

COMPOSITE ASSESSMENT REVIEW BOARD

BETWEEN:

La Societe franco-canadienne de Calgary

Complainant

-and-

Foothill County Assessor

Respondent

Rebuttal Report of John Fournet and Stella Bergeron

La Societe franco-canadienne de Calgary

WILSON LAYCRAFT

Barristers & Solicitors

#650, 211 – 11th Avenue SW

Calgary, AB T2R 0C6

Attn.: Gilbert J. Ludwig, K.C. and Jeffery D. Talbot

Stella Bergeron: The Assessor's explanation for assessing travel trailers

- With respect to the Assessor's comments about the travel trailers being connected to structures, none of the trailers are attached to structures. Because the bylaw restricts trailers to being non-permanent, and moveable within 48/hrs, the trailers are only parked *adjacent* to structures. There is no physical connection. Trailer owners move between the structures by opening the door of their trailer and stepping onto the structure.
- The tenants of Park Beauchemin own all the trailers subject to assessment. In my long career as an agent and landlord, I have never heard of a landlord being charged taxes for personal property of tenants such as travel trailers.
- Secondly, the travel trailers are vehicles and the SFCC and Foothills require that they can be moved within 48 hours as the Property is subject to rapid flooding. Tenants also use their trailers to visit friends or family during the summer, so they are rarely at the Park the whole season. They can be parked one day and gone the next. Trailer owners often moveout throughout the season and new trailers move in. The lease arrangement is only for 1-year. **See Schedule "A" for a copy of the lease.**
- I am not aware of which trailers are referred to in the assessment because there are generic descriptions for most of them, for example "Brown/white trailer". Other trailers are described by the color of the tarps covering them. We are even unable to tell whether the trailers remain at the Property with these limited descriptions. Many of the trailers do not have a deck or veranda. These are identified in orange below.
- Nearly all the trailers listed in the assessment contain imprecise descriptions and does not account for factors like:
 - model
 - year
 - size
 - condition

Roll: 2004257520
 Legal: 1306JK A NE-25-20-4-5
 Address: 288002 2338 Dr W
 168882

no deck

Land Area: 18.66 Acres
 Subdivision:
 Zoning: Crtry Residential
 Actual Use: Improved Public Service / Recreational / Campground



RV description with color and year is not corresponding

Market Land Valuation		Site Area: 17.66 Acres	Asmt	Code	Value	
			21	100%	587,000	
Market Land Valuation		Site Area: 1.00 Acres	Asmt	Code	Value	
			11	100%	0	
Improvement Valuation						
		Floor Area	Built	Asmt	Code	Value
Foundationless	Lot 1 - Dutchmen Fifth Wheel	224 Sq Feet	2000	11	100%	21,960
Foundationless	Lot 2 - Brown/White Trailer	192 Sq Feet	2000	11	100%	16,760
Foundationless	Lot 3 - Hideout Trailer	216 Sq Feet	2010	11	100%	15,300
Foundationless	Lot 4 - Surveyor Trailer	216 Sq Feet	2010	11	100%	25,650
Foundationless	Lot 5 - Beige Tarped Trailer	192 Sq Feet	2016	11	100%	35,180
Foundationless	Lot 6 - Green Tarped Trailer	192 Sq Feet	2005	11	100%	19,180
Foundationless	Lot 7 - Advantage Fifth Wheel	256 Sq Feet	2008	11	100%	34,230
Foundationless	Lot 8 - Vanguard Trailer	192 Sq Feet	2012	11	100%	26,770
Foundationless	Lot 9 - Titanium Fifth Wheel	256 Sq Feet	2010	11	100%	31,460
Foundationless	Lot 10 - Silver Tarped Trailer	192 Sq Feet	2005	11	100%	13,190
Foundationless	Lot 11 - Black Tarped Trailer	192 Sq Feet	2010	11	100%	29,150
Foundationless	Lot 12 - Black Tarped Trailer	208 Sq Feet	2015	11	100%	37,560
Foundationless	Lot 13 - Mallard Trailer	176 Sq Feet	2005	11	100%	18,920
Foundationless	Lot 14 - Shadow Cruiser Trailer	208 Sq Feet	2018	11	100%	30,900
Foundationless	Lot 17 - Faded Logo Fifth Wheel	224 Sq Feet	2004	11	100%	16,920
Foundationless	Lot 18 - Prowler Fifth Wheel	208 Sq Feet	2004	11	100%	15,880
Foundationless	Lot 21 - Scamper Trailer	176 Sq Feet	2002	11	100%	19,330
Foundationless	Lot 22 - Beige Trailer	192 Sq Feet	2014	11	100%	19,890
Foundationless	Lot 24 - Dutchmen Fifth Wheel	224 Sq Feet	2004	11	100%	24,700
Foundationless	Lot 25 - Silver Tarped Trailer	240 Sq Feet	2014	11	100%	20,020
Foundationless	Lot 26 - Chaparral Fifth Wheel	256 Sq Feet	2018	11	100%	52,160
Foundationless	Lot 27 - Wildcat Trailer	208 Sq Feet	2018	11	100%	42,030
Foundationless	Lot 28 - Chateau Trailer	208 Sq Feet	2005	11	100%	19,540
Foundationless	Lot 29 - Titanium Fifth Wheel	240 Sq Feet	2014	11	100%	28,290
Foundationless	Lot 30 - Scamper MotorHome	144 Sq Feet	2000	11	100%	12,570
Foundationless	Lot 31 - Citation Trailer	240 Sq Feet	2002	11	100%	17,320
Foundationless	Lot 32 - Tahoe Trailer	128 Sq Feet	2012	11	100%	12,610
Foundationless	Lot 33 - Dutchmen Trailer	192 Sq Feet	2006	11	100%	13,840
Foundationless	Lot 34 - Grey Tarped Trailer	176 Sq Feet	2010	11	100%	23,380
Foundationless	Lot 36 - Cherokee Trailer	208 Sq Feet	2012	11	100%	28,370
Foundationless	Lot 37 - Southwind MotorHome	208 Sq Feet	2010	11	100%	35,010
Foundationless	Lot 38 - Jayflight Trailer	160 Sq Feet	2012	11	100%	23,290
Foundationless	Lot 39 - Grey Tarped Trailer	208 Sq Feet	2006	11	100%	14,420
Foundationless	Lot 40 - Mallard Trailer	144 Sq Feet	2014	11	100%	17,070
Foundationless	Lot 41 - Terry Trailer	160 Sq Feet	2008	11	100%	21,710
Foundationless	Lot 42 - Silver Tarped Fifth Wheel	240 Sq Feet	2012	11	100%	32,810
Foundationless	Lot 44 - Mountaineer Trailer	192 Sq Feet	2008	11	100%	15,460
Foundationless	Lot 52 - Golden Falcon Fifth Wheel	256 Sq Feet	2005	11	100%	24,190
Foundationless	Lot 53 - Green Mtn. Logo Trailer	144 Sq Feet	2004	11	100%	15,420
Foundationless	Lot 54 - Raptor Fifth Wheel	256 Sq Feet	2014	11	100%	26,350
Foundationless	Lot 55 - Cherokee Trailer	192 Sq Feet	2020	11	100%	22,100

Stella Bergeron: Trailers at other campgrounds are not assessed

- With respect to the Assessor’s position beginning at page 15 that travel trailers are assessable if they are connected to electrical outlets, I would note that there are at least two private campgrounds in Foothills County where travel trailers are not assessed by the county which have access to publicly provided electricity.
- **NATURE’S HIDEAWAY** located at 144192 2253 Drive East does not have travel trailers assessed even though public utilities are provided to site users including electrical, sewage, and water.

Roll: 2128262520	
Legal: 0510893 1 1 S-26-21-28-4	Land Area: 30.39 Acres
Address: 144192 2253 Dr E 061256529	Subdivision: Zoning: Cmpgrd NaturesHideSW26-21-28W4

Market Land Valuation	Site Area: 20.39 Acres	Asmt	Code	Value
		21	80%	638,340
		11	20%	159,590
Market Land Valuation	Site Area: 10.00 Acres	Asmt	Code	Value
		11	100%	112,670

Improvement Valuation		Floor Area	Built	Asmt	Code	Value
Foundationless	Mobile Home (Mgr Home)	784 Sq Feet	1982	11	100%	5,640
Foundationless	Manufactured Home - Single	1,280 Sq Feet	2011	11	100%	146,950

Marshall & Swift		Area (Ft2)	Built	Asmt	Code	Value
Attached	garage attached to store	1,230 Sq Feet	1945	21	100%	3,040
Detached	Storage shed- Across from Park	240 Sq Feet	1980	21	100%	650
Detached	Storage Shed- Across from Park	240 Sq Feet	1980	21	100%	650
Hand Calculated	Fence/Gate		2001	21	100%	38,600
Detached	Small Shed- beside Store	80 Sq Feet	1980	21	100%	420
Detached	Small Shed- by site #130	80 Sq Feet	1980	21	100%	470
Detached	Small Shed- @ Corral site	80 Sq Feet	1980	21	100%	470
Detached	Small Shed- by site #58	80 Sq Feet	1980	21	100%	470
Detached	Small Shed- beside Trapper's Cabin	80 Sq Feet	1980	21	100%	470
Main Level Structure	Relocatable Office	352 Sq Feet	2013	21	100%	9,990
Detached	Gate House- Octagon	60 Sq Feet	1980	21	100%	1,290
Main Level Structure	Relocatable Office	560 Sq Feet	2013	21	100%	59,680
Hand Calculated	RV Sites		1984	21	100%	131,300
Detached	Washrooms/Laundromat (beside mgr trailer)	365 Sq Feet	1996	21	100%	53,780
Detached	Washrooms by store	624 Sq Feet	1979	21	100%	57,560
Detached	General Store	352 Sq Feet	1945	21	100%	1,970

Assessment Totals			
Tax Status	Code	Description	Assessment
T	11	Residential	424,850
	21	Commercial - Rec.	999,150
		Totals For 2023 Taxable	1,424,000
		Grand Totals For 2023	1,424,000



OUR HIDEAWAY

Nature's Hideaway is hidden in a valley and surrounded by the Highwood River. Our campground offers the perfect escape from the city. We are located just 15 minutes southeast of Calgary and 15 minutes northeast of Okotoks. **The campground offers many amenities and a range of different sites including fully serviced, water/ power and un-serviced sites. Our sites are 20amp.** Each site is a different shape because of all of the trees. Each site has firepit and a picnic table. The campground offers flush toilets, showers, coin laundry, a small store, a playground, horse shoe pit, tons of beach area along the river including a sandy spot for little ones. We like to surprise our campers with different events on long weekends. Best of all- our staff are super friendly!

It is important to us that each family enjoy their stay.

Reservations are recommended, please locate the appropriate forms on the "Reservations & Rates" tab, print or download the forms and send them to nhc123@telus.net so that we can reserve a piece of nature for you!





- The **RIVERBEND CAMPGROUND** located at 48065 370 Ave East is open during the winter (unlike Park Beauchemin) and is *fully* serviced by public utilities.
- Due to the high rental price in town, many RV customers live year-round and it is their main residence, and many of the sites include sheds, decks, verandas ext. This campground does not have travel trailers assessed. The sites have 200 pound propane tanks for heating during winter. The following pictures demonstrate how the Riverbend campground allows for far more permanent stays yet the trailers are not assessed:





Roll: 2029235000	Land Area: 156.07 Acres
Legal: NW-23-20-29-4	Subdivision:
Address: 48065 370 Ave E	Zoning: Agricultural
971001305	

Market Land Valuation	Site Area: 41.50 Acres	Asmt	Code	Value	
		21	100%	0	
Market Land Valuation	Site Area: 45.00 Acres	Asmt	Code	Value	
		21	100%	861,710	
Market Land Valuation	Site Area: 14.00 Acres	Asmt	Code	Value	
		13	100%	160,390	
Farmland Valuation	Agroclimatic Zone: 97 2H-S(C)	Asmt	Code	Value	
Soil Group	Area	Rating	1	100%	14,570
2 Bk	55.50 Acres	75.0%			
80 Pasture	0.00 Acres	19.0%			
80 Pasture	0.00 Acres	71.0%			
80 Pasture	0.00 Acres	26.0%			
Total Area: 55.50 Acres					

Marshall & Swift		Area (Ft2)	Built	Asmt	Code	Value
Main Level & Conc. Slab	Restaurant / Club House	4,200 Sq Feet	1990	21	100%	258,300
Main Level Structure	Concession-Centre Main	832 Sq Feet	1990	21	100%	31,520
Main Level Structure	Workshop/Maintenance Shed	640 Sq Feet	1990	21	100%	14,570
Hand Calculated	Ball Diamonds - Fencing - 4 fields		1990	21	100%	54,650
Hand Calculated	Ball Diamonds - Fencing - 3 fields		1990	21	100%	38,450
Detached	Concession 2 - Snack Bar	120 Sq Feet	1990	21	100%	5,860

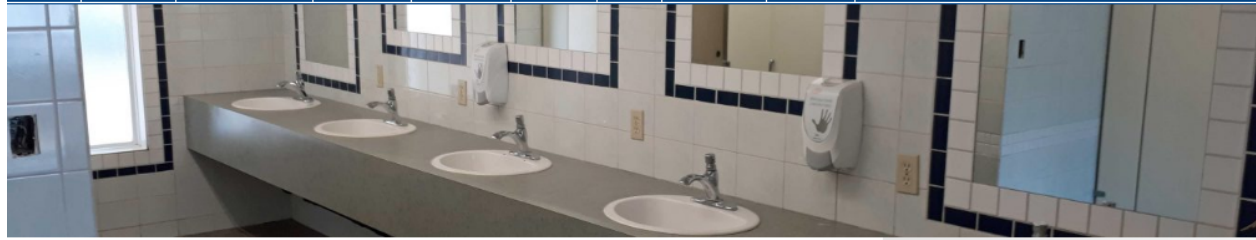
Income Valuation		Property Type	Asmt	Code	Value
IncomeID	Location				
133000217	Foothills County	Recreation	21	100%	1,463,680

Assessment Totals			
Tax Status	Code	Description	Assessment
T	a	1 Farmland	14,570
		13 Vacant Residential	160,390
		21 Commercial - Rec.	2,728,740
Totals For 2023 Taxable			2,903,700
Grand Totals For 2023			2,903,700



Riverbend Campground, Okotoks, Calgary, Alberta

Your Family Camping Destination



Facilities

Modern and clean facilities

When choosing a family campground, consideration should be given to facilities and amenities. These are especially important if you are planning to stay for several days, or beyond. We would be very happy to have you book for an extended stay. We are proud of our facilities and the great job our staff do to keep things clean and in tip top shape.

