

Conceptual scheme for subdivision

Presented by

Byron Hills Resources Ltd.

**NW,SW 20-7-3-W5M in the Municipality of the
Crowsnest Pass, Alberta**

August 11, 2025

Conceptual scheme for Byron Hills Resources Ltd. NW,SW 20-7-3-W5M

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Map 1 Municipality location map

Map 2 Conceptual scheme designation map

Map 3 Conceptual scheme designation air photo overlay

Appendix 1 Tentative plan showing the subdivision

Appendix 2 Tentative plan showing subdivision photo overlay

Appendix 3 Land Title

1. Introduction

Byron Hills Resources Ltd. examined their land holdings closely and through an informed decision will now proceed with applying to obtaining titles to the fragmented parcels of land in the Hillcrest Mines area. The fragmentation of parcels will be defined by the attached survey to this conceptual scheme. Along with the survey is a conceptual map and air photo map that shows the configuration of the fragmented parcels of land. In further examination the parcels of land will have future urban growth potential, industrial potential, grouped country residential potential and municipal reserve designations. The subdivision process will also include a dedicated road plan for access to the sewage treatment area plus a right of way and easement agreement for an existing drainage ditch. The configuration maps show the different possible land designations as mapped out with the best land utilization for the benefit of the Municipality of the Crowsnest Pass.

2. Location

The fragmented parcels are located within the NW&SW 20-7-3-W5M. The fragmented parcels are located to the north from the urban community of Hillcrest Mines.

3. Current land use

The current land use is undeveloped Non-Urban Area - NUA-1

4. Development concept

The current use of the land is limited and does not gain the best interest for the Municipality tax base. The different parcels that extend to the north from the urban community of Hillcrest Mines will fit into a positive growth opportunity. The concept also provides an opportunity to correct the current land use and adjust according to the best and highest use of each parcel.

5. Municipal Reserve - MR

The survey indicates 3 areas for a municipal reserve. The first is at the intersection of 8th avenue and 9th avenue at a point that is currently used for important signage. The second area is land between a planned road way that will access the municipal sewage treatment area and the Crowsnest River. The third area contains a water body which contributes suitability for a municipal reserve.

6. Future Urban Development – FUD

There are Land parcels that are adjacent to the urban community of Hillcrest Mines that are strategically located to the close proximity of services. This will allow a positive expansion of the current urban community.

7. Future Grouped Country Residential - GCR-1

It is best that the land parcels that are further away from services be designated as Grouped Country Residential. These parcels may have some development limitations, however the proximity to access and topographical features allow for building sites.

