



## **AGENDA**

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, SEPTEMBER 14, 2020 AT 3:30 PM.

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	<b><u>MOTION</u></b>
<b>1. CALL TO ORDER</b>	
<b>2. ADOPTION OF AGENDA</b>	<b>X</b>
<b>3. ADOPTION OF THE MINUTES</b>	
ITEM No.3.1      Minutes of Regular Meeting of Subdivision Authority: May 25, 2020	<b>X</b>
<b>4. SUBDIVISION APPLICATION(S)</b>	
ITEM No.4.1      Subdivision TT 20-0-009 - 6997 & 7001 50 St.	<b>X</b>
<b>5. CLOSE OF MEETING</b>	<b>X</b>



## Subdivision Authority Request for Decision

**Meeting Date:** September 14, 2020

**Subject:**

Minutes of Regular Meeting of Subdivision Authority: May 25, 2020

**Recommendation:**

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on May 25, 2020, as presented.

**Background:**

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.

**Legislation / Authority:**

Municipal Government Act, Section 208(1)(a)(c).

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

N/A

**Service Level / Staff Resource Implication:**

N/A

**Justification:**

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.



**Alternative(s):**

Council adopts the minutes of the Regular Meeting of Subdivision Authority held on May 25, 2020, as amended.

**Attachment(s):** Minutes

**APPROVALS:**

**Originated By:**  
Raeanne Keer

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON MONDAY, MAY 25, 2020, AT 3:30 PM.

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**Mayor**

Andrew Prokop

**Members**

Garth Bekkering

Jack Brewin

Carly Firth

Mark Garner

Joe Strojwas

Louie Tams

**Chief Administrative Officer**

Cory Armfelt

**Staff**

Alaa Abdel Khaliq

Phyllis Monks

Steve Munshaw

Dawn Phillips

Gary Scherer

Kerry Van Ham (Via teleconference)

**CALL TO ORDER**

Mayor Prokop called the meeting to Order at 3:30 PM.

**ADOPTION OF AGENDA**

Mayor Prokop inquired if there were any additions or deletions to the Agenda, and there were none.

RES. 18/2020      MOVED by Councillor Garner that the Subdivision  
Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

18/2020

Meeting Date  
5/25/2020

## **ADOPTION OF THE MINUTES**

### **1) Minutes of Regular Meeting of Subdivision Authority: April 27, 2020**

RES. 19/2020            MOVED by Councillor Firth that the Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on April 27, 2020, as presented.

CARRIED UNANIMOUSLY

## **SUBDIVISION APPLICATION(S)**

### **1) Subdivision TT 18-0-007 Extension 5061 41 Ave.**

P. Monks, Director of Planning and Economic Development, stated that Administration received an application for subdivision on December 13, 2018 to subdivide a residential property into two lots. She stated that the subdivision approval is valid for a period of one year, and that this subdivision requires an extension in order to be endorsed as the Applicant continues to work towards fulfilling the conditions of the subdivision.

RES. 20/2020            MOVED by Councillor Tams that the Subdivision Authority approves an extension for Subdivision Application TT 18-0-007, Lots 23-25, Block 39, Plan 575T, within SW ¼ Sec. 32, Twp. 9, Rng. 16, W4M, civically described as 5061 41 Ave., for a period of one year from May 25, 2020.

CARRIED UNANIMOUSLY

Councillor Tams declared a pecuniary interest in Agenda Item 4.2) Subdivision TT 19-0-003, and left the meeting at 3:31 PM.

## SUBDIVISION APPLICATION(S) – CONT'D

### 2) Subdivision TT 19-0-003

P. Monks stated that Administration received an application for subdivision from Martin Geomatics Consultants Ltd. on behalf of Summit Motors to facilitate the creation of a lane connecting Heritage Drive, in conjunction with a road closure application. She stated that the application is to allow for better traffic flow through Summit Motors, and to keep heavy truck traffic contained within Summit Motors property.

RES. 21/2020

MOVED by Councillor Firth that the Subdivision Authority approves Subdivision Application TT 19-0-003, Lane Creation within Lot 48, Block 1, Plan 151 2193 and Consolidation of a portion of Lot 48, Block 1, Plan 151 2193 with a portion of Lot 39, Block 1, Plan 771 0425 within N.E ¼ Sec. 31, Twp. 9, Rge. 16, W4M, with the following conditions:

1. The developer shall enter into a Servicing Agreement with the Town of Taber to provide for the construction of a road with design standards to the satisfaction of the Development Authority. Securities will be required as part of this process;
2. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider;
3. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement;
4. Compliance to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority; and,
5. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit application.