- General store
- Clean modern washrooms (flush toilets & sinks)
- Hot showers
- Laundry
- On site propane sales
- Power, water, sewer (30/ 50 amp power)
- Fire pits
- Picnic tables
- Pet friendly
- Gazebo rental (hall & kitchen) for large groups
- Wi-Fi available daily weekly or monthly
- Playgrounds, mini golf, paddle-boats, peddle carts, bicycle rentals
- Nature trails (see activities)
- Wood for sale
- Online Reservations
- Natural lots with trees

Riverbend Campground

OPEN YEAR ROUND - Note November 1 - March 31 is monthly camping only. NOTE: No running water at sites from mid October to late April.

Location: 48033 370 Ave East,
Okotoks, Alberta
T1S-1B5

Contact us at
reservations@riverbendcampground.ca

Phone 866-938-2017

Local (403) 938-2017

Weather Station at Riverbend Campground

October 25, 2024, 1:07 pm

6.8 °C 8.8 °C
-7.7 °C



Stella Bergeron: site accessibility

- With respect to the comment on page 10 of the Assessor's report that no schedule of when SFCC uses the facility and when the facility is open to the public, the facility is open to the public, including members of the SFCC 100% of the time during the open season. In other words, during the open season, it is accessible 24/hrs a day, 7 days a week.
- As this is a campground and recreational space, the Property does not have open hours like a business. It is no different than any other private campground where people are able to access the site as they wish, so long as they have prior permission.
- You do not need to be a member of SFCC to enjoy the Property nor do you need to lease a lot to enjoy the Property. At any given time, the Property is used by a mixture of members of SFCC, their friends, family, guests and other members of the public, including those are doing a trial run. The make-up of members/ non-members also varies depending on the day. The site is also available for recreational activities from other groups, including hosting local Scouts group. In all cases, people are free to come and go from the Property so long as they have permission.
- There is no caretaker or security on site. For safety reasons we need to know who is going to the campground ahead of time and guests must be invited by members or family/friends of members or receive permission in advance. The SFCC does not regulate who can be invited and how users behave in the Property. It is for members-volunteers to ensure all the guests are respecting the bylaws (from the SFCC and the MD Foothill).
- The sole purpose and use of the park is to provide a recreational space for people to speak French in a safe, fun, and accessible community setting which encourages both the use and teaching of French in Alberta. There are no restrictions based on race, ethnicity, culture, religion or any other basis. The Property is a space where people can exchange culture and language regardless of their background. The park is open to all visitors whatever their cultural background. It should be noted that on a total of 73 occupants last season, 53% have English as their primary language and 43% have French and 4% have Spanish as their primary language. There are also guests who do not speak French but are still able to use and enjoy the Property with the guidance of French speakers.

John Fournet: Foothill's description of Parc Beauchemin (page 5) and value of the land (page 8)

- The Assessor says that Parc Beauchemin has a legal area 18.66 acres and now has an assessed area of 16.81 acres. This is correct but Foothills has known since the flood of 2013 that the Three Point Creek had moved its bed eastward resulting in a loss of 0.75 hectares i.e. 1.85 acres but has continued to charge taxes to the SFCC based on the inaccurate legal area.

- The assessed value of the land amounting to \$536,500 or \$31,915 is not supported by any of 6 comparable properties chosen by the Assessor on page 11 of the report. Parc Beauchemin is in a floodway and is subject to inundations and is likely to lose more land in future flooding. None of the 6 comparables are in a floodway but rather are part of residential subdivisions and have houses except one which can be considered as farmland but future residential. No permanent buildings with foundations or houses can be built in Parc Beauchemin.
- The Assessor is comparing Parc Beauchemin with properties with significant economic and residential value. The Assessor does not address that the main characteristic of Parc Beauchemin is that it is in a floodway; has restrictive zoning which was recently changed from Country Residential to Recreational and which severely impedes the market value of the property; and is effectively scrub land whereby no agriculture and grazing can occur given that it is heavily forested with spruce trees. The spruce needles render the soil unsuitable for agriculture.
- Secondly, the location of Parc Beauchemin is remote. It is far from any town or city. It is not located on any major highway. Therefore, the value is less than near Okotoks or High River or Calgary.
- According to the current assessment for 2024 the taxes for Parc Beauchemin will increase from \$7,504.23 to \$14,092.24 resulting in an increase of 187.80% while nothing has changed in the Parc for the past 52 years. This has created significant financial burden on a not-for profit that has been active in the community for decades, providing scholarships, housing, education, and a community for Albertans to speak and learn French in a community setting.
- However, the recent assessments have seen SFCC losing monies for the past year 2 years with Parc Beauchemin as follows:

	<u>2022</u>	<u>2023</u>
Loss	\$14,121	\$16,843

We expect a record loss for 2024 due to the tax increases.

- Foothills has never provided any explanation for the tax increase other than to state in the Assessor's report that travel trailers are connected to electricity, something the County has known about for decades yet never felt the need to assess the trailers. It was not until reading the Assessor's report that any explanation was provided for the increase.
- If this Board determines that the Park is not charitably exempt, we request an adjustment to the assessment as follows:

Land owned by the SFCC:	\$175,810
Travel Trailers, RV's, decks, verandas & shed owned by tenants:	\$0.00 .
Buildings, infrastructures and various improvements	\$117,790
Total	\$293,600

Attached as Schedule "B" is a detailed analysis of the 6 comparables provided by Foothills County along with more appropriate comparables.

"JOHN FOURNET" Oct 28, 2024

John Fournet
Treasurer, SFCC

Stella Bergeron, Oct 28/2024

Stella Bergeron
President, SFCC

SCHEDULE "A"



FOOTHILLS COMPARABLE # C.1 NW 20-30 W5

Housing subdivision located southwest of Millarville

Legal description: Plan 0612921 Block 4 Lot 17

Purchased on March 10, 2021

Price : \$332,500

Area: 6.50 acres more or less

Adjusted Price for inflation :\$374,848

Price per acre: \$57,669

Owners: Cory and Wanita Mahan

Comments: This is a housing lot, and the property is not in a floodplain or close to a river. This is not a comparable to Parc Beauchemin.

John Fournet, Treasurer SFCC

Enclosures:

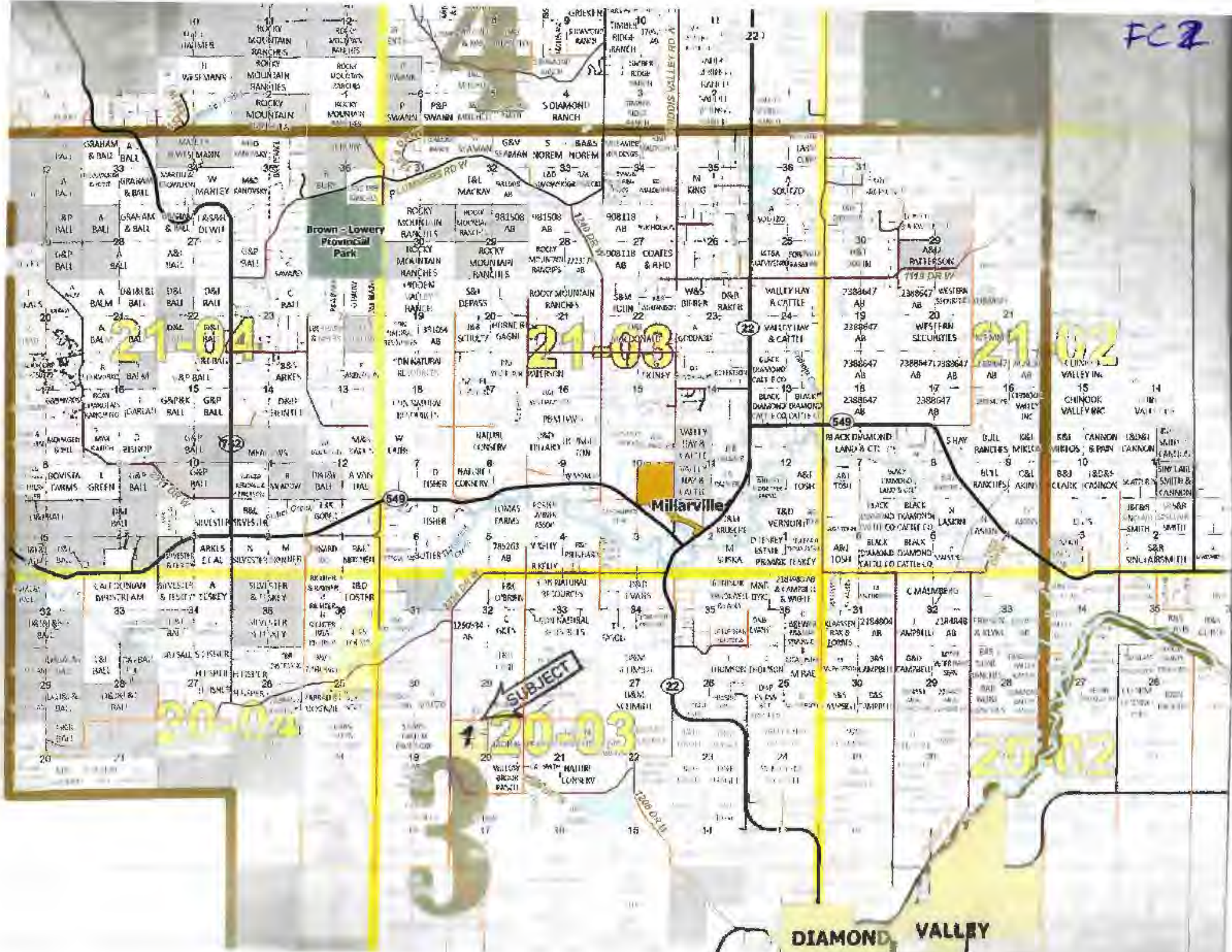
FC .2 Location map

FC 3 Site plan

FC 4 to FC5 Title

FC 6 google map

FC 2

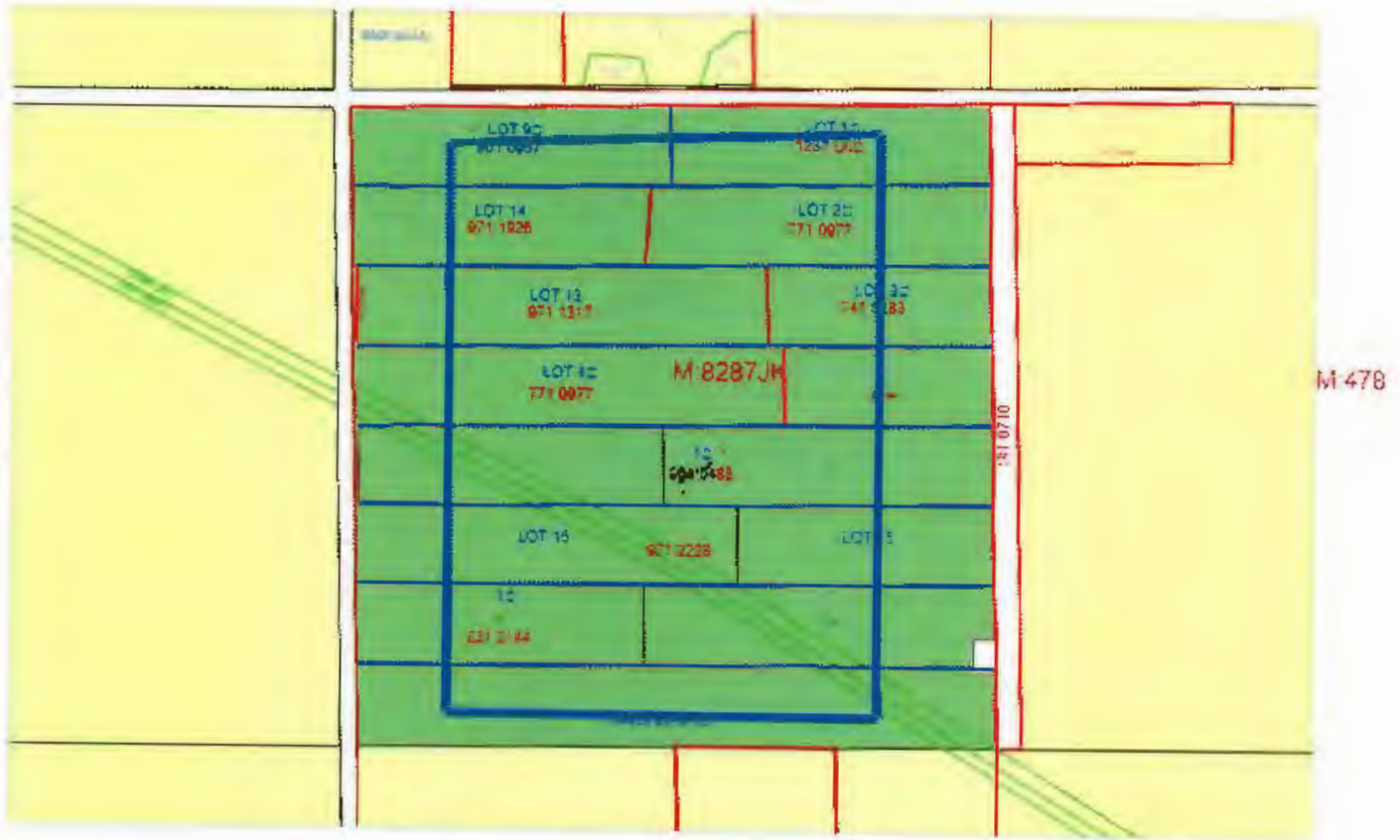


SUBJECT

DIAMOND VALLEY

SE 29-20-3-W5

FC3





FC 4

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0031 857 279 0612921;4;17 211 052 241