8. Future Industrial area - I-1

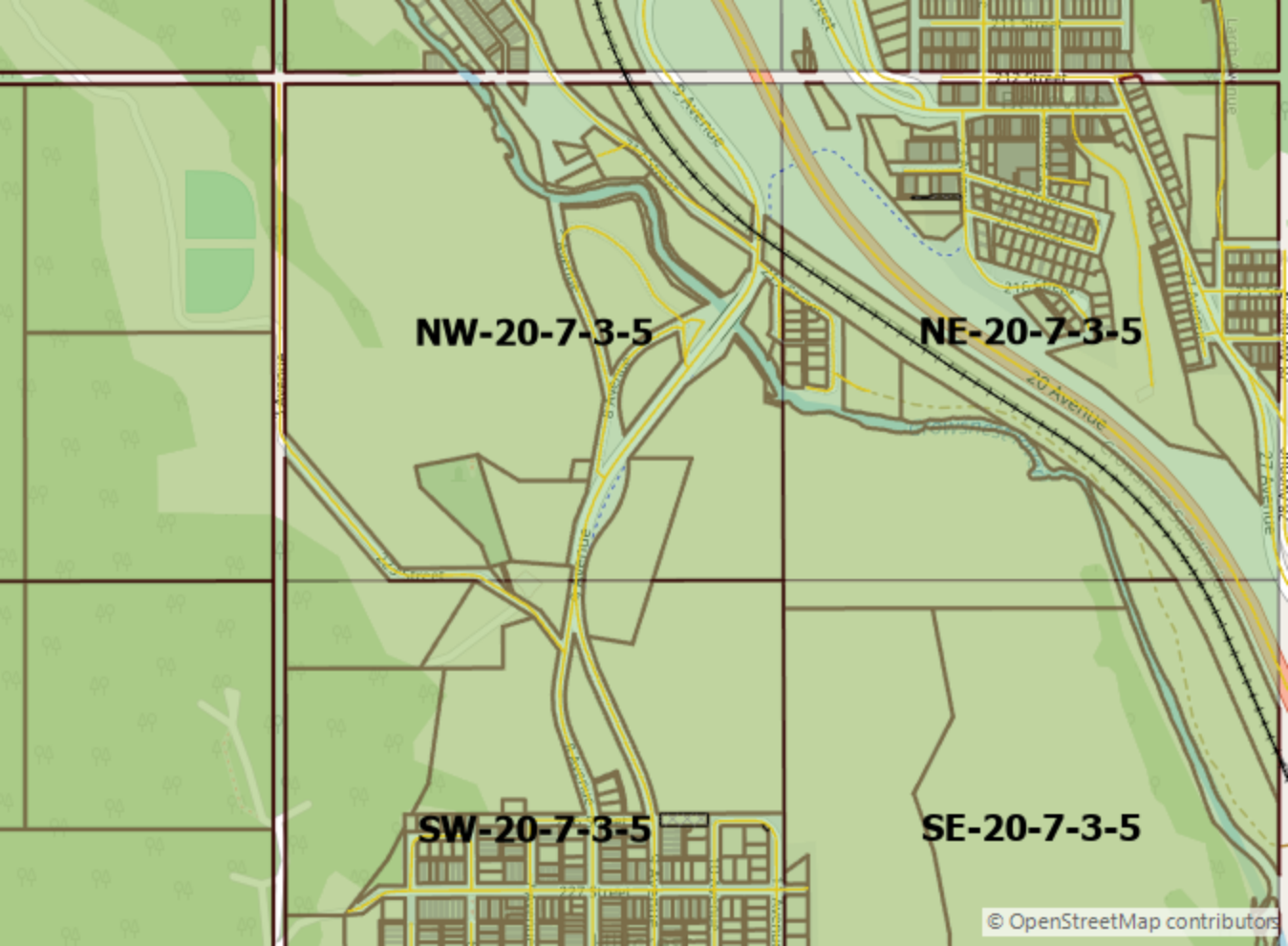
There is one parcel of land that is suitable for industrial use and will fit with the current adjacent land use. This area may have a possible setback from the sewage treatment area which may not be ideal for residential development. However the current surrounding use from this parcel will be compatible with a future industrial area.

9. Dedicated road plan and drainage ditch ROW

Currently the parcel of land to the south from 9th Avenue has a road access to the municipal sewage treatment area, however there is no road plan in place. Therefore to end the trespass the parcel will then have a road plan along the current road that accesses the sewage treatment area. The parcel to the north noted as Lot 7 Block 1 will require a right of way (ROW) with an easement agreement for the current drainage ditch.

10. Conclusion

The Conceptual scheme as presented from Byron Hills Resources Ltd. is a needed benefit for the community and opens new opportunity with positive diversity. The current fragmented parcels as NUA-1 have a very limited use. Along with the subdivision aspect, the proposal outlines the best land use designation for the future land use in this immediate area. This subdivision is a positive benefit in the Crowsnest Pass.



This map shows a portion of a city grid. The NW-20-7-3-5 section is on the left, and the NE-20-7-3-5 section is on the right. A river or stream flows from the top left towards the bottom right. Several streets are visible, including 20 Avenue, 21 Avenue, 22 Avenue, 23 Avenue, 24 Avenue, 25 Avenue, 26 Avenue, 27 Avenue, 28 Avenue, 29 Avenue, 30 Avenue, 31 Avenue, 32 Avenue, 33 Avenue, 34 Avenue, 35 Avenue, 36 Avenue, 37 Avenue, 38 Avenue, 39 Avenue, 40 Avenue, 41 Avenue, 42 Avenue, 43 Avenue, 44 Avenue, 45 Avenue, 46 Avenue, 47 Avenue, 48 Avenue, 49 Avenue, 50 Avenue, 51 Avenue, 52 Avenue, 53 Avenue, 54 Avenue, 55 Avenue, 56 Avenue, 57 Avenue, 58 Avenue, 59 Avenue, 60 Avenue, 61 Avenue, 62 Avenue, 63 Avenue, 64 Avenue, 65 Avenue, 66 Avenue, 67 Avenue, 68 Avenue, 69 Avenue, 70 Avenue, 71 Avenue, 72 Avenue, 73 Avenue, 74 Avenue, 75 Avenue, 76 Avenue, 77 Avenue, 78 Avenue, 79 Avenue, 80 Avenue, 81 Avenue, 82 Avenue, 83 Avenue, 84 Avenue, 85 Avenue, 86 Avenue, 87 Avenue, 88 Avenue, 89 Avenue, 90 Avenue, 91 Avenue, 92 Avenue, 93 Avenue, 94 Avenue, 95 Avenue, 96 Avenue, 97 Avenue, 98 Avenue, 99 Avenue, 100 Avenue. The map also shows various buildings, parks, and other landmarks.

