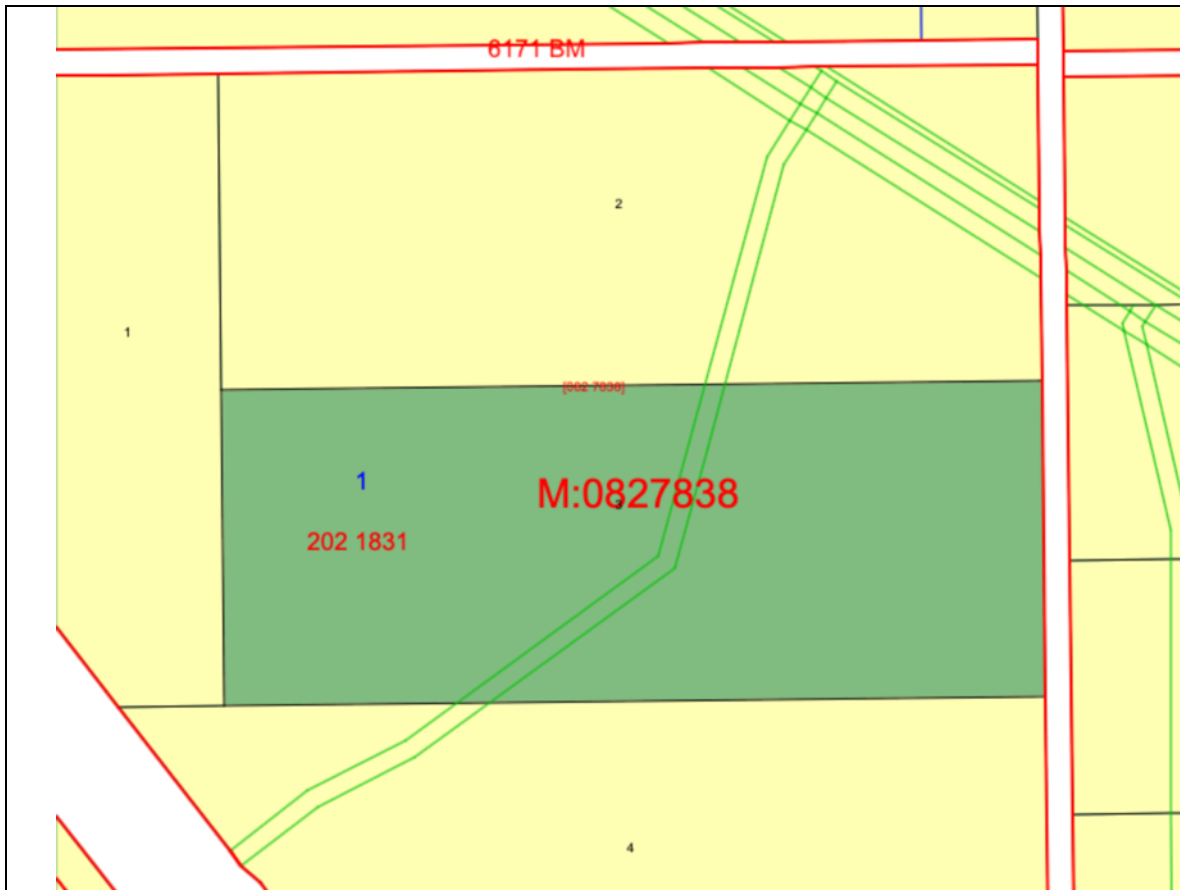
<b>Location:</b>	Range Road 33 & Highway 43 Lac Ste. Anne County
<b>Legal Description:</b>	Lot 1 Block 3 Plan 8522374 (NE-9-55-3-W4)
<b>Parcel Size:</b>	23.77 Acres
<b>Land Use Class</b>	AG2
<b>Sale Price:</b>	\$200,000.00
<b>Sale Date:</b>	August 2022
<b>Unit Value:</b>	\$8,414.00/Acre
<b>Vendor:</b>	M. Dickie
<b>Purchaser:</b>	C. & M. Denton
<b>Comments:</b>	Index 1 involves a well treed triangular site located a short distance north and east of Ross Haven. The site is segregated from Highway 43 by a rail line and the land lies just north of the Summer Village of Yellowstone. There is an older mobile home on site considered to be of no value. Services are in place.