LEGAL DESCRIPTION
PLAN 0612921
BLOCK 4
LOT 17
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.63 HECTARES (6.5 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;3;20;20;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 201 048 115

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
211 052 241	10/03/2021	TRANSFER OF LAND	\$332,500	\$332,500

OWNERS

CORY MAHAN

AND

WANITA MAHAN

BOTH OF:

[REDACTED]

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
751 083 923	08/08/1975	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

(CONTINUED)

FL5

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
211 052 241

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
771 090 206	06/07/1977	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.
061 293 402	21/07/2006	CAVEAT RE : EASEMENT
061 341 238	22/08/2006	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT
161 288 931	05/12/2016	ORDER RE;EASEMENT - OVER AND FOR BENEFIT OF SEE ORDER.
211 052 242	10/03/2021	MORTGAGE MORTGAGEE - THE TORONTO DOMINION BANK. 500 EDMONTON CITY CENTRE EAST EDMONTON ALBERTA T5J5E8 ORIGINAL PRINCIPAL AMOUNT: \$166,250
211 178 427	16/09/2021	DISCHARGE OF UTILITY RIGHT OF WAY 751083923 PARTIAL EXCEPT PLAN/PORTION: PORTION

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 25 DAY OF OCTOBER, 2024 AT 07:50 P.M.

ORDER NUMBER: 51995349

CUSTOMER FILE NUMBER:




END OF CERTIFICATE

SE 29-20-3-W5 (C1)

Write a description for your map.

Legend

-  Prairie Spirit Alpacas

FC6





FOOTHILLS COMPARABLE NW 6-20-1-W5-

Housing subdivision located between Okotoks and Diamond Valley

a. Foothills comparable # 2 having an area of 22 acres sold at price of \$700,000 on August 22, 2024 does not exist.

b. Foothills comparable # 3 does exist and is described below:

Legal description: Plan 0711765 Block 5 lot 1

Purchased on March 6, 2023

Price : \$758,000

Adjusted Price for inflation :\$770,734

Area: 22 acres more or less

Price per acre: \$35,033

Owners: Kent & Krista Maurer

Comments: This is a housing lot, and the property is not in a floodplain or close to a river. This is not comparable to Parc Beauchemin.

John Fournet, Treasurer SFCC

Enclosures:

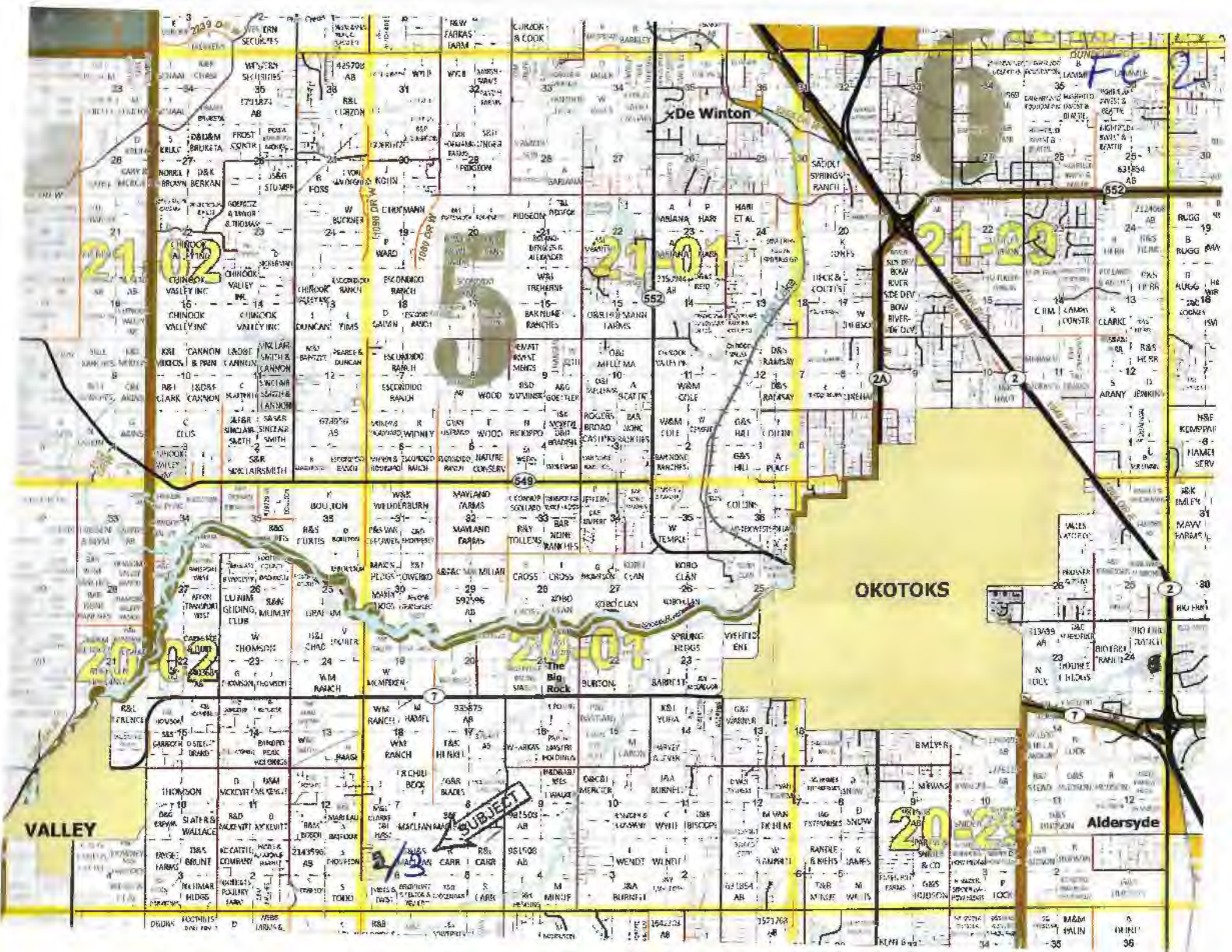
FC .2 Location map

FC 3 Site plan

FC 4 to FC5 Title

FC 6 google map of housing subdivision

FC 7 Google map of lot 1 (2023)



DUNN
LACINA
FC 2

De Winton

21-02

21-01

21-02

OKOTOKS

20-01

20-02

VALLEY

Aldersyde

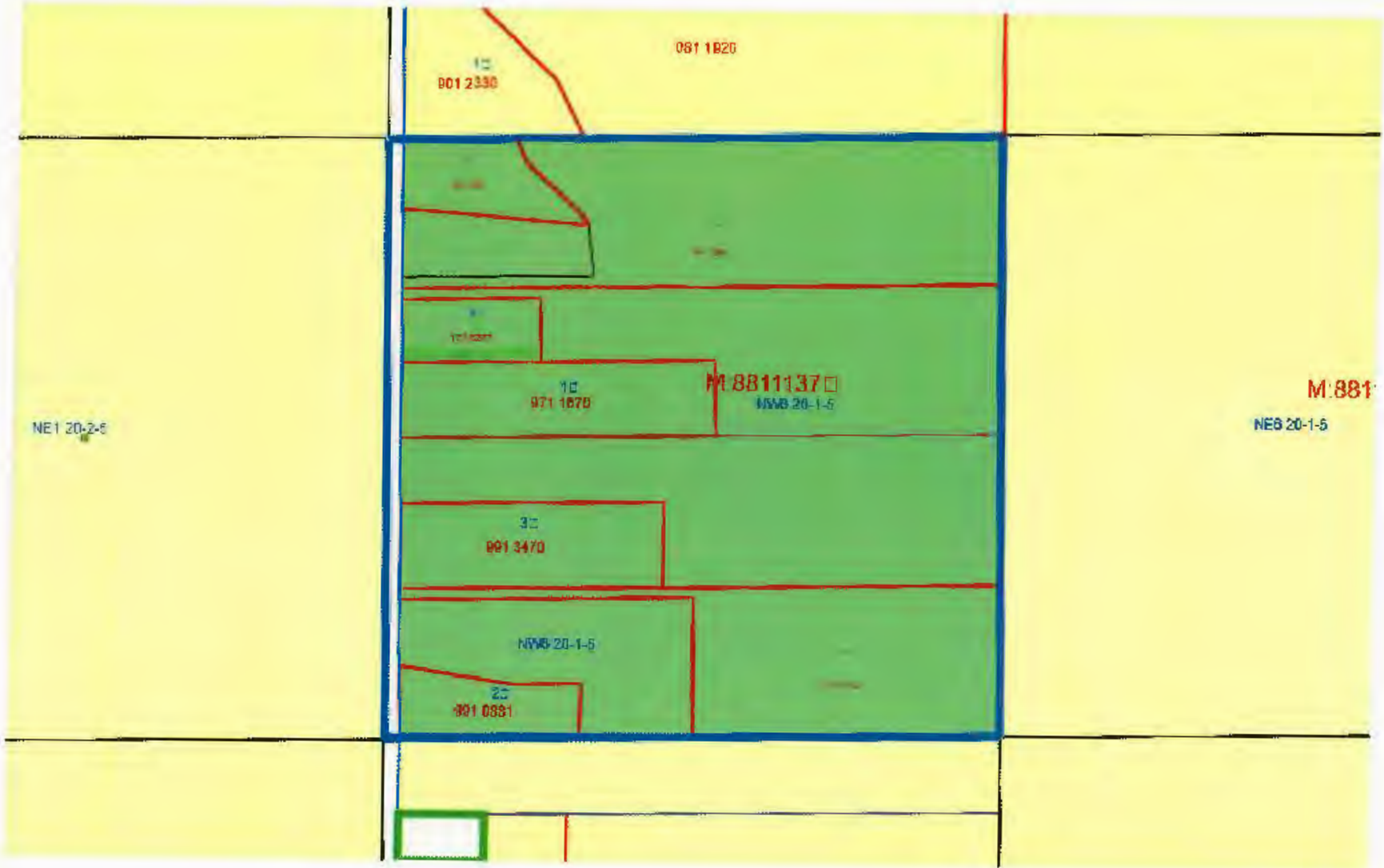
SUBJECT

21/3

20-02

NW 6-20-1-W5

FC3



FC4



LAND TITLE CERTIFICATE

S LINC SHORT LEGAL TITLE NUMBER
0032 346 950 0711765;5;1 231 068 687

LEGAL DESCRIPTION
PLAN 0711765
BLOCK 5
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 8,903 HECTARES (22 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;20;6;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 221 167 751

Table with 5 columns: REGISTRATION, DATE (DMY), REGISTERED OWNER (S) DOCUMENT TYPE, VALUE, CONSIDERATION. Row 1: 231 068 687, 06/03/2023, TRANSFER OF LAND, \$758,000, \$758,000

OWNERS
KENT TERRY MAURER
AND
KRISTA MARIA MAURER
BOTH OF:



AS JOINT TENANTS
(DATA UPDATED BY: CHANGE OF ADDRESS 241223332)

ENCUMBRANCES, LIENS & INTERESTS

Table with 3 columns: REGISTRATION NUMBER, DATE (D/M/Y), PARTICULARS. Row 1: 3873JO, 10/06/1966, RESTRICTIVE COVENANT. Row 2: 991 029 145, 02/02/1999, UTILITY RIGHT OF WAY

(CONTINUED)

FCS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
231 068 687

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.

991 075 441	22/03/1999	CAVEAT RE : ROAD WIDENING CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31, BOX 5605 HIGH RIVER ALBERTA T1V1M7
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TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 25 DAY OF OCTOBER, 2024 AT 08:52 P.M.

ORDER NUMBER: 51995404

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

NW6-20-1-W5 (C2,C3)

Write a description for your map.

Legend

FCG

- Feature 1
- Twin Valley Equestrian



Google Earth

Image © 2024 Airbus


4000 ft




FC # 3 418100 96 Street W Foothills

Write a description for your map.

Legend *F7*

 418100 96 St W

 418100 96 St W

Google Earth

Image © 2024 Airbus



1000 ft



FOOTHILLS COMPARABLE SW9-21-28-W4

Farmland located on the east side of the Highwood River between Okotoks and Calgary

Legal description: Plan 1211541 Block 1 Lot 2

Purchased on June 1, 2023

Price : \$900,000

Adjusted Price for inflation :\$914,763

Area: 23.48 acres more or less

Price per acre: \$38,959

Owners: Jaeco Van Klei and Adriena Visser

Comments: Farmland located on the east side of the Highwood River. Only a small portion of this property is in the flood plain of the Highwood River and has already been dedicated to Foothills County as an Environmental Reserve Easement (#121 15423). This is not comparable to Parc Beauchemin.