NW-20-7-3-5

NE-20-7-3-5

SW-20-7-3-5

SE-20-7-3-5

[illegible]

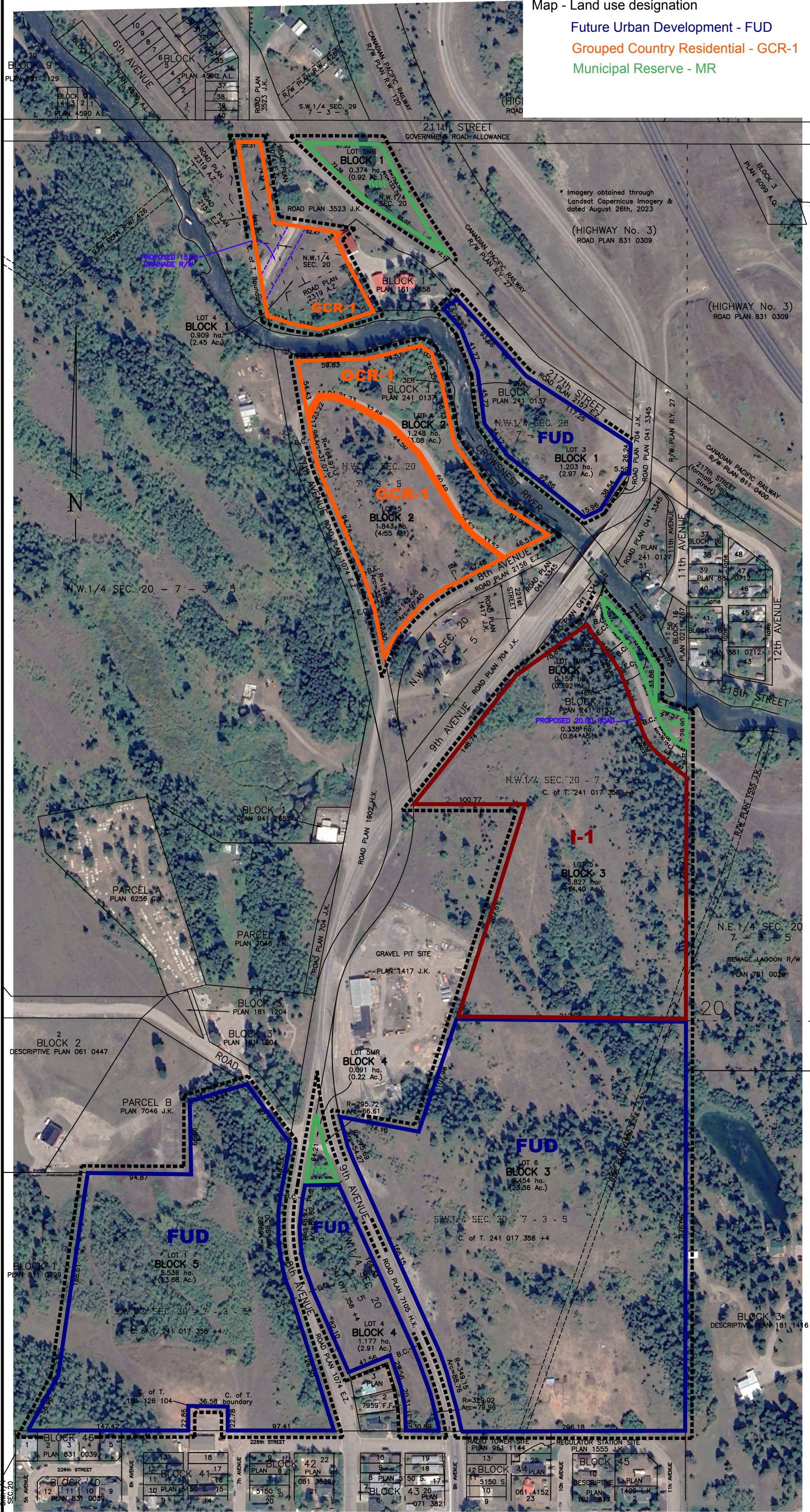
MUNICIPALITY OF CROWSNEST PASS

T. C. Penner, A.L.S.

2830 – 12th Avenue North, Lethbridge, Alberta

DRAWING

Distances and areas are approximate and are subject to change upon final survey.



Map - Land use designation

- Future Urban Development - FUD
- Grouped Country Residential - GCR-1