CARRIED UNANIMOUSLY

20/2020

Meeting Date  
5/25/2020

**SUBDIVISION APPLICATION(S) – CONT'D**

**2) Subdivision TT 19-0-003 – CONT'D**

Councillor Tams did not return to the Subdivision Authority meeting.

**CLOSE OF MEETING**

RES. 22/2020

MOVED by Councillor Brewin that this Regular Meeting of the Subdivision Authority is hereby Closed.

CARRIED UNANIMOUSLY AT 3:34 PM

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

## Subdivision Authority Request for Decision

**Meeting Date: September 14, 2020**

**Subject:**

Subdivision TT 20-0-009 - 6997 & 7001 50 St.

**Recommendation:**

That the Subdivision Authority approve Subdivision TT 20-0-009, Part of Lot 17, Block 1, Plan 041 4376, and Block X, Plan 5440 AQ, within SW ¼ of Sec. 8, Twp. 10, Rng. 16, W4M, civically described as 6779 & 7001 50 St., with the following conditions:

1. That approval shall apply to a subdivision plan within SW ¼ of Sec. 8, Twp. 10, Rng. 16, W4M.
2. On site storm water retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.
3. The developer shall enter into a Servicing Agreement with the Town of Taber to provide independent services to the newly developed lot, including the construction of road access with design standards to the satisfaction of the Development Authority. Securities will be required as part of this process.
4. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
5. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
6. Development Permits will be required for any new development on the lot. Approval of this subdivision does not constitute approval of any future development permit application.
7. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
8. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.
9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

**Background:**

Administration has applied to subdivide 6997 & 7001 50 St. to create a ten acre lot for a land sale and future development. Administration received direction from Council at the February 10, 2020 meeting of the Subdivision Authority to subdivide and sell the lot through Council resolution.



*“RES. 86/2020 MOVED by Councillor Garner that council directs Administration to proceed with the survey of a tentative plan of Subdivision to create a 10-acre parcel in the north portion of 6997 50 St. and authorizes Administration to accept the offer to purchase the lot at the appraised value.*

**CARRIED UNANIMOUSLY”**

A Capital Project has been identified in the 2021 Capital program for required servicing of the site and is budgeted for \$1,350,000.00. The north property line of the existing lot will move south to provide for the future roadway of 30 meters. The remainder lot will remain as the Town’s for future consideration. Both lots are zoned as Light Industrial (M-1).

The subdivision was circulated on July 30, 2020 with recipients being given until September 14, 2020 to comment. To date, no concerns have been raised over the proposed subdivision. All responses are kept on file and available for review as required.

At a Special Meeting of the Municipal Planning Commission held on September 1, 2020, the development authority reviewed the subdivision application and a motion was made to recommend that the Subdivision Authority approve the subdivision, with the identified conditions.

Further details are provided in the attached Subdivision Report.

**Legislation / Authority:**

Bylaw 10-2018 Part 3(17)(b) Subdivision and Development Authority.

**Strategic Plan Alignment:**

Enhance Sense of Community

**Financial Implication:**

The cost of advertising and registering the subdivision is covered by the Planning and Economic Development Department’s budget.

\$1,350,000.00 has been budgeted in the 2021 Capital program for required servicing of the site.

**Service Level / Staff Resource Implication:**

Processing subdivisions is a part of the ongoing responsibilities of the Planning and Economic Development Department.

**Justification:**

The subdivision will allow the Town to facilitate a land sale of the appropriately sized lot for future development of a school.



**Alternative(s):**

1. That the Subdivision Authority approve Subdivision TT 20-0-009, Part of Lot 17, Block 1, Plan 041 4376, and Block X, Plan 5440 AQ, within SW  $\frac{1}{4}$  of Sec. 8, Twp. 10, Rng. 16, W4M, civically described as 6779 & 7001 50 St., with the amendments to the conditions.
2. That the Subdivision Authority does not approve Subdivision TT 20-0-009, Part of Lot 17, Block 1, Plan 041 4376, and Block X, Plan 5440 AQ, within SW  $\frac{1}{4}$  of Sec. 8, Twp. 10, Rng. 16, W4M, civically described as 6779 & 7001 50 St., with reasons.