John Fournet, Treasurer SFCC

Enclosures:

FC .2 Location map

FC 3 Site plan

FC 4 to FC 6 Title

FC Flood map FC7

FC 8 and FC 9 google maps 2024

FC 2

552

SUBJECT

4

2

1044 DRE

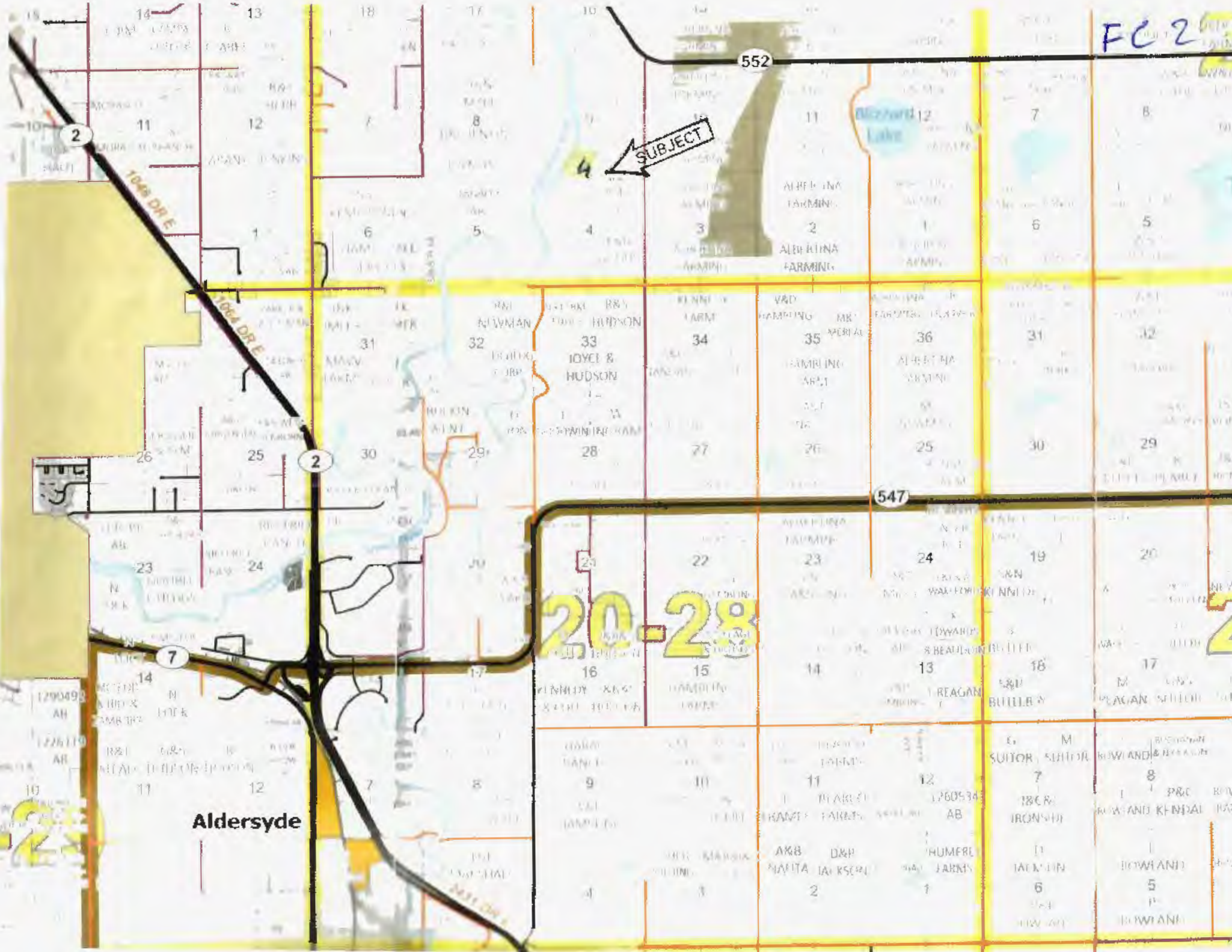
1044 DRE

2

547

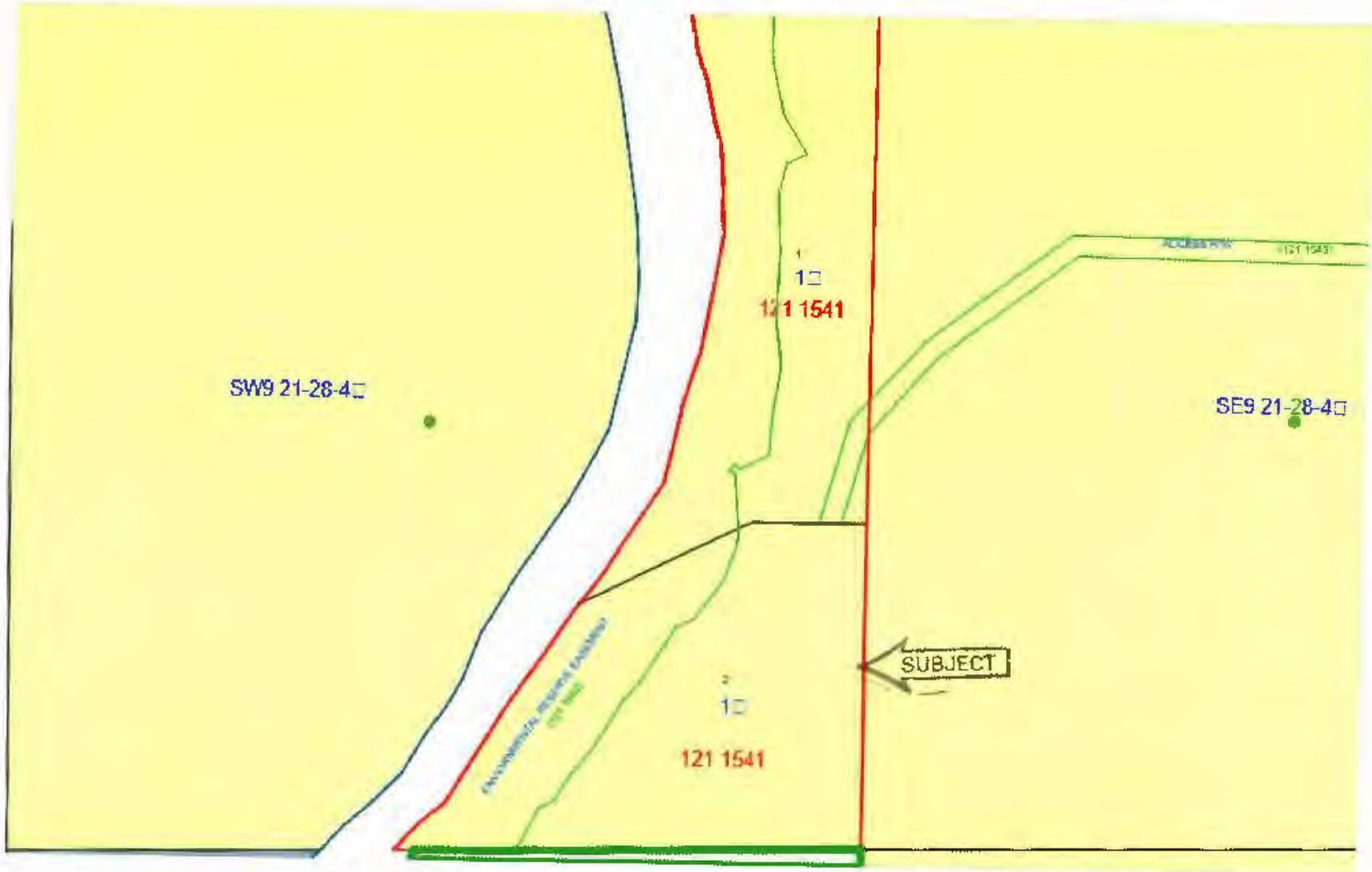
20-28

Aldersyde



SW 9-21-28-W 4
Plan 1211541 Block 1 Lot 2

FC 3



FC4



LAND TITLE CERTIFICATE

S			
LINC	SHORT LEGAL	TITLE NUMBER	
0035 232 917	1211541;1;2	231 169 866	

LEGAL DESCRIPTION
 PLAN 1211541
 BLOCK 1
 LOT 2
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 9.5 HECTARES (23.48 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
 ATS REFERENCE: 4;28;21;9;SW
 MUNICIPALITY: FOOTHILLS COUNTY
 REFERENCE NUMBER: 221 197 912

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 169 866	01/06/2023	TRANSFER OF LAND	\$900,000	\$900,000

OWNERS
 JAECO VAN KLEI
 AND
 ADRIENA DE VISSER
 BOTH OF:
 [REDACTED]
 [REDACTED]
 AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
121 131 125	30/05/2012	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO.

{ CONTINUED }

FC5

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
231 169 866

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
121 131 126	30/05/2012	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT AS TO PLAN: SEE INSTRUMENT
121 131 128	30/05/2012	EASEMENT OVER AND FOR BENEFIT OF: SEE INSTRUMENT AS TO PLAN: SEE INSTRUMENT
121 131 129	30/05/2012	ENVIRONMENTAL RESERVE EASEMENT GRANTEE - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. AS TO PORTION OR PLAN:1211542
231 169 867	01/06/2023	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 02763 SENIOR 10 YORK MILLS ROAD TORONTO ONTARIO M2P2G4 ORIGINAL PRINCIPAL AMOUNT: \$1,500,000
231 206 039	06/07/2023	UTILITY RIGHT OF WAY GRANTEE - SUNSHINE GAS CO-OP LTD.
231 291 899	26/09/2023	EASEMENT AS TO PORTION OR PLAN:1211543 OVER AND FOR BENEFIT OF: SEE INSTRUMENT
231 291 903	26/09/2023	EASEMENT AS TO PORTION OR PLAN:1211541 OVER AND FOR BENEFIT OF: SEE INSTRUMENT
TOTAL INSTRUMENTS: 008		

FCB

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 23 DAY OF
OCTOBER, 2024 AT 03:05 P.M.

ORDER NUMBER: 51968569

CUSTOMER FILE NUMBER:



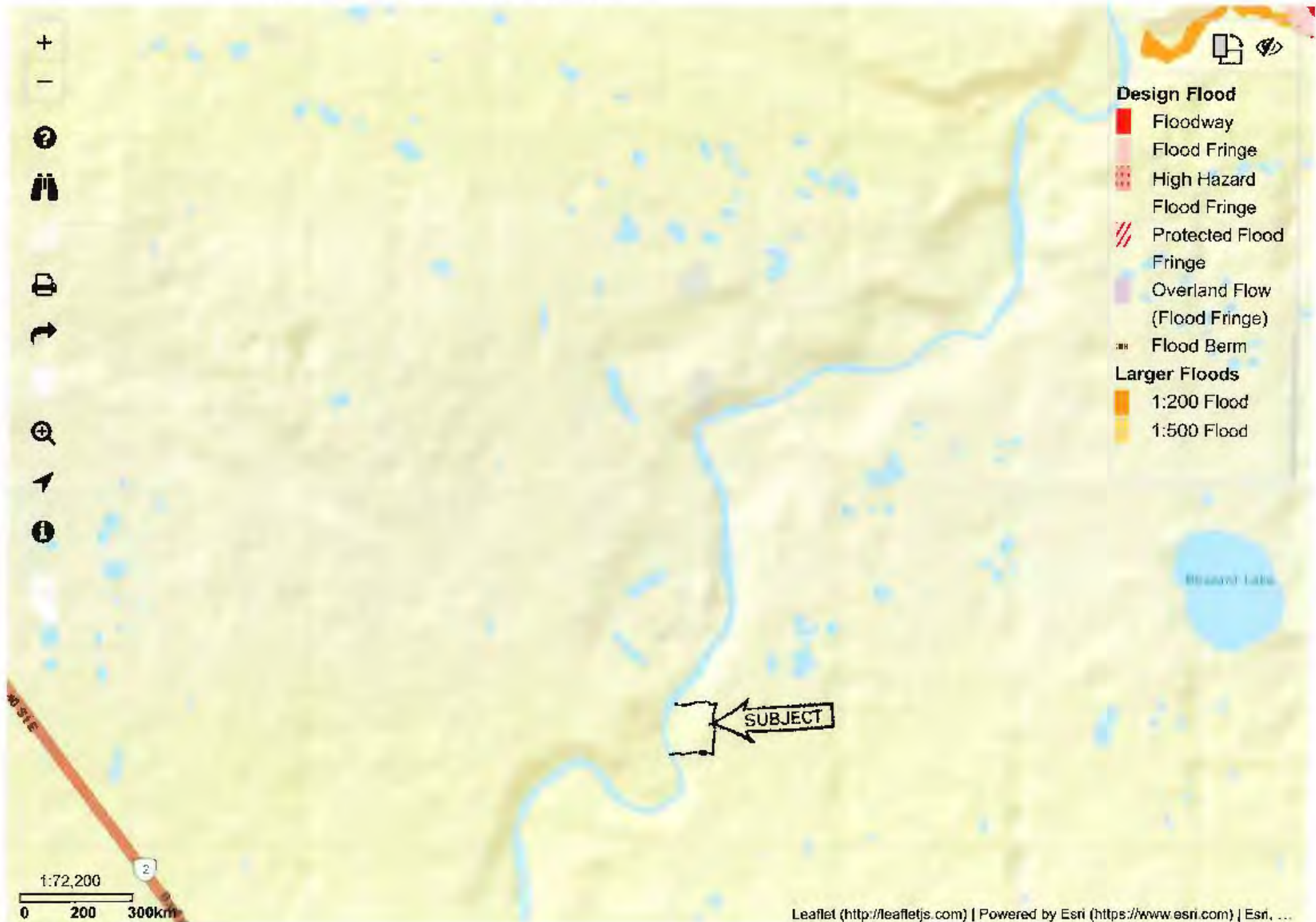
END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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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).