- Municipal Reserve - MR



brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN	CJB	DATE	AUG. 11/25
	CHECKED	TCP	JOB	25-16648
	SCALE		DRAWING	25-16648TE

T. C. Penner, A.L.S.

MUNICIPALITY OF CROWNSNEST PASS

BYRON HILLS RESOURCES

TENTATIVE PLAN SHOWING SUBDIVISION
of part of

W.1/2 SEC. 20; TWP. 7; RGE. 3; W.5 M.

REVISION

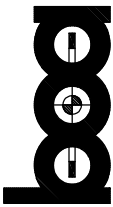
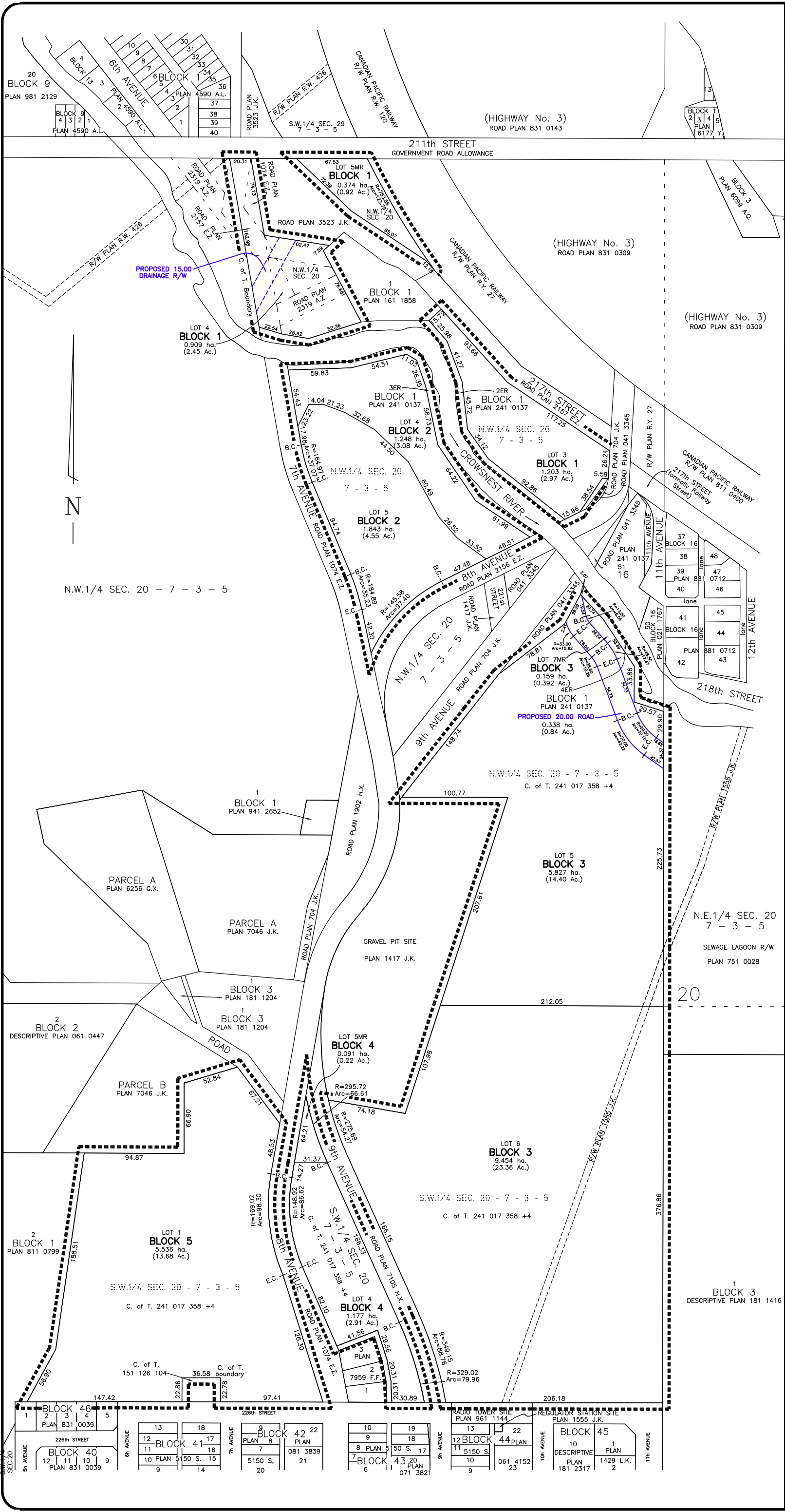
DATE