## INDEX 2

	
<b>Location:</b>	3329 Ste. Anne Trail Lac Ste. Anne County
<b>Legal Description:</b>	Lot 2 Plan 9523658 (RL 17 Lac Ste Anne Settlement)
<b>Parcel Size:</b>	60.34 Acres
<b>Land Use Class</b>	AG2
<b>Sale Price:</b>	\$655,000.00
<b>Sale Date:</b>	September 2022
<b>Unit Value:</b>	\$10,855.00/Acre
<b>Vendor:</b>	W. & D. Hodgson
<b>Purchaser:</b>	C. Gauthier
<b>Comments:</b>	Indicator 2 involves a larger block of land located immediately south of the south shores of Lac Ste. Anne. The property is segregated from the lake by Ste. Anne Trail. The bulk of this site is open and has been utilized for agricultural pursuits. There is a building site within the north portions of the property overlooking the lake with a residence and attached garage which are of contributory value. This property falls within an Intermunicipal Fringe planning area and has been allocated for more intensive uses. The north portions of the site are considered suitable for village style residential and the south portions are considered suitable for recreational use.



## INDEX 3



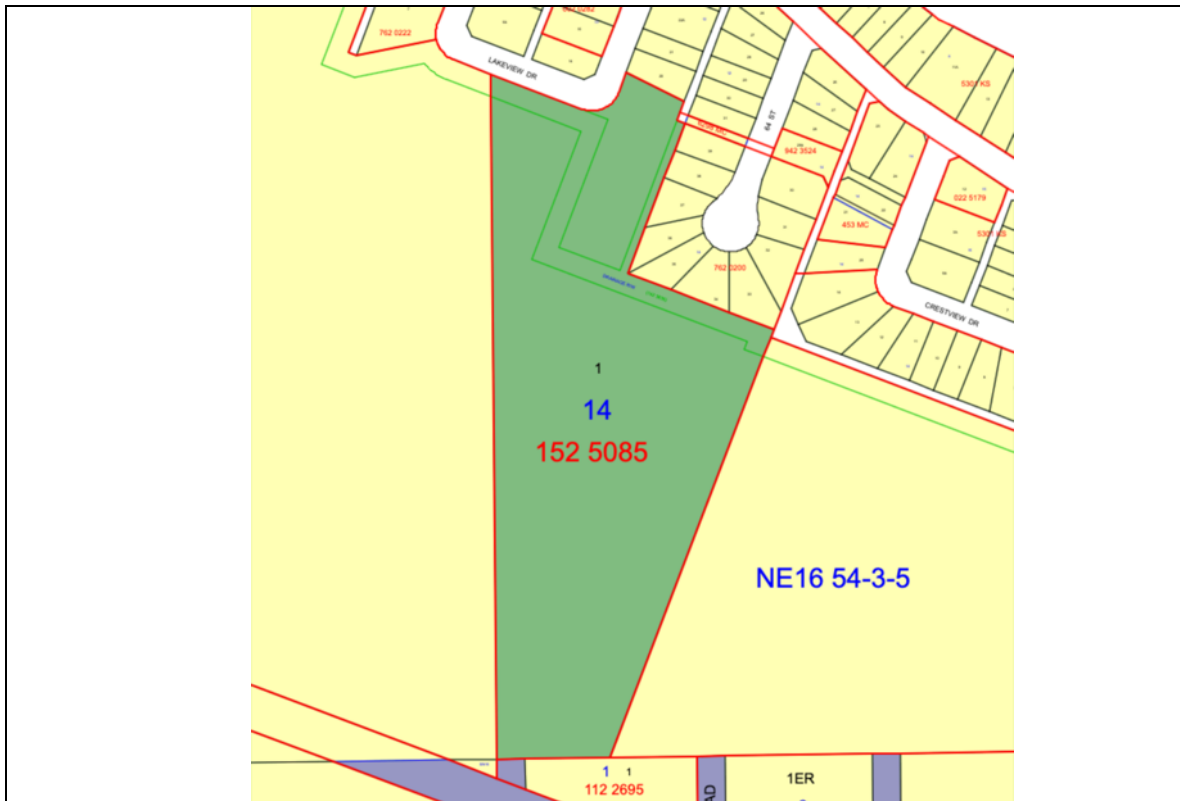
<b>Location:</b>	Range Road 34, north of Highway 43 Lac Ste. Anne County
<b>Legal Description:</b>	Lot 3 Block 1 Plan 2021831 (NE-17-55-3-W5)
<b>Parcel Size:</b>	40.03 Acres
<b>Land Use Class</b>	AG1
<b>Sale Price:</b>	\$355,000.00
<b>Sale Date:</b>	June 2023
<b>Unit Value:</b>	\$8,868.00/Acre
<b>Vendor:</b>	Royal Grow Ltd.
<b>Purchaser:</b>	J. Hinse
<b>Comments:</b>	Indicator 3 is located just north of Highway 43 and north of Ross Haven. This rural residential/hobby farm holding exhibits a combination of treed and open areas.