**Attachment(s):** Subdivision TT 20-0-009 - Application  
Plan of Subdivision  
Subdivision Report  
Land Use District Map  
Abandoned Well Map  
Title 1  
Title 2

**APPROVALS:**

**Originated By:**  
Kattie Schlamp

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_



**Application for Subdivision Approval**

**Planning and Economic Development**

A-4900 50<sup>th</sup> St.  
 Taber, Alberta T1G 1T1  
 Phone: 403-223-6009  
 Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District: M-1	Roll No: 8004000 + 8101618
Subdivision No: TT 20-0-009	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new **Certificate of Title**. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the follow:
  - Application fee
  - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor ( include  a digital copy)
  - Servicing Agreement (3 copies)
  - Current Copy of Certificate of Title

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

<b>Applicant:</b>	Name: Town of Taber		
	Address: 4900 A 50 St.		
	Town: Taber	Postal Code: T1G 1T1	
	Phone Res: 403-223-5500	Phone Cell:	
	Email: planning@taber.ca		
	Business License#:		
Interest in the proposed subdivision, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:			
<b>Registered Owner:</b> (if different from applicant)	Name:		
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
	Email:		
<b>Legal Description of Land to be Subdivided:</b>	All/Part of the <u>SW</u> ¼ of Section <u>8</u> Township <u>10</u> Range <u>16</u> W4M		
	Being all/part of: Lot/Unit <u>17</u> Block <u>1/X</u> Plan <u>041 4376 / 5440 AQ</u>		
	Municipal Address (if applicable): 6997 & 7001 50 St.		
<b>Location of Land to be Subdivided:</b>	The land is situated in the Municipality of:		Taber
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of Municipality:
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, Highway No:
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Use of Land to be Subdivided:</b>	Total Number of lots to be created:	1	Size of Lot(s) or range:
	10 acres		
	Describe the existing use of the land:		vacant
	Describe the proposed use of the land:		school site
	Current land use designation:	Light Industrial (M-1)	
Proposed land use designation:	Institutional and Recreational (IR)		
<b>Characteristics of the Land to be Subdivided</b>	Describe any existing buildings:		
	none		
<b>Characteristics of the Land to be Subdivided</b>	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, explain:

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.



**Application for Subdivision Approval  
Form E  
Planning and Economic Development**  
A-4900 50<sup>th</sup> St.  
Taber, Alberta T1G 1T1  
Phone: 403-223-6009  
Fax: 403-223-5530


Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	<u>Flat.</u> _____ _____
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	<u>Stripped and graded.</u> _____ _____
Type of soil (sand, loam, clay, etc.):	<u>Sand.</u> _____ _____
Describe the manner of providing water and sewage services:	<u>Municipal Services</u> _____ _____

I (we), Cory Armfelt hereby certify that I am (we are) \_\_\_\_\_  
Print full name(s)

- the registered owner(s)  
 authorized to act on behalf of the registered owner(s)