BY

NO.

NOTE : Portion to be approved is outlined thus -----
and contains approximately 28.159 ha.
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are
subject to change upon final survey.



brown okamura & associates ltd.
Professional Surveyors
2830 – 12th Avenue North, Lethbridge, Alberta

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REVISION

DATE

BY

NO.

NOTE : Portion to be approved is outlined thus
and contains approximately 28,159 ha.
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subject to change upon final survey.



LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0039 757 927	5;3;7;20;NW	241 017 358 +4
0039 253 067	5;3;7;20;SW	

LEGAL DESCRIPTION

FIRST

MERIDIAN 5 RANGE 3 TOWNSHIP 7

SECTION 20

QUARTER NORTH WEST

CONTAINING 64.9 HECTARES (160.4 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

- (A) THAT PORTION WHICH LIES TO THE WEST OF
ROAD PLANS 1074EZ AND 1902HX AND 704JK
CONTAINING 37.2 HECTARES (91.99 ACRES) MORE OR LESS
- (B) THAT PORTION WHICH LIES
NORTHWEST OF ROAD PLAN 704JK, SOUTH OF ROAD PLAN 1417JK,
SOUTHEAST OF ROAD PLAN 2156EZ, AND NORTHEAST OF ROAD PLAN 1074EZ
CONTAINING 0.79 HECTARES (1.95 ACRES) MORE OR LESS
- | (C) PLAN | NUMBER | HECTARES | ACRES | MORE OR LESS |
|-------------|---------|----------|-------|-----------------------|
| RAILWAY | RY27 | 2.21 | 5.46 | |
| ROAD | 1074EZ | 1.30 | 3.22 | (UNCANCELLED PORTION) |
| ROAD | 2156EZ | 0.758 | 1.87 | (UNCANCELLED PORTION) |
| ROAD | 2157EZ | 0.308 | 0.76 | (UNCANCELLED PORTION) |
| ROAD | 1902HX | 0.616 | 1.52 | |
| ROAD | 704JK | 1.02 | 2.52 | |
| GRAVEL SITE | 1417JK | 2.04 | 5.06 | |
| ROAD | 1417JK | 0.081 | 0.20 | |
| ROAD | 3523JK | 0.723 | 1.79 | (UNCANCELLED PORTION) |
| SUBDIVISION | 3713JK | 0.263 | 0.65 | |
| ROAD | 8310309 | 2.896 | 7.16 | |
| SUBDIVISION | 8810712 | 0.190 | 0.47 | |
| SUBDIVISION | 0211767 | 0.081 | 0.20 | |
| ROAD | 0413345 | 0.288 | 0.71 | |
| SUBDIVISION | 1611858 | 0.116 | 0.29 | |
| SUBDIVISION | 2410137 | 0.963 | 2.38 | |

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

SECOND

MERIDIAN 5 RANGE 3 TOWNSHIP 7

SECTION 20

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

(CONTINUED)

EXCEPTING THEREOUT:

- (A) THAT PORTION DESCRIBED IN TRANSFER 9229CL
AND CERTIFICATE OF TITLE 26 L 48
CONTAINING 0.082 HECTARES (0.20 ACRES) MORE OR LESS
- (B) THAT PORTION OF THE SOUTH WEST QUARTER
INSIDE THE STRIP OF LAND 200 FEET WIDE
RESERVED FOR RAILWAY YARDS BETWEEN THE
TWO SUBDIVISIONS ON PLAN 5150S
WHICH LIES NORTH OF THIRD AVENUE ON PLAN 351GS
CONTAINING 1.97 HECTARES (4.87 ACRES) MORE OR LESS

(C) PLAN	NUMBER	HECTARES	ACRES	MORE OR LESS
SUBDIVISION	5150S	26.062	64.40	
ROADWAY	1074EZ	0.849	2.10	(UNCANCELLED PORTION)
SUBDIVISION	7959FF	0.182	0.45	
CEMETERY SITE	6256GX	0.129	0.32	
SUBDIVISION	351GS	0.648	1.60	
ROADWAY	7105HI	0.704	1.74	
GRAVEL PIT SITE	1417JK	0.934	2.31	
CEMETERY SITE	7045JK	0.445	1.10	
NUISANCE GROUNDS	7046JK	1.49	3.70	
SUBDIVISION	7410766	14.289	35.31	
SUBDIVISION	2211390	0.912	2.25	

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

ESTATE: FEE SIMPLE

MUNICIPALITY: MUNICIPALITY OF CROWSNEST PASS

REFERENCE NUMBER: 241 017 233 +1

REGISTRATION	DATE (DMY)	DOCUMENT	REGISTERED OWNER(S) TYPE	VALUE	CONSIDERATION
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241 017 358 17/01/2024 SUBDIVISION PLAN

OWNERS

BYRON HILLS RESOURCES LTD.
OF GPH 9
2 OLD MILL DRIVE
TORONTO
ONTARIO M6S 0A2

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
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6923IO . 14/12/1962 UTILITY RIGHT OF WAY
(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

241 017 358 +4

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.

AS TO PORTION OR PLAN:1555JK

9021IX . 28/05/1965 UTILITY RIGHT OF WAY
GRANTEE - TELUS COMMUNICATIONS INC.
BOX 1552, TAXATION DEPARTMENT
EDMONTON
ALBERTA T5J2N7
AFFECTED LAND: 5;3;7;20;NW
AS TO PORTION OR PLAN:2157EZ
(DATA UPDATED BY: CHANGE OF NAME 971079250)

5047LB . 14/10/1971 CAVEAT
RE : SEE CAVEAT
CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
140 - 6 AVENUE S.W.,
CALGARY
ALBERTA
AFFECTED LAND: 5;3;7;20;NW
5;3;7;20;SW

751 061 603 19/06/1975 CAVEAT
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1
(DATA UPDATED BY: TRANSFER OF CAVEAT
011167136)
(DATA UPDATED BY: CHANGE OF NAME 041456387)

791 199 160 26/11/1979 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY
LIMITED.
AFFECTED LAND: 5;3;7;20;SW

051 315 366 30/08/2005 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
AFFECTED LAND: 5;3;7;20;SW

201 203 135 03/11/2020 DISCHARGE OF CAVEAT 5047LB.
AFFECTED LAND: 5;3;7;20;NW

221 174 104 20/08/2022 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - FORTISALBERTA INC.
320-17 AVE SW
CALGARY
ALBERTA T2S2V1

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

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REGISTRATION

241 017 358 +4

NUMBER DATE (D/M/Y) PARTICULARS

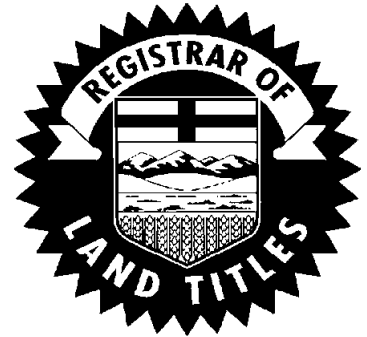
AGENT - MSL LAND SERVICES LTD.

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 11 DAY OF AUGUST,
2025 AT 07:19 A.M.

ORDER NUMBER: 54516134

CUSTOMER FILE NUMBER: 507



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
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