## INDEX 4

<b>Location:</b>	Highway 633 & Range Road 31 Lac Ste. Anne County
<b>Legal Description:</b>	Lot 2 Block 1 Plan 7920624 (N-1/2-12-54-3-W5)
<b>Parcel Size:</b>	21.10 Acres
<b>Land Use Class</b>	CRX
<b>Sale Price:</b>	\$334,000.00
<b>Sale Date:</b>	July 2024
<b>Unit Value:</b>	\$15,829.00/Acre
<b>Vendor:</b>	V. Fennell, et al
<b>Purchaser:</b>	C. Naslund, et al
<b>Comments:</b>	This sale entails a small rural residential/hobby farm holding flanking Highway 633 and lying north and forming part of Golden Glen Estates, which is a country residential subdivision. The property is located just southeast of Alberta Beach and is primarily treed. There is a building site with older improvements of minor value.

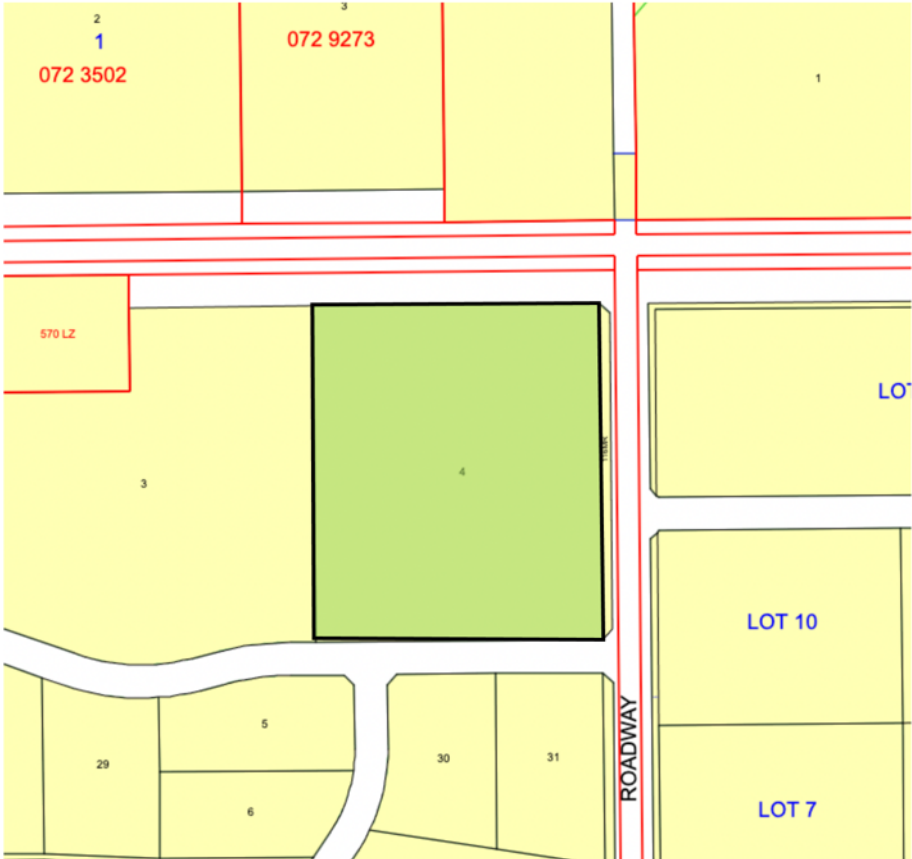


## INDEX 5



<b>Location:</b>	Lakeview Drive Lac Ste. Anne County
<b>Legal Description:</b>	Lot 1 Block 14 Plan 1525085 (NE-16-54-3-W5)
<b>Parcel Size:</b>	16.01 Acres
<b>Land Use Class</b>	AG2
<b>Sale Price:</b>	\$300,000.00
<b>Sale Date:</b>	August 2024
<b>Unit Value:</b>	\$18,738.00/Acre
<b>Vendor:</b>	H. & J. Wildeman
<b>Purchaser:</b>	E. & S. Flahr
<b>Comments:</b>	Index 5 involves a smaller holding which is located immediately adjacent to the south limits of the Summer Village of Val Quentin. The site also lies a short distance south of Lac Ste. Anne. Access is provided via Lakeview Drive, which is an internal roadway within Val Quentin. This site is primarily open with some tree cover. This site also lies within an Intermunicipal Fringe planning area and as per the planning, is allocated for village style residential use.