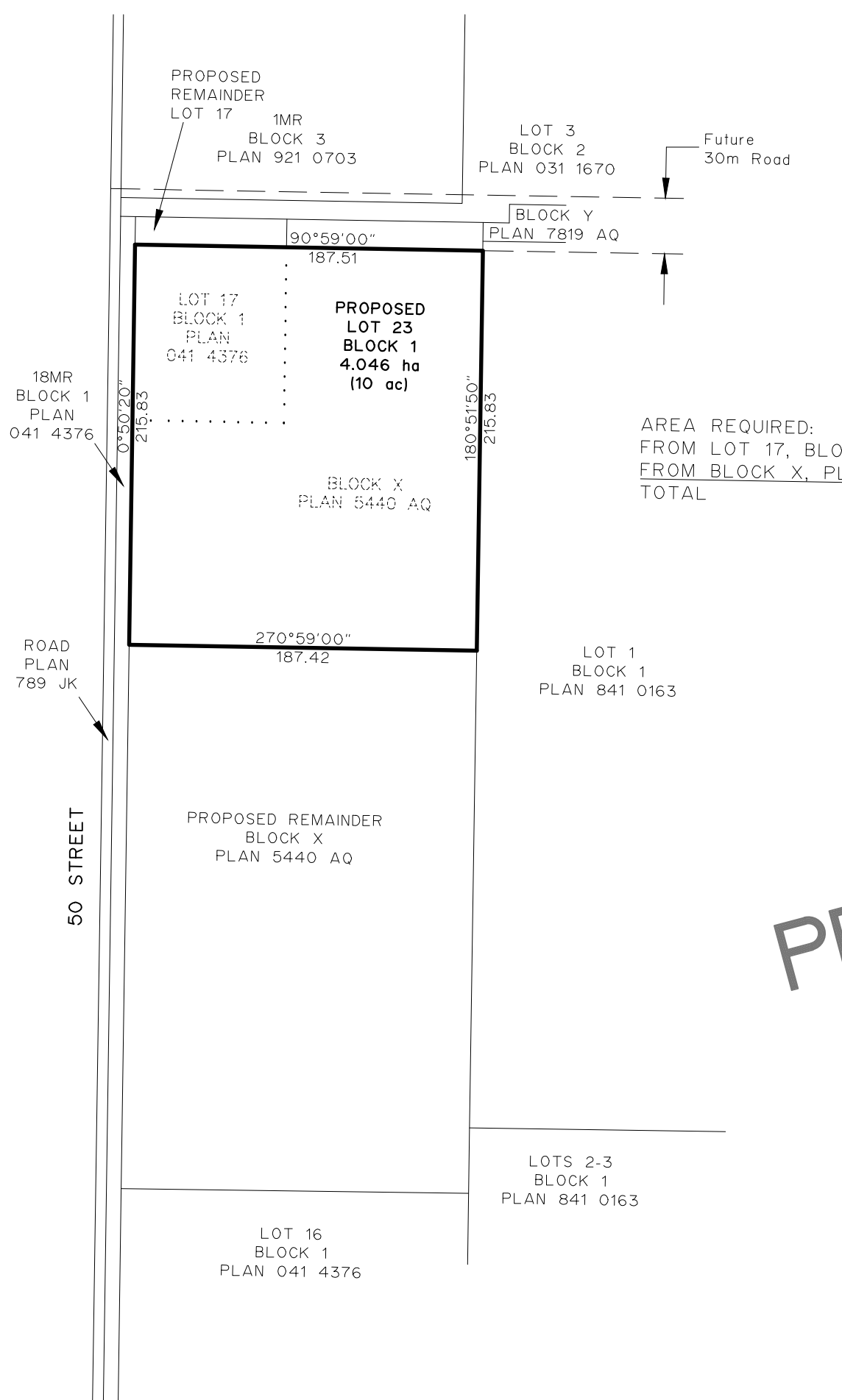
And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Applicant

**Signed:**  **Date:** July 30, 2020  
Registered Owner (If different than applicant)



**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Development Officer

<b>To be completed by the registered owner(s):</b>
<b>Right of Entry:</b> I, _____, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.  This right is granted pursuant to Section 653(2) of the <i>Municipal Government Act</i> .
<b>Signed:</b> _____ <b>Date:</b> _____ <small>Registered Owner</small>



AREA REQUIRED:  
 FROM LOT 17, BLOCK 1, PLAN 041 4376 = 0.78 ha (1.92 ac)  
 FROM BLOCK X, PLAN 5440 AQ = 3.27 ha (8.08 ac)  
 TOTAL = 4.05 ha (10.00 ac)