FC7

Flood Awareness Map Application



SW9-21-28-W4 (C4)

Write a description for your map.

Legend
FC8



Google Earth

Image © 2024 Airbus
Image © 2024 Maxar Technologies

Plan 1211541 Nlock 1 Lot 2

Write a description for your map.

Legend
FC 9



Google Earth

Image © 2024 Airbus
Image © 2024 Maxar Technologies



2000 ft

Rd 283



FOOTHILLS COMPARABLE NE 4 -19-2-W5

Farmland located south of Hartell , east of Highway # 22. Adjoining properties have houses. There is a small creek north of the property (Tongue Creek), but it has no impact on the subject property

Legal description: Plan 5021GJ Block 3

Purchased on January 26, 2023

Price : \$470,000

Adjusted Price for inflation :\$470,710

Area: 33.09 acres more or less

Price per acre: \$14,225

Owners: Michael and Marcie Redgwell

Comments: Farmland and adjoining properties have houses. It is very likely that the owners will build a house on this lot .This future residential land is not in the floodway of any river. This is not comparable to Parc Beauchemin.

John Fournet, Treasurer SFCC

Enclosures:

FC .2 Location map

FC 3 Site plan

FC 4 to FC 6 Title

FC 7 and FC google maps 2024

19-03

19-02

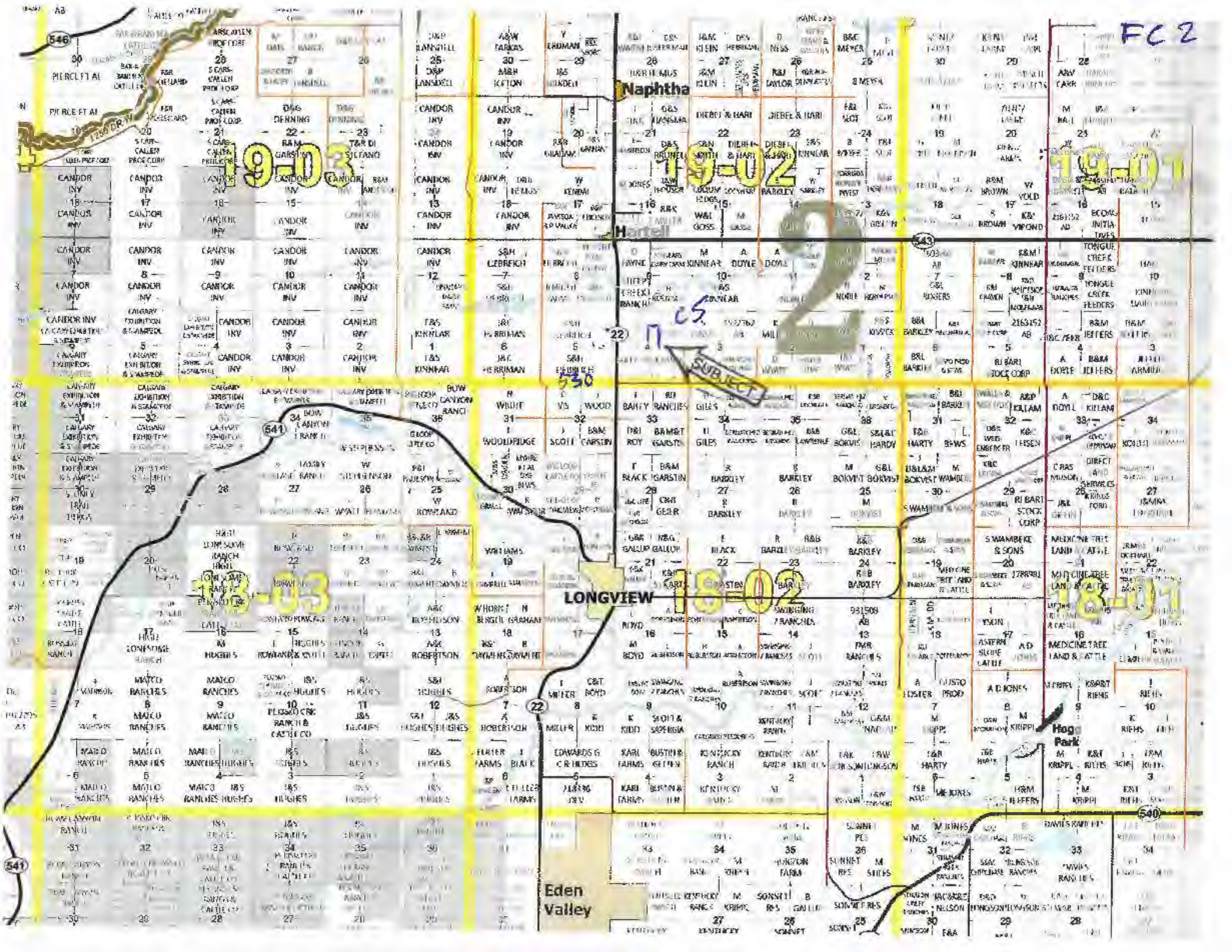
19-01

SUBJECT

18-03

18-02

18-01



Naphtha

Hartell

LONGVIEW

Eden Valley

Hog Park

546

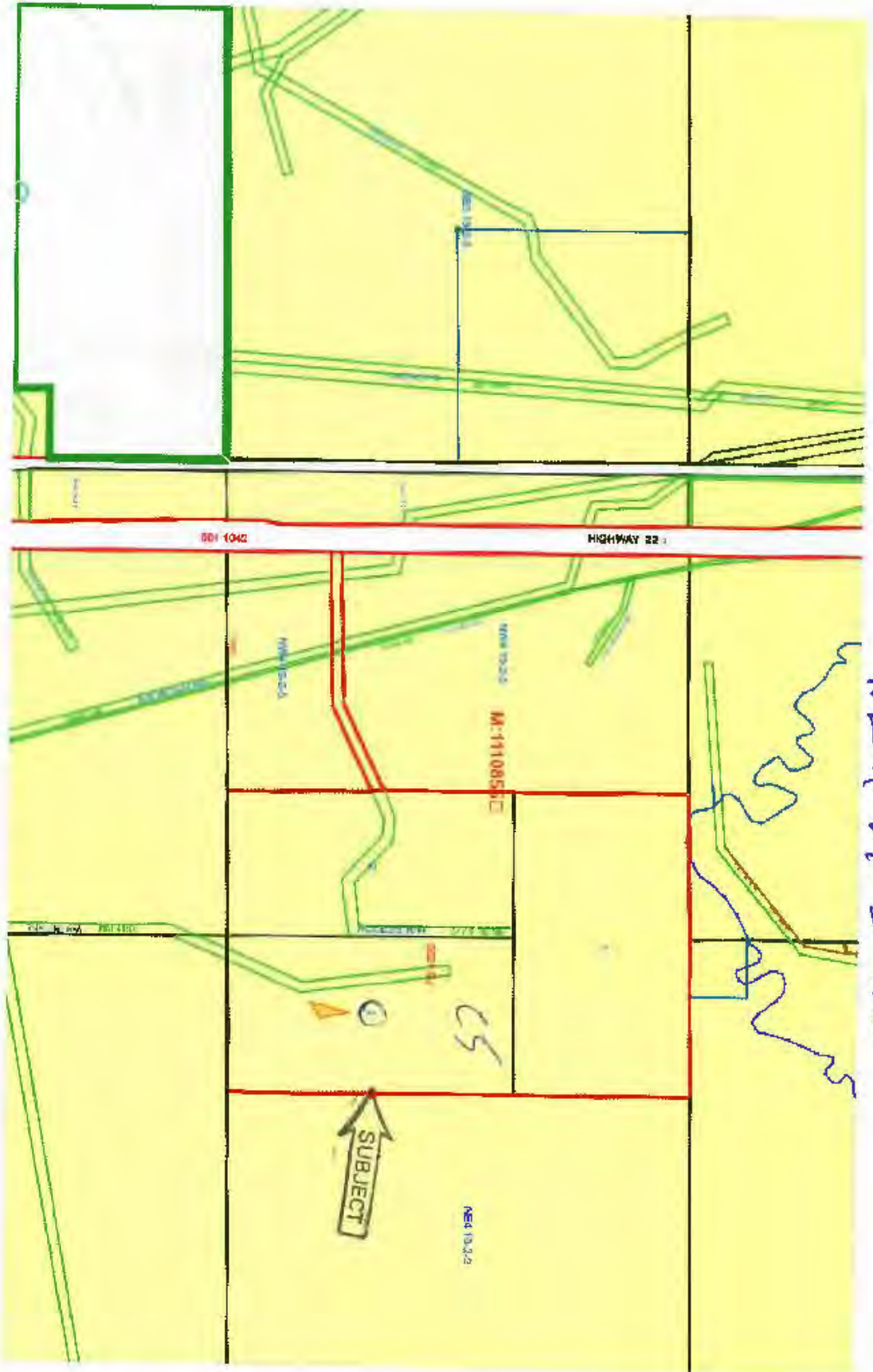
541

540

Plan 502163 Block 3

FC 3

NE 4-19-2-W5





F4-#

HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON NOVEMBER 17, 2023

S
LINC SHORT LEGAL TITLE NUMBER
0018 240 721 5021GJ;3 231 026 516

LEGAL DESCRIPTION
PLAN 5021GJ
BLOCK 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME
AREA: 13.4 HECTARES (33.09 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;2;19;4;N
MUNICIPALITY: FOOTHILLS COUNTY
REFERENCE NUMBER: 231 026 515

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 026 516	26/01/2023	TRANSFER OF LAND	\$470,000	CASH & MORTGAGE

OWNERS
MICHAEL GORDON REDGWELL

AND
MARCIE MICHELE REDGWELL

BOTH OF:
[REDACTED]

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
6917ED	14/10/1929	EASEMENT "W 1/2 OF LSD 10 IN SEC 4, 19, 2, 5, EXTENDED BY OVER THE N 20 FT OF LSD 9 AND THE N 20 FT OF E 1/2

(CONTINUED)

NE 4-19-2-W5 (C5)

Write a description for your map.

Legend *RC 7*

-  Feature 1
-  Hartell
-  Mackenzie Farm



Google Earth

Image © 2024 Airbus

1 mi



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, S. Alberta MDE31s and Counties, Map data ©2024 200 m





FOOTHILLS COMPARABLE NW 20-20-1-W5

Farmland located west of Okotoks , north of Highway # 7 , immediately south of the Sheep River.

Legal description: Plan 1212741 Block 1 Lot 2

Purchased on July 28, 2020

Price : \$470,000

Adjusted Price for inflation :\$714,300

Area: 35.23 acres more or less

Price per acre: \$20,275

Owners: Gregory and Tracy Gutek

Comments: Farmlands and adjoining properties have houses. It is very likely that the owners will build a house on this lot . Gregory Gutek is the main shareholder and CEO of Partners Development Group , a large developer and builder of homes in Okotoks and Calgary. The area subject to inundations along the south side of Sheep River has been dedicated to Foothills as environmental land (see title plan) and Foothills has an environmental reserve easement (3121246 719, see title). The rest of the land is not in the flood way. This is not comparable to Parc Beauchemin.

John Fournet, Treasurer SFCC

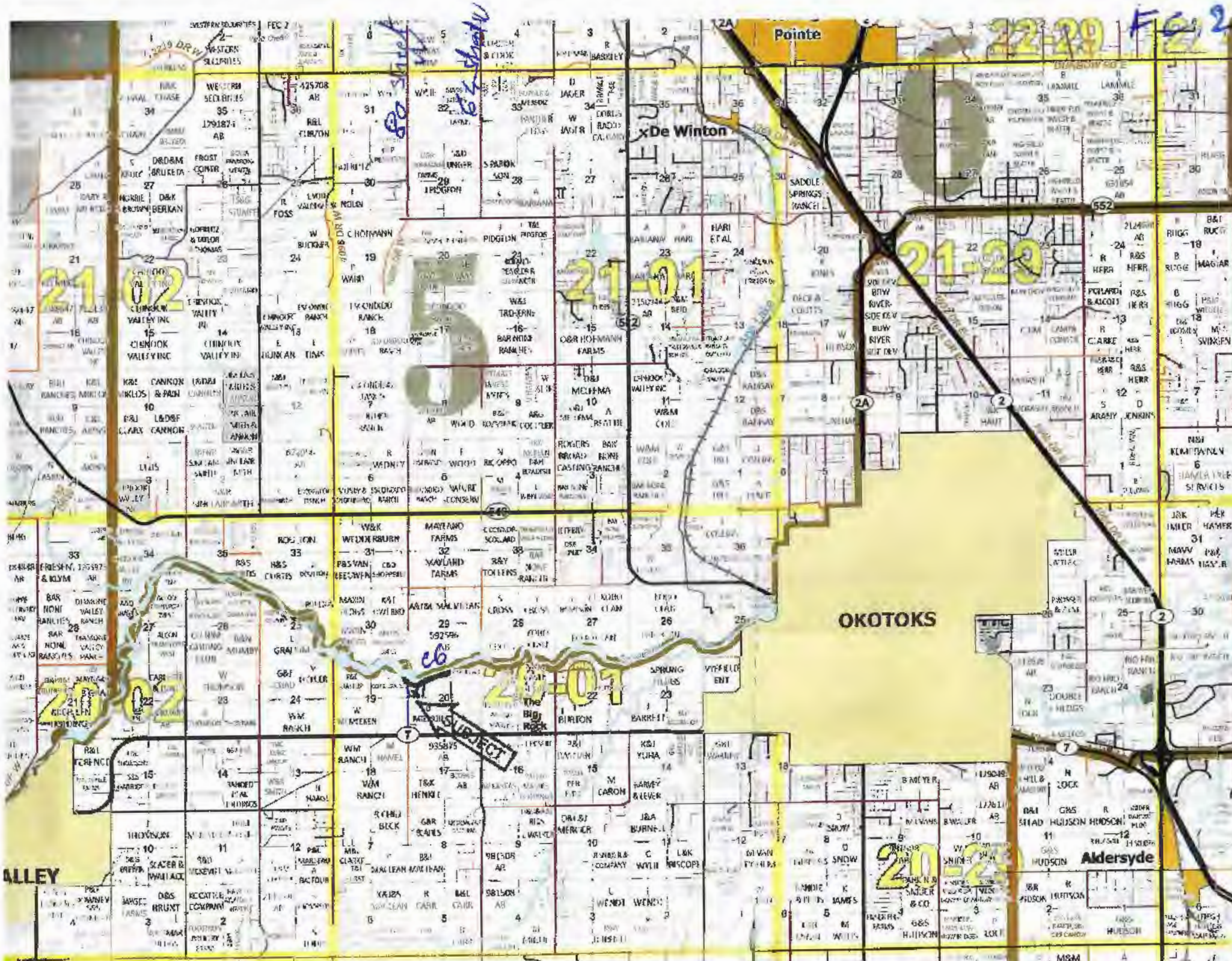
Enclosures:

FC .2 Location map

FC 3 Site plan

FC 4 to FC 5 Title

FC 6 and FC 7 google maps 2024



Pointe

De Winton

OKOTOKS

Aldersyde

SUBJECT

22-29 FG 2

FEC 2

21-02

21-01

21-29

21-02

21-01

20-22

ALLEY

6-7 school

cb

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NW 20-20-1-W5 (Lot 2, C6)

FC 3



FC4



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0035 380 245 1212741;1;2 201 130 988

LEGAL DESCRIPTION
PLAN 1212741
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 14.258 HECTARES (35.23 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;20;20;NW

MUNICIPALITY: FOOTHILLS COUNTY

REFERENCE NUMBER: 191 084 103

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 130 988	28/07/2020	TRANSFER OF LAND	\$607,000	\$607,000

OWNERS
GREGORY GUTEK
AND
TRACY GUTEK
BOTH OF:
[REDACTED]
[REDACTED]
[REDACTED]
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
071 232 519	12/05/2007	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. " AFFECTS PART OF THIS TITLE "

(CONTINUED)

FC 5

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
201 130 988

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
---------------------	--------------	-------------

121 246 715	20/09/2012	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7
121 246 719	20/09/2012	ENVIRONMENTAL RESERVE EASEMENT GRANTEE - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. AS TO PORTION OR PLAN:1212742
121 246 720	20/09/2012	CAVEAT RE ; DEFERRED RESERVE CAVEATOR - THE MUNICIPAL DISTRICT OF FOOTHILLS NO. 31. BOX 5605 HIGH RIVER ALBERTA T1V1M7

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 23 DAY OF OCTOBER, 2024 AT 05:30 P.M.

ORDER NUMBER: 51970956

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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NW20-20-1-W5 (6C)

Write a description for your map.

Legend **F&G**
● F & G Controls Inc



Google Earth

Image © 2024 Airbus

NW20-20-1-W5 (6C)

Write a description for your map.

Legend EC7
⊙ F & G Controls Inc



Google Earth

Image © 2024 Airbus

500 ft





COMPARABLE # 1 HIGHWOOD RIVER SOUTH WEST OF HIGH RIVER

Transfer of Land between Her Majesty the Queen and Foothills County #201098246, dated April 23, 2020 (See attachments)

24 properties totalling and area of 130.66 acres were sold to the Province for \$265,640 or \$2,033 per acre . All these properties were in the floodplain of the Highwood River.

Inflation adjustment to adjust price to 2024 using Bank of Canada inflation calculator.

2024 value of \$2,033 per acre

Adjustment for size 130.66 acres/ 16.85 acre, 200% = \$2,033 x 200% = 4,066 per acre.

Final value : \$4,066

John Fournet, Treasurer SFCC

Enclosures:

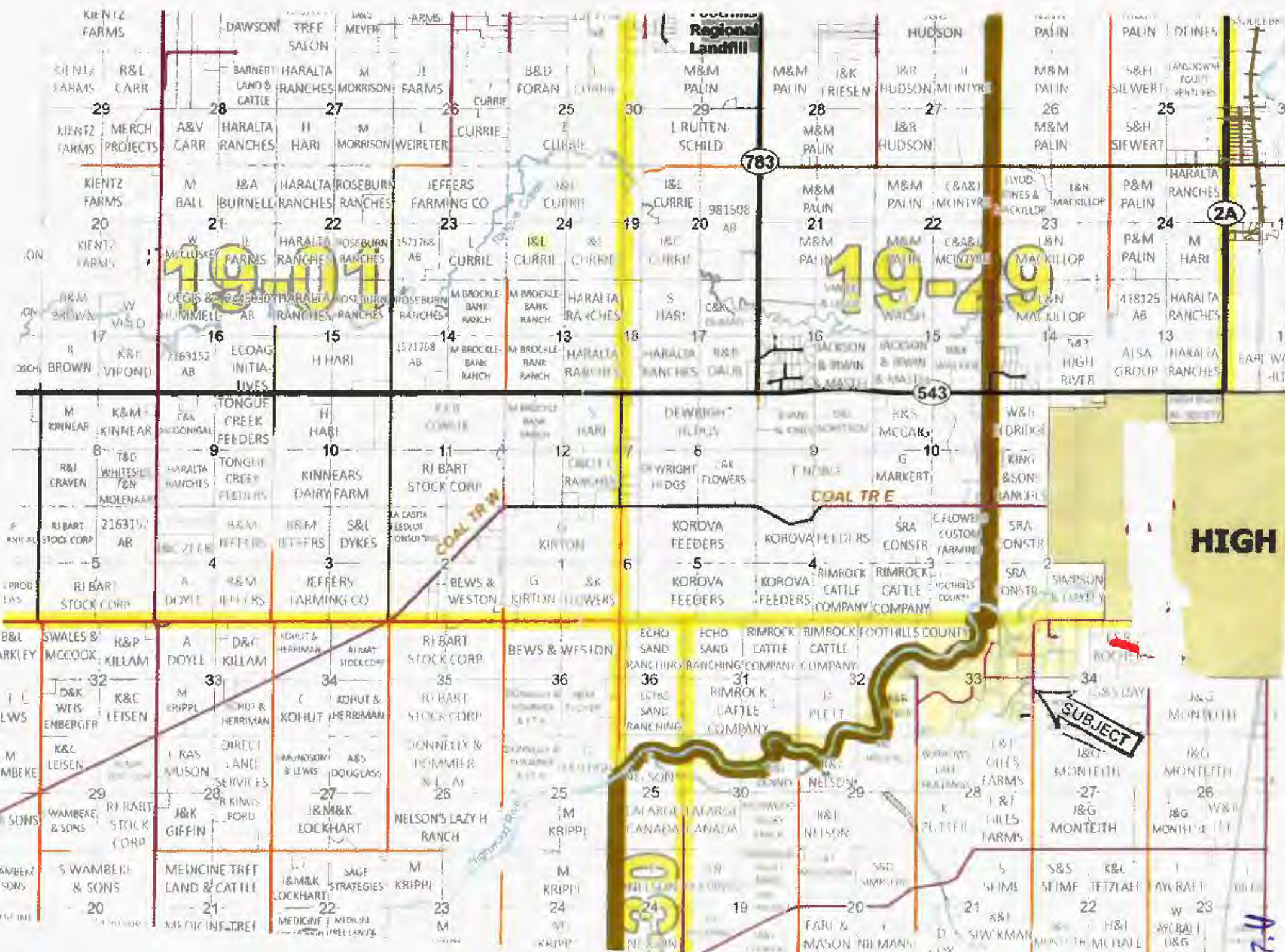
A 2 Location map

A 3 Site plan

A 4 to A 11 Transfer of Land -Land Title

A 12 Flood Plain map

A 13 to A.14 Inflation calculation



Regional Landfill

783

543

19-01

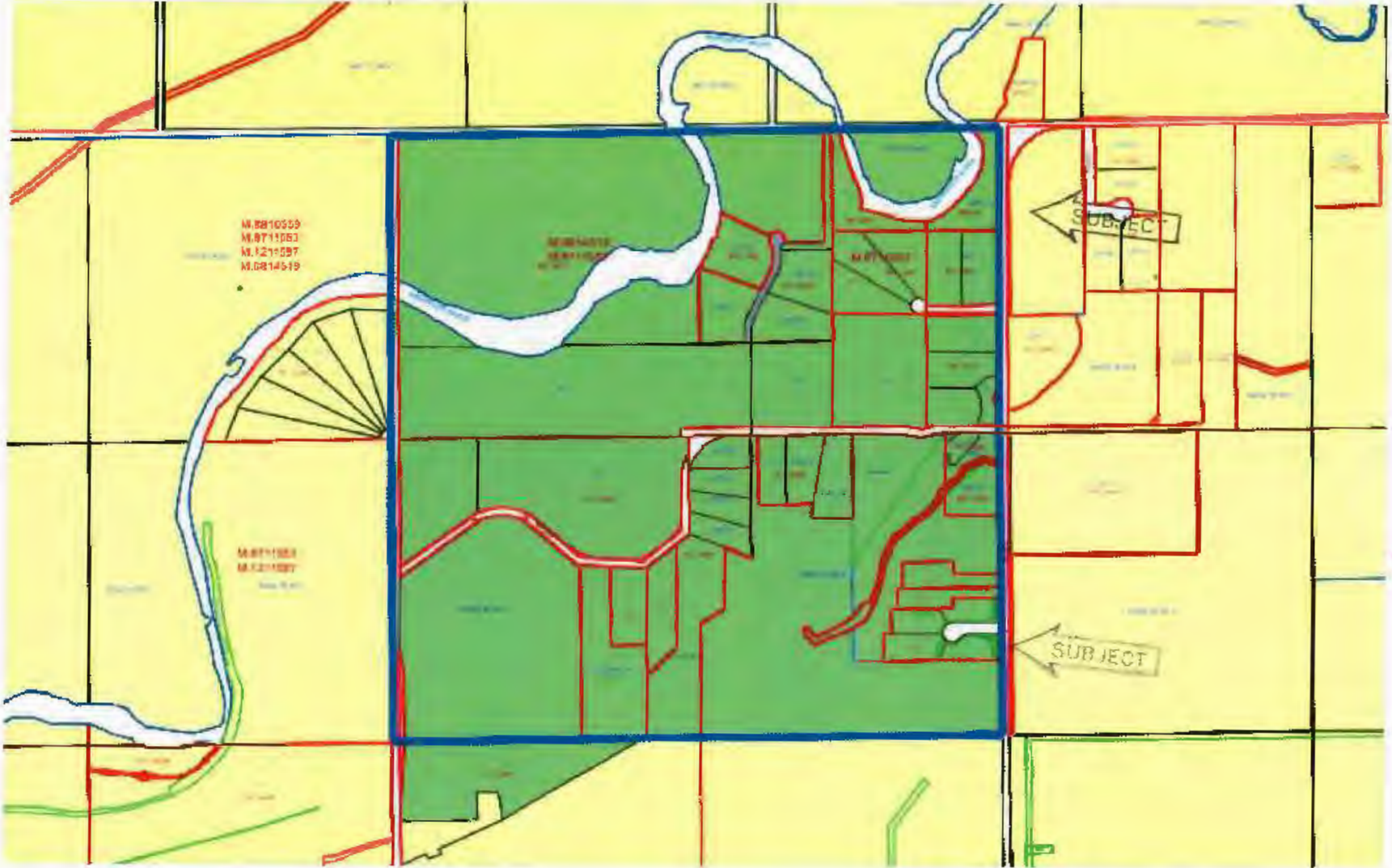
19-29

2A

HIGH

SUBJECT

42



SITE PLAN

A3

**ALBERTA GOVERNMENT SERVICES
LAND TITLES OFFICE**

IMAGE OF DOCUMENT REGISTERED AS:

201098246

ORDER NUMBER: 51975825

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

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

The Land Titles Act

TRANSFER OF LAND

HER MAJESTY THE QUEEN in right of Alberta, as represented by the Minister of Infrastructure, being registered owner of an estate in fee simple, subject, however, to such encumbrances, liens, and interests as are notified by memorandum underwritten, in all that certain tract of land situate in the Province of Alberta, being composed of:

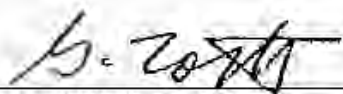
SEE ATTACHED SCHEDULE "A"

doth hereby in consideration of the sum of ONE DOLLAR (\$1.00) paid to the Minister by the Purchaser, the receipt of which sum is hereby acknowledged, transfer to:

FOOTHILLS COUNTY
309 MacLeod Trail
Box 5605
High River, Alberta T1V 1M7

the estate and interest in the land legally described above.

IN WITNESS WHEREOF Gordon Lopatka, Director, Land Development and Sales, has hereunto subscribed his name, as a duly authorized representative of the Minister of Infrastructure, this 23 day of April, 2020.