## INDEX 6

	
<b>Location:</b>	541300 Range Road 30 Lac Ste. Anne County
<b>Legal Description:</b>	Lot 4 Block 1 Plan 7920624 (N-1/2-12-54-3-W5)
<b>Parcel Size:</b>	20.0 Acres
<b>Land Use Class</b>	AG2
<b>Sale Price:</b>	\$365,000.00
<b>Sale Date:</b>	December 2024
<b>Unit Value:</b>	\$18,250.00/Acre
<b>Vendor:</b>	C. Couture
<b>Purchaser:</b>	K. Sims, et al
<b>Comments:</b>	Indicator 6 is located in the same development as Indicator 4. Many of the same comments would therefore apply. This site fronts Highway 633 and is primarily treed. There is a building site which features a 2,800 Sq. Ft. quonset built in 1977. Services were in place. The services and building were of some minor contributory value.





COMPARABLE LAND SALES MAP

## ANALYSIS AND CONCLUSIONS

A series of six sales were selected for the comparison process and the following will summarize the pertinent information pertaining to these sales:

Index No.	Location	Parcel Size (Acres)	Land Use	Sale Price	Sale Price/Acre	Sale Date
1	RR 33 & Hwy 43	23.77	AG2	\$200,000.	\$8,414.	8/22
2	3329 Ste. Anne Tr	60.34	AG2	\$655,000.	\$10,855.	9/22
3	RR 34, N. of Hwy 43	40.03	AG1	\$355,000.	\$8,868.	6/23
4	Hwy 633 & RR 31	21.10	CRX	\$334,000.	\$15,829.	7/24
5	Lakeview Dr	16.01	AG2	\$300,000.	\$18,738.	8/24
6	541300 RR 30	20.00	CRX	\$365,000.	\$18,250.	12/24

All of the sales are located within Lad Ste. Anne County and lie in close proximity to the lake. The sales took place between August 2022 leading through to the current date. Typically, two units of comparison can be considered for properties of this type and this includes the overall sale price and the sale price per acre.

With regard to the overall sale price, the six comparables presented a range fluctuating between a low of \$200,000.00 through to a high of \$655,000.00. Indicator 2 is the largest site and supported the upper end of the range. The other sites are much smaller and supported lower values.

The sale price per acre is derived by simply dividing the sale price by the total number of acres within the site. The comparables have presented a range in per acre values fluctuating between a low of \$8,414.00 per acre through to a high of \$18,738.00 per acre. Typically, smaller parcels will command higher sale prices per acre with the opposite being true for larger holdings.

The writer has concluded that the sale price per acre is the key unit of comparison and will form the basis for analysis. The overall sale price will be referenced only. Within the following narrative, consideration will be given to the various adjustments which are necessary in order to equate the comparables with the subject land.



**TERMS OF SALE**

The subject property is being analyzed on the basis of a cash acquisition or where conventional terms and financing would be available. All of the sales were completed on a cash basis and no adjustments are necessary.

**MOTIVATION**

Adjustments for motivation are typically very difficult to quantify. A situation where motivation could be a factor would relate to a vendor who is under duress to affect a relatively quick sale. Under a circumstance of this type, a value well below market may be yielded. Conversely, a circumstance where a purchaser was strongly motivated to acquire lands could result in a value above market being obtained. In essence, such adjustments can only be ascertained through extensive discussions with the vendors and purchasers involved in the transactions and in turn, such sales must be contrasted to other market activity.

Each of the sales have been carefully examined for any motivational factors which may have influenced value. Based on a review of the sales, no adjustments are necessary.

**TIME**

The effective date of this analysis is February 27<sup>th</sup>, 2025. The sales have transacted between August 2022 leading through to the current date. Overall, an approximate 2-1/2 year time frame is under review.

Indicators 4 through 6 are relatively current sales and transacted between July 2024 and the current date. Indicators 1 through 3 are somewhat more dated.

Various sales were analyzed to assist in gauging time/value trends within the area. A sale of particular note is Lot 4, Block 1, Plan 0625032 (SE-22-55-3-W5). This site is located adjacent to Range Road 32 and lies north of Highway 43. This 26.39 acre site sold for \$185,000.00 in early 2024. A previous sale of the site occurred in early 2022 at a price of \$157,000.00. This indicates a rate of increase of 18%. This particular transaction will be weighted in adjusting for time, and upward adjustments will be applied to the more dated sales.



**LOCATION & DEVELOPMENT POTENTIAL**

This overall is a key adjustment. Location and development potential are directly related. The subject in this instance is located just north of Lac Ste. Anne in the Summer Village of Ross Haven. The primary appeal of the subject site would be towards a single family residence/hobby farm type holding through to a site which could be subdivided into smaller lots. The holding period would be extended with regard to more intensive subdivision of the land. The comparables do vary and individual or small contrastings will be necessary.

Indicator 1 is located in relatively close proximity to the subject site. This property is located just north of the Summer Village of Yellowstone and just south of Highway 43. The site however directly flanks a rail line and this is considered to be a negative factor with regard to a residential use of the land. Accessibility to the site is also inferior. This property is not deemed to have any potential for further subdivision and overall would represent an inferior property.