PRELIMINARY

<b>SUBDIVISION AUTHORITY</b> TOWN OF TABER	 <b>P 254</b> Halma Thompson Land Surveys Ltd.			
<b>FILE:</b> _____ <b>SURVEYOR:</b> MICHAEL A. THOMPSON, ALS				
<b>CLIENT:</b> TOWN OF TABER 4900 'A' 50 STREET TABER, AB T1G 1T1				
<b>DESCRIPTION OF PROPERTY:</b> CIVIC ADDRESS: 7001 - 50 STREET C of T 181 204 778, 181 240 862 REGISTERED OWNER: THE TOWN OF TABER				
<div style="border: 1px solid black; padding: 5px;">         THE EXISTENCE OR LOCATION OF ALL UTILITIES AS SHOWN ON OR OMITTED FROM THIS PLAN MAY BE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES AND ARE NOT GUARANTEED BY THE LAND SURVEYOR. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE LAND SURVEYOR AS TO THE LOCATION OR ANY OMISSIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL SUCH UTILITIES AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR ON SITE INFORMATION PRIOR TO COMMENCEMENT OF ANY OPERATIONS.       </div>				
1	2020-07-28	MOVED LOT SOUTH	D.H.	M.T.
0	2020-04-24	ORIGINAL SUBMISSION	D.H.	M.T.
ISSUE	DATE	REVISION	CAD	CHK
<b>TOWN OF TABER</b>				
<b>TENTATIVE PLAN</b> SHOWING PROPOSED SUBDIVISION OF PART OF LOT 17, BLOCK 1, PLAN 041 4376 AND BLOCK X, PLAN 5440 AQ (SW 1/4 SEC 8-10-16-4)				
<b>TOWN OF TABER</b> <b>ALBERTA</b> SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY				
SCALE: 1:3,000				
 <b>HALMA THOMPSON</b> LAND SURVEYS LTD.		200-410 Stafford Drive S Lethbridge AB, T1J 2L2 Phone (403) 381-1320 Fax (403) 381-1366		JOB H09920 DRAWING H09920T

**SUBDIVISION APPROVING AUTHORITY  
DECISION REPORT**

<b>Subject:</b>	<b>TENTATIVE PLAN OF SUBDIVISION – 6997 &amp; 7001 50 St.</b>
<b>Date:</b>	<b>August 25, 2020</b>
<b>Subdivision Application No:</b>	<b>TT 20-0-009</b>

**Proposed Subdivision Summary:**

<b><i>Applicant</i></b>	Town of Taber
<b><i>Owner/Developer</i></b>	Town of Taber
<b><i>Legal Description</i></b>	Part of Lot 17, Block 1, Plan 041 4376, and Block X, Plan 5440 AQ
<b><i>Location</i></b>	6997 & 7001 50 St.
<b><i>Subdivision Area</i></b>	4.046 ha (10.0 ac)
<b><i>Proposed Lots</i></b>	1 Light Industrial (M-1) Lot
<b><i>MDP Designation</i></b>	Taber Town Plan Bylaw 7-2016
<b><i>Community ASP</i></b>	NW Area Structure Plan
<b><i>Neighbourhood Structure Plan (NSP)</i></b>	None.
<b><i>LUB District</i></b>	Light Industrial (M-1) District Land Use Bylaw 14-2016 as amended by Council from time to time.
<b><i>Existing Uses</i></b>	Vacant.

**Internal / External Circulation:**

Circulation was sent out on July 30, 2020, all relevant comments are addressed within the Planning Considerations and Conditions of approval. All circulation comments are on file for review as required.

**Planning Considerations:**

<b>Topography/Soil Characteristics/ Physical Characteristics</b>	The subject lands are mainly flat.
<b>Storm Water &amp; Collection</b>	Storm Water and Collection will be designed and approved through the Development Permit process.
<b>Water Supply, Sewage Disposal and Solid Waste Disposal</b>	Services are proposed to be developed with a 2021 Capital project estimated at \$1,350,000.00.
<b>Subdivision Design - Roads, Accessibility, &amp; Circulation</b>	The plan of subdivision is intended to create a ten acre parcel while moving the north property line south to widen the future roadway to 30 meters.  Construction of access to the lot will occur at the Development Permit stage.
<b>Open Space / Parks</b>	N/A
<b>Reserves</b>	N/A
<b>Land Use Bylaw</b>	<b>M-1 - 1 Lot</b> Area of Site: Minimum Standard required: 900.0 m <sup>2</sup> Minimum Standard provided: <b>40,468.6 m<sup>2</sup></b> Width of Site: Minimum Standard required: 25.0 m Minimum Standard provided: <b>215.83 m</b>

**Recommendation:**

That the subdivision application by the Town of Taber be **APPROVED** with the following conditions:

<b>Prior to entering into a Servicing Agreement</b>	<ol style="list-style-type: none"><li>1. That approval shall apply to a subdivision plan within SW ¼ of Sec. 8, Twp. 10, Rng. 16, W4M.</li><li>2. On site storm water retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.</li></ol>
<b>Prior to construction commencing</b>	<ol style="list-style-type: none"><li>3. The developer shall enter into a Servicing Agreement with the Town of Taber to provide independent services to the newly developed lot, including the construction of road access with design standards to the satisfaction of the Development Authority. Securities will be required as part of this process.</li><li>4. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.</li><li>5. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.</li><li>6. Development Permits will be required for any new development on the lot. Approval of this subdivision does not constitute approval of any future development permit application.</li></ol>
<b>Prior to plan endorsement</b>	<ol style="list-style-type: none"><li>7. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.</li><li>8. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.</li><li>9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</li></ol>

**Notations**

1. This approval is subject to all relevant environmental legislation and the Alberta Environmental Protection and Enhancement Act.
2. It is the developer's responsibility to ensure that boundary grades tie in with adjacent properties.
3. It is the developer's responsibility to determine whether the use approved by this tentative plan of subdivision is achievable or whether such use may be constrained or precluded by site conditions, including constraints on use resulting from environmental conditions or legislation or both.

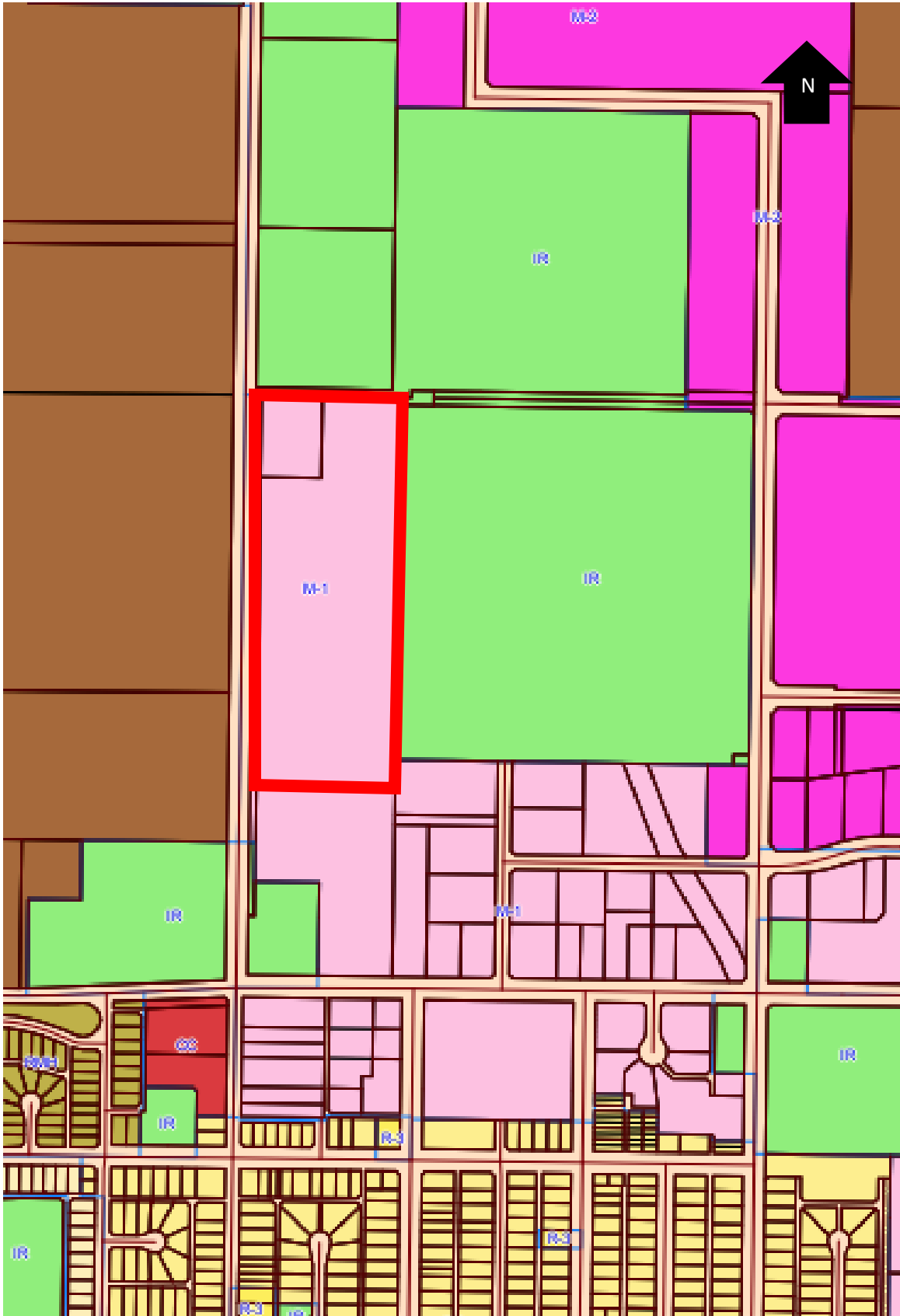
\_\_\_\_\_  
Subdivision Approving Authority