GORDON LOPATKA
DIRECTOR, LAND DEVELOPMENT AND SALES

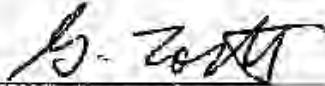
AG

CERTIFICATE

The undersigned Vendor certifies that it is not a non-resident of Canada for all purposes arising under the Income Tax Act of Canada including, but not limited to, Section 116(5) thereof.

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA, AS REPRESENTED BY THE MINISTER OF INFRASTRUCTURE

Per:



GORDON LOPATKA
DIRECTOR, LAND DEVELOPMENT AND SALES

AFFIDAVIT RE VALUE OF LAND

CANADA
PROVINCE OF ALBERTA

)
)
)

I, Harry R. Crook
of Foothills County in the Province
of Alberta, MAKE OATH AND SAY THAT:

1. I am the agent of the transferee named in the within or annexed transfer and I know the land therein described.
2. I know the circumstances of the transfer and true consideration paid by me is as follows:
CASH
3. The current value* of the land**, in my opinion, is \$ 365,640.00

* "value" means the dollar amount that the land might be expected to realize if it were sold on the open market by a willing seller to a willing buyer.

** "land" includes all buildings and all other improvements affixed to the land.

SWORN BEFORE ME
at the High River, in the Province of
Alberta, this 27 day of April, 2020.



A Commissioner for Oaths in and for Alberta



LESLIE ELIZABETH FITZGERALD
A Commissioner for Oaths
in and for the Province of Alberta
My Commission Expires February 27, 2021

SCHEDULE "A"

Legal Description of the Lands

- ✓ 1. PLAN 0010661
LOT 4
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.02 HECTARES (4.99 ACRES) MORE OR LESS
- ✓ 2. PLAN 0010661
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.73 HECTARES (4.27 ACRES) MORE OR LESS
- ✓ 3. PLAN 0610168
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.03 HECTARES (5.02 ACRES) MORE OR LESS
- ✓ 4. PLAN 8810271
THAT PORTION OF BLOCK 1 WITHIN THE
NORTH WEST QUARTER OF SECTION 33
TOWNSHIP 18
RANGE 29
WEST OF THE 4TH MERIDIAN
WHICH LIES SOUTH AND EAST OF THE RIGHT
BANK OF THE HIGHWOOD RIVER AS SHOWN ON
PLAN 8711553
CONTAINING 5.06 HECTARES (12.52 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
- ✓ 5. PLAN 8810271
THAT PORTION OF BLOCK 1 WITHIN THE
NORTH WEST QUARTER OF SECTION 33
TOWNSHIP 18
RANGE 29
WEST OF THE 4TH MERIDIAN
WHICH LIES SOUTH WEST OF THE RIGHT BANK
OF THE HIGHWOOD RIVER AS SHOWN ON PLAN
8711553
CONTAINING 1.345 HECTARES (3.32 ACRES)
MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
- ✓ 6. PLAN 8810271
BLOCK 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4.83 HECTARES (11.94 ACRES) MORE OR LESS
- ✓ 7. PLAN 8911187
BLOCK 5
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.79 HECTARES (4.42 ACRES) MORE OR LESS

NW 34-18-29-W4

NW 34-18-22-W4

SW 33-18-22-W4

NW 33-18-22-W4

✓

NW 33-18-22-W4

NW 33-18-22-W4

NE 33-18-22-W4

- ✓ 8. PLAN 8911187
BLOCK 5
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.81 HECTARES (4.47 ACRES) MORE OR LESS
- ✓ 9. PLAN 8911187
BLOCK 5
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.8 HECTARES (4.45 ACRES) MORE OR LESS
- ✓ 10. PLAN 9011674
BLOCK 7
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.45 HECTARES (3.58 ACRES) MORE OR LESS
- ✓ 11. PLAN 9011995
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2 HECTARES (4.94 ACRES) MORE OR LESS
- ✓ 12. PLAN 9111129
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.82 HECTARES (4.5 ACRES) MORE OR LESS
- ✓ 13. PLAN 9111129
BLOCK 1
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.84 HECTARES (4.55 ACRES) MORE OR LESS
- ✓ 14. PLAN 9111129
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.85 HECTARES (4.57 ACRES) MORE OR LESS
- ✓ 15. PLAN 9111129
BLOCK 1
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.89 HECTARES (4.67 ACRES) MORE OR LESS
- ✓ 16. PLAN 9111129
BLOCK 1
LOT 6
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.94 HECTARES (4.79 ACRES) MORE OR LESS
- ✓ 17. PLAN 9111647
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 3.46 HECTARES (8.55 ACRES) MORE OR LESS

NE 33-18-29-W4

NE 33-18-29-W4

NE 32-18-29-W4

NE 32-18-29-W4

NE 32-18-29-W4

NE 32-18-29-W4

NE 32-18-29-W4

- ✓ 18. PLAN 9112235
LOT 9
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.149 HECTARES (2.84 ACRES) MORE OR LESS
- ✓ 19. PLAN 9310684
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.4 HECTARES (5.93 ACRES) MORE OR LESS
- ✓ 20. PLAN 9310684
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.16 HECTARES (5.34 ACRES) MORE OR LESS
- ✓ 21. PLAN 9310684
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.11 HECTARES (5.21 ACRES) MORE OR LESS
- ✓ 22. PLAN 9510093
BLOCK B
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.971 HECTARES (4.87 ACRES) MORE OR LESS
- ✓ 23. PLAN 9510093
BLOCK B
LOT 2
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.971 HECTARES (4.87 ACRES) MORE OR LESS
- ✓ 24. PLAN 9611394
LOT 5
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.45 HECTARES (6.05 ACRES) MORE OR LESS

NE 33-18-29-W4

NE 33-18-29-W4

NE 33-18-29-W4

Total = 130.66 Acres

Average size 5.44 Acres

Declared value = \$265,640

Price per Acre = \$2,033

April 20, 2020

Projected value 2024 = \$2,392,38

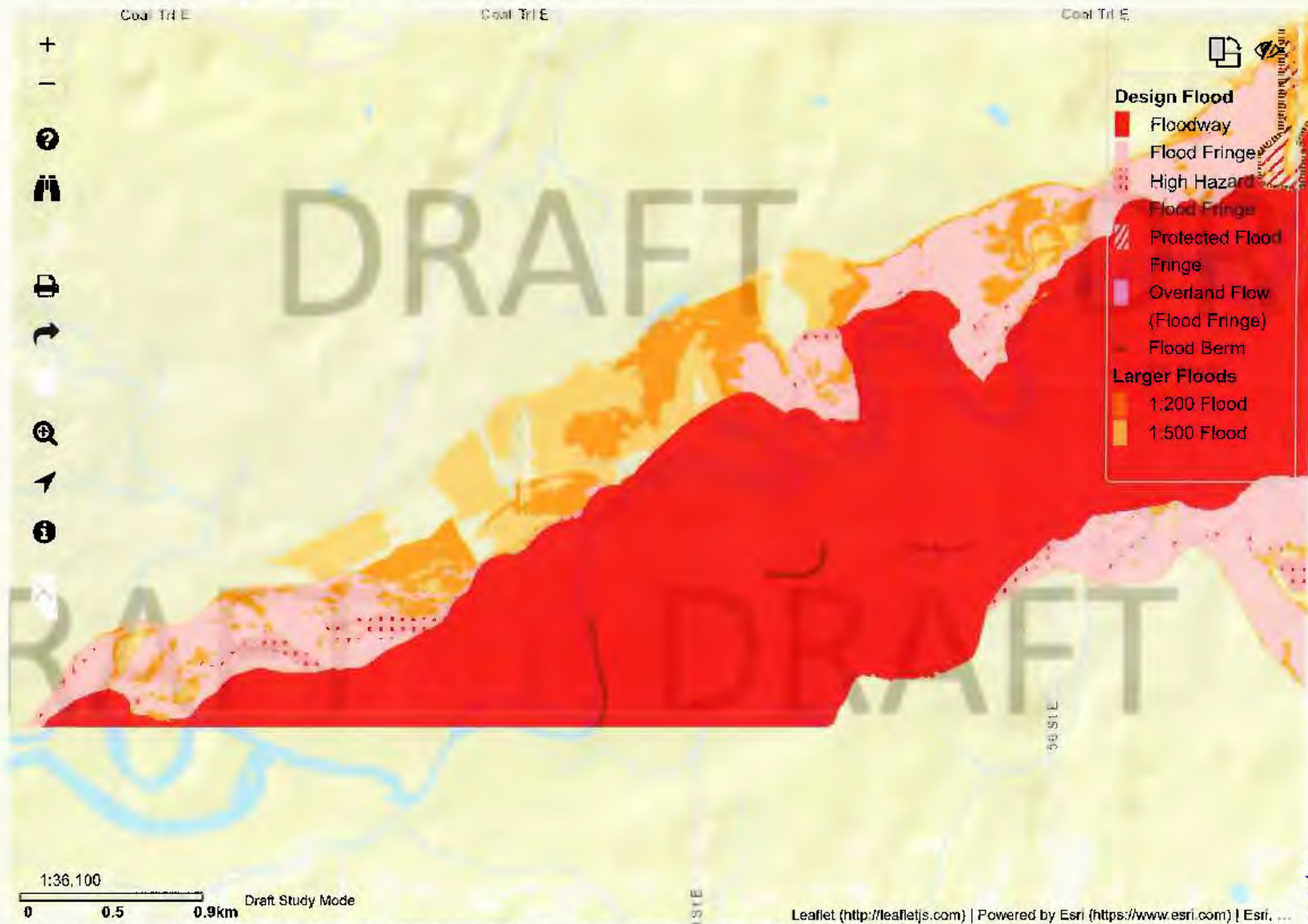
ALI



27 2024

201098246 REGISTERED 2020 05 29
TFLA - TRANSFER OF LAND
DOC 1 OF 2 DRR#: B155936 ADR/CALMICHE
LINC/S: 0018517947 +

Flood Awareness Map Application



DRAFT

A12



BANK OF CANADA
BANQUE DU CANADA

Inflation Calculator

Use this tool to compare costs over time.

About this calculator

Data available as: **CSV**, **JSON** and **XML**

This calculator uses monthly consumer price index (CPI) data from 1914 to the present to show changes in the cost of a fixed "basket" of consumer purchases. These include:

- food
- shelter
- furniture
- clothing
- transportation
- recreation

An increase in this cost is called inflation.

The results shown are based on the most recent month for which the CPI data are available. This will normally be about two months prior to the current month.

The equation to compute the current cost is as follows:

$$\text{\$Cost}_2 = \text{\$Cost}_1 * \left(\frac{\text{CPI}_2}{\text{CPI}_1} \right)$$

The equation to compute the percentage change is as follows:

$$\%Change = \left(\frac{\text{\$Cost}_2 - \text{\$Cost}_1}{\text{\$Cost}_1} \right) * 100$$

To learn more about how inflation works, check out our explainers:



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- [Understanding inflation](#)
- [Understanding the consumer price index](#)

How to use this calculator

1. Enter any dollar amount. (Commas and spaces may be used.)
2. Enter the years you wish to compare between 1914 and the current year.
3. Click **Calculate**.

A "basket" of goods and services

...that cost:

\$ 2,033.00 in 2020

...would cost:

\$ 2,392.38 in 2024

Percent change:

17.68

Number of years:

4

Average annual rate of inflation (%) / Decline in the value of money:

4.15

CPI for first year:

(Sep 2020) 136.9

CPI for second year:

(Sep 2024) 161.1

2002 CPI = 100.0

Data source: **Statistics Canada**, Consumer Price Indexes for Canada, Monthly (V41690973 series)



To calculate the effects of inflation on investments and savings, see the [Investment Calculator](#).



**SFCC COMPARABLE # C 3 BOW RIVER NEAR WYNDHAM -CARSELAND
PROVINCIAL PARK (Wheatland County)**

West of provincial park and the Bow river.

Legal description: Plan 9611058 Block 1

Purchased on December 23, 2011

Declared Value \$200,000

Consideration ; Nil

Adjusted Price for inflation :\$267,164

Area: 16.00 acres more or less

Price per acre: \$16,698

Owners: Western Sky Land Trust

Comments: This land is almost the same size of Parc Beauchemin . The whole land is in the floodplain of the Bow River. This is a good comparable to Parc Beauchemin.