Indicator 2 is considered to present strong similarities to the subject property. Similar to the subject, this property is located just off Lac Ste. Anne and is segregated from the lake by Ste. Anne Trail. The property is located in an Intermunicipal Fringe planning area and has potential for village style residential use as well as recreation use. This overall is considered to be a very similar property.

Indicator 3 entails a similar sized hobby farm holding located north of Highway 43. The location is less attractive and there is no potential for any further development, indicating an inferior property.

Index 4 is located a short distance south of Alberta Beach and flanks Highway 633. This property is designated for rural residential use. This property could hold potential for further subdivision however, the primary appeal would be towards a larger rural residential/hobby farm use. The direct frontage to Highway 633 partially offsets the greater distance to the lake.

Index 5 is located a short distance south and east of Indicator 2. This property lies immediately adjacent to the Summer Village of Val Quentin and is located a short distance south of the lake. This property also lies within an Intermunicipal Fringe planning area and has been allocated for future village style residential use. This property also has strong similarities as compared to the subject site and is similar to Indicator 2.





Indicator 6 is the final sale and is located in the same subdivision as Indicator 4. The same comments apply.

## **PHYSICAL CHARACTERISTICS**

Adjustments for physical characteristics will give consideration to a number of factors which could influence value such as parcel size, shape, aesthetic features, servicing and improvements, etc. A number of areas will be addressed.

### **Size**

The subject parcel has an area of 44.73 acres. The comparables vary between 16.01 acres through to 60.34 acres. The general tendency within the market is that smaller parcels will command premium per acre values. This is primarily a function of enhanced marketability. That is, smaller parcels will command a lower overall purchase price and this can expand the market creating greater demand. The sales indicate that size is directly influential with larger holdings such as Indicators 2 and 3 having supported the lower end of the per acre range and smaller holdings such as Indicators 4 through 6 are supporting the high end of the per acre value range. Appropriate adjustments will be recognized in acknowledging that the subject is a somewhat larger holding.

### **Shape**

The subject property has a slightly irregular shape however, this would not influence developability. The majority of the comparables exhibit regular shapes. Indicators 2 and 5 however have somewhat unusual shapes and in particular, the length of the sites in relation to the frontage to adjoining roads, etc. is unusual. This can negatively influence the developability of the land. Upward adjustments are required.

### **Aesthetic Features**

For residential and rural residential properties, features such as tree cover, topography, views, etc. can be influential. The subject property is a relatively basic holding having open areas as well as tree cover. The comparables are varied. The only comment necessary would pertain to Index 1, which is extensively treed. This can be considered somewhat of a negative factor and an upward adjustment will be applied.





### Services/Improvements

The subject property does not have any services in place which are of value and there are no improvements. The comparables are somewhat varied. Indicator 2 does have a residence on site which is considered to be of contributory value. This property also has services and a downward adjustment will be applied. The same circumstance is evident for Index 4. Index 6 has a building site with an older quonset and services. These were deemed to be of some contributory value and a minor downward adjustment will be applied. Certain of the other comparables exhibited some modest improvements however, these were not considered to be influential.

The preceding has summarized in narrative form the adjustments which the writer deems are necessary in order to equate the comparables with the subject lands. The adjustment process will now be summarized in chart form:

COMPARABLE SALES ADJUSTMENT CHART						
Index No	1	2	3	4	5	6
Unadjusted Sale Price/Acre	\$8,414.	\$10,855.	\$8,868.	\$15,814.	\$18,738.	\$18,250.
Terms Of Sale	-	-	-	-	-	-
Motivation	-	-	-	-	-	-
Time	+15%	+15%	+10%	+5%	+5%	-
Adjusted Sale Price/Acre	\$9,676.	\$12,483.	\$9,754.	\$16,604.	\$19,674.	\$18,250.
Location / Dev. Potential	+50%	-	+50%	+15%	-	+15%
Size	-15%	+20%	-	-15%	-20%	-15%
Shape	-	+15%	-	-	+10%	-
Aesthetics	+10%	-	-	-	-	-
Improvements	-	-20%	-	-10%	-	-10%
Composite Adjustment	+45%	+15%	+50%	-10%	-10%	-10%
Final Adjusted Sale Price/Acre	\$14,030.	\$14,355.	\$14,631.	\$14,943.	\$17,706.	\$16,425.



**CONCLUSIONS/FINAL ESTIMATE OF VALUE**

Once again, the sale price per acre is the unit value which has been emphasized in this instance and the comparables have presented an adjusted range in unit values fluctuating between a low of \$14,030.00 per acre through to a high of \$17,706.00 per acre. As a point of reference, the subject lands are currently offered for sale at an asking price of \$850,000.00. Based on an area of 44.73 acres, this indicates a per acre value of \$19,003.00.