**Author: Kattie Schlamp**

**Departmental Review:**

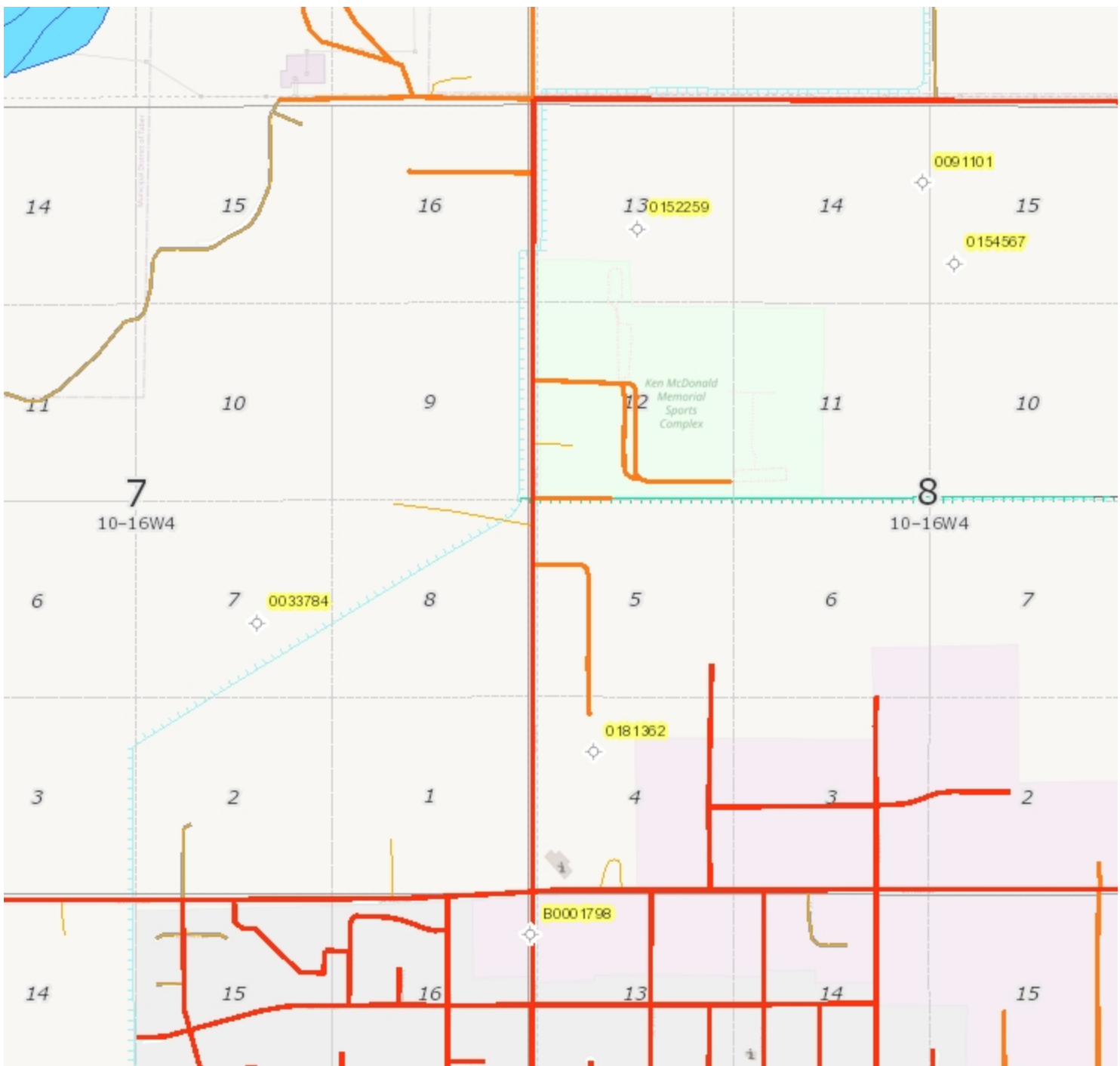
\_\_\_\_\_  
Approval Date





Land Use District Map for Proposed Subdivision TT 20-0-009

Subject property is outlined in red.