John Fournet, Treasurer SFCC

Enclosures:

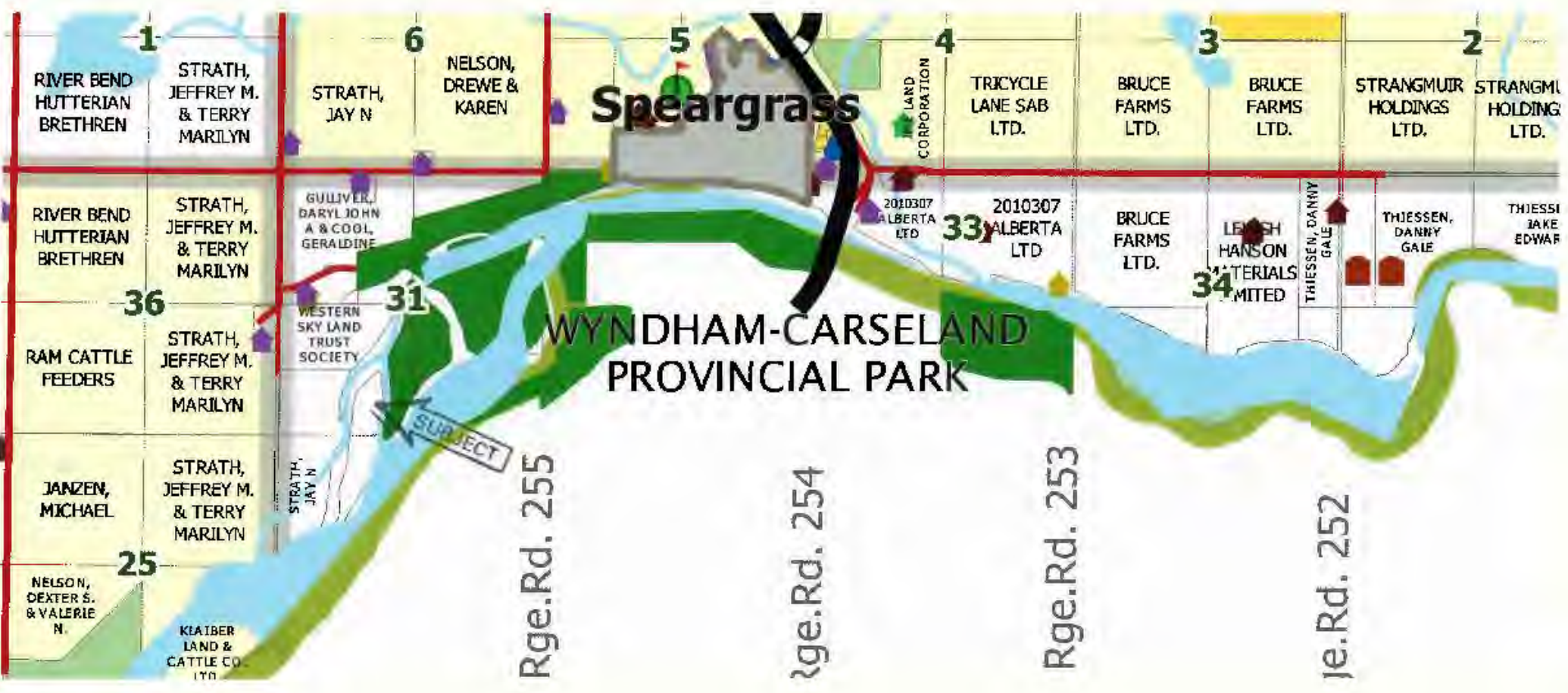
C 4 Location map

C.5 Site plan

C6 to C 7 Title

C 8 Flood map

B 8 Google map



1
RIVER BEND
HUTTERIAN
BRETHREN

STRATH,
JEFFREY M.
& TERRY
MARILYN

6
STRATH,
JAY N

NELSON,
DREWE &
KAREN

5
Speargrass

4
TRICYCLE
LANE SAB
LTD.

3
BRUCE
FARMS
LTD.

BRUCE
FARMS
LTD.

STRANGMUIR
HOLDINGS
LTD.

2
STRANGMUIR
HOLDING
LTD.

RIVER BEND
HUTTERIAN
BRETHREN

STRATH,
JEFFREY M.
& TERRY
MARILYN

GULLIVER,
DARYL JOHN
A & COOL,
GERALDINE

31

2010307
ALBERTA
LTD

33
2010307
ALBERTA
LTD

BRUCE
FARMS
LTD.

34
LEISH
HANSON
MATERIALS
LIMITED

THIESSEN, DANNY
GALE

THIESSE
JAKE
EDWARD

36
RAM CATTLE
FEEDERS

STRATH,
JEFFREY M.
& TERRY
MARILYN

WESTERN
SKY LAND
TRUST
SOCIETY

WYNDHAM-CARSELAND
PROVINCIAL PARK

JANZEN,
MICHAEL

STRATH,
JEFFREY M.
& TERRY
MARILYN

STRATH,
JAY N

25
NELSON,
DEXTER S.
& VALERIE
N.

KEIBER
LAND &
CATTLE CO.
LTD.

Rge.Rd. 255

Rge.Rd. 254

Rge.Rd. 253

Rge.Rd. 252

SUBJECT

Portion of SW 31-21-25-W4

C5





CB

LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0021 871 769 4;25;21;31;SW 111 335 248

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 25 TOWNSHIP 21
SECTION 31
THAT PORTION OF THE SOUTH WEST QUARTER
WHICH LIES BETWEEN THE 2 DRY WATER COURSES AS SHOWN ON THE
TOWNSHIP PLAN DATED 29 JANUARY 1886
CONTAINING 6.47 HECTARES (16 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: WHEATLAND COUNTY

REFERENCE NUMBER: 931 305 677 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
111 335 248	23/12/2011	TRANSFER OF LAND	\$200,000	NIL

OWNERS

WESTERN SKY LAND TRUST SOCIETY.
OF PO BOX 2100, STN M, MAIL CODE 64
CALGARY
ALBERTA T2P 2M5

(DATA UPDATED BY: CHANGE OF ADDRESS 171236662)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

57

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 25 DAY OF
OCTOBER, 2024 AT 10:50 A.M.

ORDER NUMBER: 51988373

CUSTOMER FILE NUMBER:



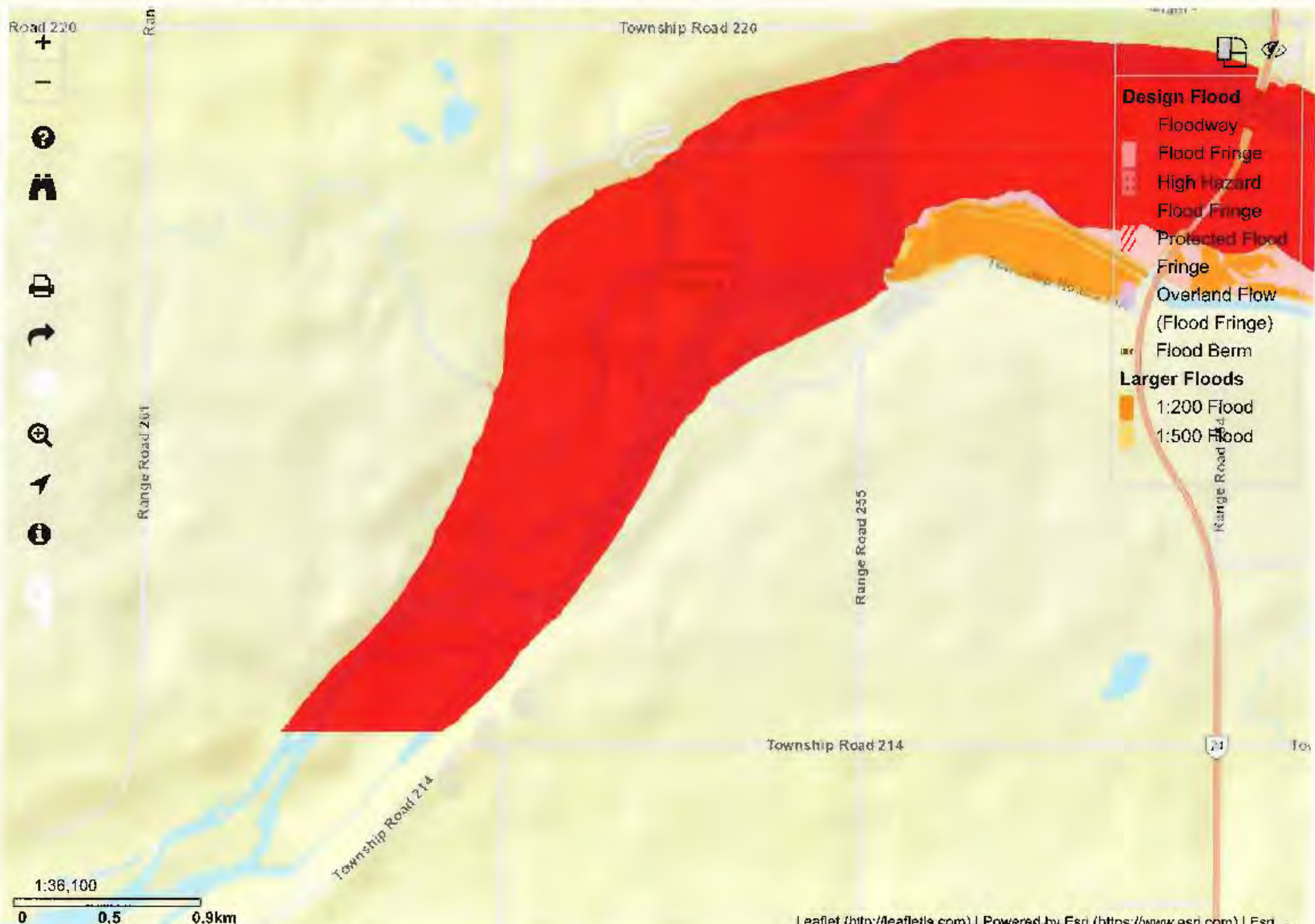
END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

C8

Flood Awareness Map Application



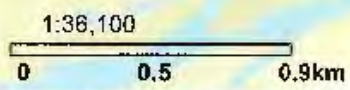
Design Flood

- Floodway
- Flood Fringe
- High Hazard Flood Fringe
- Protected Flood Fringe

Larger Floods

- 1:200 Flood
- 1:500 Flood

Flood Berm





RECONCILIATION AND CONCLUSION

	<u>Final value /Price per acre</u>
SFCC COMPARABLE # 1	\$4,066
SFCC COMPARABLE # 2	\$10,612
SFCC COMPARABLE # 3	<u>\$16,698</u>
TOTAL	\$ 31,376
Average value/price per acre	\$10,458.67

Current value of Parc Beauchemin: \$10,458.67 x 16.81 acres=\$175,810

The assessment value of Foothills County of \$536,500 is incorrect.

The Parc was given to the SFCC in 1971 by Doctor Beauchemin as he had little value since it was in the floodplain of ThreePoint Creek . He declared a value of \$7,000 at the time of the transfer. The assessor of Foothills County has not provided any real comparables to Parc Beauchemin. Although, it is difficult to find comparable properties which are in a floodplain, it is not impossible as proven by the attached 3 comparables. .

John Fournet, Treasurer SFCC

SCHEDULE "B"



La Société Franco-Canadienne de Calgary

107, 1809 - 5 Street SW, Calgary, Alberta, T2S 2A8 • Phone number (403) 226-9718

F8

PARC BEAUCHEMIN LEASE 2024-2025

between la Société franco-canadienne de Calgary
(SFCC) and Parc Beauchemin Tenant

Name of SFCC Shareholder (Must be owner of recreation vehicle (RV))

Home Phone Number

Cell Number

Email Address

Home Address (No Postal Box)

(Apartment, Number, Street/Avenue/Blvd, City, Postal Code)

By this Lease, the SFCC leases to the shareholder, mentioned above, the camping lot # _____ of Parc Beauchemin located at 288002 2338 Dr W Foothills County, AB.

This Lease is valid for the period from **May 3rd 2024 to October 31st 2024**.

The rental amount of the Lot is 1 300\$, including permission to park the RV during the Off-Season ending May 2 2025.

Before completing, signing this Lease and receiving the keys for the 2024 Summer Season, the following conditions must be met:

1. The Tenant will provide a copy of his insurance policy clearly including:
 - a. The Parc Beauchemin legal address: 288002 2338 Dr W with the Lot number
 - b. The recreational vehicle: the make, model and year, the extension if applicable,
 - c. The heating (central hot air and wood stove if you have one)
 - d. Liability insurance of at least **\$2,000,000**.

2. The tenant will provide a copy of the RV registration.

3. The Tenant will pay a \$1300 rental fee of upon signing the lease for the rental of the lot for the 2024 summer season.

4. A new tenant will pay a \$1000 security deposit.
5. The security deposit for existing tenants remains at \$1000.
6. The administrative coordinator will provide the Tenant with a key for access to the Parc Beauchemin for the Summer Season when all documents and amounts have been submitted. The Tenant will pay \$25 for the replacement of any lost key.
7. The tenant confirms that their RV is certified with the Canadian Standard Association (CSA), and that all services & parts are in good working order, safe and free of mold.
8. The Tenant complies with the environmental standards of the Municipal District of Foothills and the Government of Alberta.
9. The Tenant agrees to respect all regulations of the Parc Beauchemin and the Municipal District of Foothills and to comply with the standards of the Construction Code from the MD.
10. The Tenant cannot use the Parc Beauchemin address as their main residence.
11. Turning the water on and off from the water well may vary depending on the temperature in spring and fall.
12. The Tenant is responsible for obtaining insurance for their personal belongings.
13. The SFCC has no obligation to re-offer a lease for the next Summer Season.
14. Tenant must sign the SFCC release of liability form.
15. The Tenant must provide the vehicle information for all vehicles entering the park.

Vehicle #1

Make: _____

Model: _____

Colour: _____

License Plate _____

Vehicle #2

Make: _____

Model : _____

Colour : _____

License Plate: _____

The Beauchemin Park By-Laws are an integral part of this Lease. The Park By-Laws are subject to amendments in accordance with the Foothills Municipal District By-Laws which will be required when the reclassification file is completed with the Foothills Municipal District.

I confirm that I have read and understood the contents of this Lease, the code of ethics and the Regulations of Appendix "A" of Parc Beauchemin as well as, if applicable, the list of measures applied concerning contagious diseases including Covid and its variants, attached to this Lease.

Tenant Signature (Must be RV owner) _____

Tenant print name _____

**Kevin Hacking
Director, Parc Beauchemin**

**Stella Bergeron
President of the SFCC**

Lease signed in Calgary, _____ 2024.

All electronic payments (Lease and electricity) are sent to:
parc@sfcdecalgary.ca.

All documents (Insurance and WETT certificates) are sent to:
parc@sfcdecalgary.ca.