The majority of the sales, inclusive of Indicators 3 through 6, are presenting more refined values varying between \$14,500.00 per acre to \$17,500.00 per acre. These sales will be weighted and a value at the midpoint of the value range or \$16,000.00 per acre is concluded. This yields the following valuation:

<b>44.73 acres @ \$16,000.00/acre =</b>	<b>\$715,680.00</b>
<b>Rounded To:</b>	<b>\$715,000.00</b>



## CERTIFICATE OF APPRAISERS

I, the undersigned, do hereby certify that:

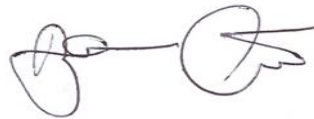
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal unbiased professional analyses, opinions and conclusions.
- I have no past, present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My engagement in and compensation for the assignment was not contingent upon developing or reporting predetermined results, the amount of the value estimate, or a conclusion favoring the client.
- My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the Canadian Uniform Standards.
- I have the knowledge and experience to complete the assignment competently.
- No one provided significant professional assistance to the person signing this report.
- The Appraisal Institute of Canada has a Mandatory Continuing Professional Development Program for designated members. As of the date of this report the author has fulfilled the requirements of the program.
- Brian S. Gettel, B.Comm., AACI, made a personal inspection on February 27<sup>th</sup>, 2025 of a holding which is located at 500 Parkins Avenue, Summer Village of Ross Haven, Alberta and which is legally described as Lot B Plan 7093KS.



- Based on the inspection of the subject lands conducted on February 27<sup>th</sup>, 2025, the preceding data, analyses and conclusions enables me to formulate the opinion that the following value estimate applies to the lands described herein:

**\$715,000.00**  
**(Seven Hundred & Fifteen Thousand Dollars)**

Respectfully submitted,



---

Brian S. Gettel, B.Comm., AACI  
AIC Member #: 134180  
Date Signed: March 7<sup>th</sup>, 2025  
Inspected Property: ☒ Yes ☐ No



500 PARKINS AVE, SV OF ROSS HAVEN, AB

ADDENDA





EXHIBIT A  
DEFINITION OF APPRAISAL PROBLEM/FUNDAMENTAL ASSUMPTIONS



## DEFINITION OF APPRAISAL PROBLEM

*SCOPE OF APPRAISAL:*

The purpose in undertaking this analysis is to provide an estimate of the market value of the property described herein, as of the date specified. The basic function in completing this analysis is to provide an estimate of value that can be utilized to assist in a potential acquisition of the site.

Brian S. Gettel, B. Comm., AACI is the author of this report and personally inspected the subject site February 27<sup>th</sup>, 2025. A copy of the current Certificate of Title was obtained and the encumbrances were researched. Consultations were held with the Summer Village of Ross Haven. Sales data was derived from the Network, the Edmonton MLS service and Land Titles office and personally verified by the writer. The author is responsible for the researching and analysis of all data and conclusions utilized within this report.

In developing opinions of value, the author has adhered to the Standards outlined by the Canadian Uniform Standards of Professional Appraisal Practice. The following document has been prepared in the Comprehensive reporting format.

*LEGAL DESCRIPTION:*

Lot B Plan 7093KS

*PROPERTY RIGHTS:*

The property rights being appraised are those of the "Fee Simple Estate". Fee Simple ownership includes a "bundle of rights", which embraces the right to use the property, to sell it, to lease it, to enter it, or to give it away. It also includes the right to refuse to take any of these actions. These rights and privileges are limited by powers of government that relate to taxation, eminent domain, police power and escheat.

*EFFECTIVE DATE:*

February 27<sup>th</sup>, 2025

*MARKET VALUE:*

For the purposes of this report, the term "market value" is defined as follows:

"The most probable price in terms of money which a property should bring in a competitive and open market as of the specified date under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated.
2. Both parties are well informed or well advised, and each acting in what they consider their own best interest.
3. A reasonable time is allowed for exposure in the open market.
4. Payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and



5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”<sup>1</sup>

*EXPOSURE TIME:*

Exposure time may be defined as follows:

“The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based upon an analysis of past events assuming a competitive and open market.”<sup>2</sup>

Exposure time is different for various types of real estate and under various market conditions. It is noted that the overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort. This statement focuses on the time component.

The fact that exposure time is always presumed to occur prior to the effective date of the appraisal is substantiated by related facts in the appraisal process: supply/ demand conditions as of the effective date of the appraisal; the use of current cost information; the analysis of historical sales information (sold after exposure and after completion of negotiations between the seller and buyer); and the analysis of future income expectancy estimated from the effective date of appraisal.