### Abandoned Well Map

Base Data provided by: Government of Alberta

Author

Printing Date: 7/29/2020

Date Date (if applicable)

#### Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Road Paved
- Road Gravel
- Road Other
- Driveway
- - Winter Road or Truck Trail
- Unimproved or Unclassified Road
- Rail Line
- + Rail Line

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0030 826 242            5440AQ;X                      181 204 778

LEGAL DESCRIPTION

PLAN TABER 5440AQ

BLOCK X

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROADWAY	789JK	0.405	1.00
ROADWAY	4445JK	0.433	1.07
SUBDIVISION	8810937	0.757	1.87
SUBDIVISION	0414376	5.62	13.89

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;16;10;8;SW

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 141 154 578

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 204 778	24/09/2018	TRANSFER OF LAND	\$420,000	NOMINAL

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OWNERS

THE TOWN OF TABER.  
OF A-4900 50 STREET  
TABER  
ALBERTA

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ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
	041 463 396	07/12/2004	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF TABER.

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REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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4900A-50 ST  
TABER  
ALBERTA T1G1T1

041 463 397      07/12/2004 CAVEAT  
RE : ACQUISITION OF LAND  
CAVEATOR - THE TOWN OF TABER.  
4900 - 50TH STREET  
TABER  
ALBERTA T1G1T1

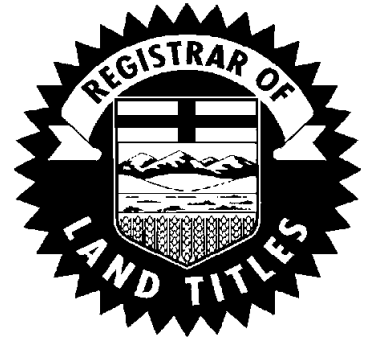
041 463 398      07/12/2004 CAVEAT  
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE TOWN OF TABER.  
4900A-50 ST  
TABER  
ALBERTA T1G1T1

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF JULY,  
2020 AT 01:27 P.M.

ORDER NUMBER:    39823690

CUSTOMER FILE NUMBER:    KS



\*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).



LAND TITLE CERTIFICATE

S  
LINC                                      SHORT LEGAL                                      TITLE NUMBER  
0030 826 267                              0414376;1;17                                      181 240 862

LEGAL DESCRIPTION  
PLAN 0414376  
BLOCK 1  
LOT 17  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AREA: 1.01 HECTARES (2.5 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;16;10;8;SW

MUNICIPALITY: TOWN OF TABER  
REFERENCE NUMBER: 141 320 263

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REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
181 240 862	07/11/2018	TRANSFER OF LAND		\$60,000	NOMINAL

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OWNERS  
THE TOWN OF TABER.  
OF A4900 50 ST  
TABER  
ALBERTA T1G 1T1

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ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
041 463 397	07/12/2004	CAVEAT RE : ACQUISITION OF LAND CAVEATOR - THE TOWN OF TABER. 4900 - 50TH STREET TABER ALBERTA T1G1T1
041 463 398	07/12/2004	CAVEAT

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REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

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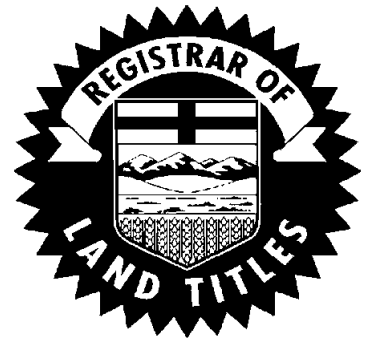
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL  
GOVERNMENT ACT  
CAVEATOR - THE TOWN OF TABER.  
4900A-50 ST  
TABER  
ALBERTA T1G1T1

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 30 DAY OF JULY,  
2020 AT 01:27 P.M.

ORDER NUMBER:    39823690

CUSTOMER FILE NUMBER:    KS



\*END OF CERTIFICATE\*

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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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