Our estimate of the most probable exposure time is based upon consideration of one or more of the following:

- Statistical information about the time properties are exposed on the open market;
- Information gathered through sales verification; and
- Interviews of market participants.

The estimated exposure time for the subject property is forecast to be 4 to 8 months.

---

<sup>1</sup> 2025 Canadian Uniform Standards of Professional Appraisal Practice

<sup>2</sup> 2025 Canadian Uniform Standards of Professional Appraisal Practice



## ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS & LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

1. This report is prepared only for the clients and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
2. Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
3. The author(s) will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. A registry office title search has been performed and the author(s) assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser(s). Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser(s) is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser(s) does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.



4. Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser(s). Any information provided by the appraiser(s) is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser(s) does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
5. No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
6. This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
7. Unless otherwise stated in this report, the author(s) has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author(s). The author(s) makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.





8. The author(s) is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author(s) expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
9. The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author(s) considered reliable. Unless otherwise stated herein, the author(s) did not verify client-supplied information, which the author(s) believed to be correct.
10. The term “inspection” refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.



11. The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author(s) has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author(s) has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author(s).
12. The contents of this report are confidential and will not be disclosed by the author(s) to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author(s) acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
13. The author(s) has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
14. This report, its content and all attachments/addendums and their content are the property of the author(s). The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
15. If transmitted electronically, this report will have been digitally signed. Due to the



possibility of digital modification, only originally signed reports and those reports sent directly by the author(s) can be reasonably relied upon.

16. Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.



500 PARKINS AVE, SV OF ROSS HAVEN, AB

EXHIBIT B  
CERTIFICATE OF TITLE





LAND TITLE CERTIFICATE

S  
LINC SHORT LEGAL TITLE NUMBER  
0015 911 191 7093KS;;B 092 356 886

LEGAL DESCRIPTION  
PLAN 7093KS  
LOT B  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 18.1 HECTARES (44.73 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 5;3;55;8;SE

MUNICIPALITY: SUMMER VILLAGE OF ROSS HAVEN

REFERENCE NUMBER: 882 105 211

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION	
092 356 886	05/10/2009	TRANSFER OF LAND	\$600,000	\$600,000	

OWNERS

1488268 ALBERTA LTD.  
OF 1858 TOWNE CENTRE BLVD  
EDMONTON  
ALBERTA T6R 3A2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
1201NG	01/04/1963	CAVEAT RE : EASEMENT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF CAVEAT 002367418) (DATA UPDATED BY: CHANGE OF NAME 042527767)

( CONTINUED )



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 092 356 886

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

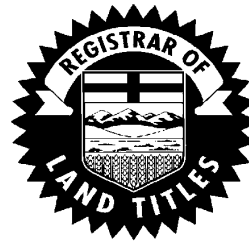
112 349 284 31/10/2011 BUILDER'S LIEN  
LIENOR - BERNARD J METHOT  
PO BOX 1025  
ONOWAY  
ALBERTA T0E1V0  
AMOUNT: \$5,800

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 5 DAY OF MARCH,  
2025 AT 10:02 A.M.

ORDER NUMBER: 53046493

CUSTOMER FILE NUMBER: Brian



\*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).





500 PARKINS AVE, SV OF ROSS HAVEN, AB

EXHIBIT C  
LAND USE CRITERIA



## **PART 8: ESTABLISHMENT OF DISTRICTS AND DISTRICT REGULATIONS**

### **Section 61 Land Use Districts**

The municipality is hereby divided into the following districts:

<b>Short Form</b>	<b>District Designation</b>
R	Residential District
P	Park and Recreation District
SP	Semi-Public District

### **Section 62 Land Use District Map**

- (1) Land use districts specified under Section 63 are described in the short form on the LAND USE DISTRICT MAP
- (2) The district boundaries are delineated on the LAND USE DISTRICT MAP. Where uncertainty arises as to the precise location of the boundary of any district, the following rules shall apply:
  - (a) Where district boundaries are shown to approximate the following, they shall be deemed to be:
    - (i) the parcel boundaries, or
    - (ii) the municipal boundaries.
  - (b) District boundaries not referenced specifically to items indicated in clause (a) shall be determined on the basis of the scale of the map.
  - (c) Where land use districts have been established in accord with a proposed subdivision of land, the districts shall be understood to conform to the Certificate of Title or the plan of survey when registered in a Land Titles Office. Prior to the registration, the district boundary shall be determined on the basis of the scale of the map.
- (3) The district regulations of this Bylaw do not apply to roads, lanes or other public thoroughfares.

### **Section 63 R – Residential District**

- (1) General Purpose of District

To provide an area for low density residential development in the form of single detached dwellings and compatible uses in a lakeshore setting.

- | (2) | Permitted Uses  | Discretionary Uses  |
|-----|---|---|
|     | <ul style="list-style-type: none"><li>▪ Single detached dwelling</li><li>▪ Sewage collection system</li></ul> | <ul style="list-style-type: none"><li>▪ Accessory buildings</li><li>▪ Home occupation</li><li>▪ Guest House/ Bed &amp; Breakfast</li><li>▪ Modular Homes</li><li>▪ Public park</li><li>▪ Public utility building and operations</li><li>▪ Temporary Living Accommodation</li><li>▪ Well</li></ul> |
- (3) Site Requirements:
- (a) Coverage of all buildings shall not exceed 40% of the total area.
  - (b) Minimum floor area per dwelling unit (not including attached garage or deck) 75.0 m<sup>2</sup> (800 ft<sup>2</sup>).
  - (c) Minimum area of lot 557 m<sup>2</sup> (6000 ft<sup>2</sup>).
  - (d) No principal building shall be less than 6.0m (20.0 ft.) in width, not including decks, porches or any other attachment.
  - (e) One Recreational Vehicle shall only be allowed on a lot with a Main Dwelling or during the construction of a Main Dwelling with a condition of the Development Permit.
  - (f) Maximum Height:
    - (i) (Primary Building): Maximum of 9.4 m (31 ft) measured from grade to the highest point.
    - (ii) (Accessory Buildings): Maximum of 6.7 m (22 ft) and may exceed the height of the primary dwelling measured from grade to the highest point. Guest homes over garages are subject to accessory building maximum height regulations.
  - (g) Minimum Front Yard Setback:
    - (i) In the case of a lake front lot, the street facing yard shall be regarded as a rear yard.
    - (ii) Lakefront - at the discretion of the Development Officer but not less than 8.0 m (26.2 ft).
    - (iii) Street Front - 6.1 m (20.0 ft).
  - (h) Minimum Side Yard Setback:
    - (i) (Principal Building) Minimum of 1.5m (5.0 ft.).
    - (ii) (Accessory Building) Minimum of 1.0m (3.0 ft.)
  - (i) Minimum Rear Yard Setback:

- (i) (Principal Building) Minimum of 1.5m (5.0 ft).
  - (ii) (Accessory Building) Minimum of 1.0m (3.0 ft.)
- (4) Accessory Buildings
  - (a) A garage, storage shed or guesthouse may be built on a lot provided that:
    - (i) all required yard setbacks are maintained; and
    - (ii) the total floor area of all buildings does not exceed 40% of the area of the lot.
    - (iii) a permanent dwelling exists on the property
  - (b) The Development Officer may require that there be adequate clearance between all buildings.
  - (c) Basements will not be allowed where high water tables would in all likelihood cause flooding to occur.
- (5) Parking

Parking shall be provided in accordance with the provisions of this Bylaw.
- (6) Sewage Collection Systems

Every dwelling must provide an on-parcel approved sewage collection system. A proposed sewage collection system shall:

  - (a) require a development permit prior to commencement of construction; and
  - (b) meet the requirements of the Alberta Safety Codes Act.
- (7) The Development Officer may decide on such other requirements as are necessary having due regard to the nature of a proposed development and the purpose of this district.

**Section 64 P – Park and Recreation District**

- (1) Purpose

The General Purpose of this District is to provide land for active or passive recreational and leisure pursuits.
- (2) 

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"><li>▪ Accessory building or use</li><li>▪ Recreational building or use</li><li>▪ Public use</li></ul>	<ul style="list-style-type: none"><li>▪ Sewage collection system</li><li>▪ Well</li></ul>
- (3) Development Regulations

All regulations shall be at the discretion of the Development Officer. The design, siting, landscaping, screening and buffering shall minimize and compensate for any objectionable aspects or potential incompatibilities with development in abutting districts.

(4) Parking and Loading

The provision for parking and loading shall be at the discretion of the Development Officer except as otherwise specified within this Bylaw.

## Section 65 SP – Semi-Public District

(1) General Purpose of District

The general purpose of this district is to allow for uses which are semi-public in nature including church camps and golf courses and accessory uses related to the same. The district recognizes that the uses have recreational characteristics distinct of other districts.

(2) Permitted Uses

- Public park
- Public works building
- Temporary use or building
- Greenhouse or plant nursery
- Single detached dwelling
- Accessory building or use

Discretionary Uses

- Church and church camp
- Golf course
- Outdoor Storage - Minor
- Recreational building or use
- Sewage collection system
- Well

(3) Development Regulations:

- (a) The maximum building height shall be 10.0 m (32.8 ft) except in the case of buildings or structures accessory to a farm operation other than dwellings.
- (b) Minimum side yard, rear yard and front yard setbacks shall be at the discretion of the Development Officer.