



AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, DECEMBER 21, 2020 AT 3:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	X
3. ADOPTION OF THE MINUTES	
ITEM No.3.1 Minutes of Regular Meeting of Subdivision Authority: October 26, 2020	X
4. SUBDIVISION APPLICATION(S)	
ITEM No.4.1 Subdivision TT 20-0-011 26-46 Sage Brush Ave.	X
5. CLOSE OF MEETING	X

Subdivision Authority Request for Decision

Meeting Date: December 21, 2020

Subject:

Minutes of Regular Meeting of Subdivision Authority: October 26, 2020

Recommendation:

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on October 26, 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 October 26, 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, OCTOBER 26, 2020, AT 3:51 PM,
IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING AND
PUBLIC HEARING AT 3:30 PM.

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
Graham Abela
Raeanne Keer (Via teleconference)
Phyllis Monks
John Orwa
Dawn Phillips
Gary Scherer

CALL TO ORDER

Mayor Prokop called the meeting to Order at 3:51 PM.

ADOPTION OF AGENDA

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

ADOPTION OF AGENDA – CONT'D

RES. 31/2020 MOVED by Councillor Tams that the Subdivision Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

1) Minutes of Regular Meeting of Subdivision Authority: September 28, 2020

RES. 32/2020 MOVED by Councillor Firth that the Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on September 28, 2020, as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

1) Subdivision TT 20-0-008 49 Prairie Lake Dr.

P. Monks, Director of Planning and Economic Development, stated that Administration received a subdivision application proposing to subdivide the lot along the common wall of the semi-detached dwelling on the site. Ms. Monks stated that the lot is currently zoned as Residential Single and Two Swelling (R-2), and no changes are proposed to the Land Use district.

P. Monks stated that both units of the semi-detached dwelling have existing services that are located on proposed Lot 39, and Administration is recommending that a condition of the Subdivision be that a Utility Right-Of-Way agreement be registered on Title to protect and allow for access to proposed Lot 40's services on proposed Lot 39. Additionally she stated that Administration recommends that the Developer enter into a Party Wall agreement to ensure both units are protected when repairs are needed, and that because the garage on proposed Lot 40 was built over the existing Utility Right-Of-Way, the Developer will be required to enter into an Encroachment Agreement.

31/2020

Meeting Date
10/26/2020

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 20-0-008 – CONT'D 49 Prairie Lake Dr.

RES. 33/2020

MOVED by Councillor Firth that the Subdivision Authority approves Subdivision TT 20-0-008, Lot 38, Block 3, Descriptive Plan 161 2063, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 49 Prairie Lake Dr., with the following conditions:

- 1) That approval shall apply to a residential subdivision plan within NW ¼ of Sec. 6, Twp. 10, Rng. 16, W4M;
- 2) 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;
- 3) 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;
- 4) A Utility Right-of-Way Agreement shall be registered on title for the services on Lot 39 to the benefit of Lot 40;
- 5) An Encroachment Agreement shall be registered on Title for the garage encroaching into Utility Right-of-Way Plan 111 3665;
- 6) A Party Wall Agreement shall be registered on Title that identifies improvement costs and provides all parties with protection;
- 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) 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;

32/2020

Meeting Date
10/26/2020

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 20-0-008 – CONT'D 49 Prairie Lake Dr.

- 9) 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; and,
- 10) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

2) Subdivision TT 20-0-010 6211 52 Ave. & 6212 54 Ave.

P. Monks stated that Administration received an application to subdivide and consolidate 6211 52 Avenue and 6212 52 Avenue. She stated that the applicant has proposed subdividing a 0.61 acre parcel from Lot A to be consolidated with Lot 10 and Lot 11, and once complete they will become a single lot accessed from 52 Avenue.

RES. 34/2020

MOVED by Councillor Tams that the Subdivision Authority approves Subdivision TT 20-0-010, Lots 10 & 11, Block 1, Plan 1340 JK, & Part of Lot A, Block 34, Plan 5365 L. within SE ¼ of Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6211 52 Ave. & 6212 54 Ave., with the following conditions:

- 1) That approval shall apply to an industrial subdivision plan within SE ¼ of Sec. 5, Twp. 10, Rng. 16, W4M;
- 2) Development of the site will require the use of Low Impact Development measures, to be reviewed by Taber Irrigation District to ensure the water quality of any storm water entering the TID system. Post development flows should not exceed pre-development flows;

SUBDIVISION APPLICATION(S) – CONT'D

**2) Subdivision TT 20-0-010 – CONT'D
6211 52 Ave. & 6212 54 Ave.**

- 3) 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;
- 4) 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.
- 5) The subdivided portion of Part of Lot A, Block 34, Plan 5365 L be consolidated with Lots 10 & 11, Block 1, Plan 1340 JK to create proposed Lot 33, Block 1, Plan 201_____.
- 6) 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.
- 7) 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.
- 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; and,
- 9) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES. 35/2020

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

CARRIED UNANIMOUSLY AT 3:56 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT

Subdivision Authority Request for Decision

Meeting Date: December 21, 2020

Subject:

Subdivision TT 20-0-011
26-46 Sage Brush Ave.

Recommendation:

That the Subdivision Authority approve Subdivision TT 20-0-011, Lot 7, Block 5, Plan 171 1317, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 26-46 Sage Brush Ave., with the following conditions:

1. That approval shall apply to a residential subdivision plan within NW ¼ of Sec. 6, Twp. 10, Rge. 16, W4M.
2. 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.
3. 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.
4. The unused water and sanitary sewer services shall be capped and left in place.
5. Should the services for Lot 47 cross over Lot 46 easements will be required or a new service may need to be placed.
6. 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.
7. 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.
8. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, 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 received a complete Subdivision application package on November 18, 2020. The subdivision proposes to create four lots from one large lot. The lot is currently zoned as Residential Single and Two Dwelling District (R-2) and will remain R-2 after the subdivision.

The package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on November 20, 2020. Relevant comments have been considered in the Subdivision Conditions.

The lot was originally intended to be for a 6-plex and as such, there are already 6 sets of services to the property. Some services will need to be capped and abandoned. Depending on the final design of the developments, services could cross over the property line from Lot 46 to service Lot 47, if this is the case, an easement agreement should be put in place. Administration has recommended condition #5 to allow flexibility and protection for the services depending on the Developer's final design for those lots.

The Subdivision was reviewed by the Municipal Planning Commission at their regular meeting on December 14, 2020. The MPC passed a resolution recommending the subdivision for approval by the Subdivision Authority with the identified conditions.

Legislation / Authority:

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

Strategic Plan Alignment:

Develop Community and Promote Growth

Financial Implication:

The cost of advertising and registering the subdivision is covered by the subdivision fees.

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 a local business the space they need to grow.

Alternative(s):

That the Subdivision Authority does not approve Subdivision TT 20-0-011, Lot 7, Block 5, Plan 171 1317, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 26-46 Sage Brush Ave., with reasons.

That the Subdivision Authority approve Subdivision TT 20-0-011, Lot 7, Block 5, Plan 171 1317, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 26-46 Sage Brush Ave., with amendments to the conditions.



Attachment(s): Subdivision TT 20-0-011 - Application
Plan of Subdivision
Land Use Map
Subdivision TT 20-0-011 - Report
Land Title
Abandoned Well Map

APPROVALS:

Originated By:
Kattie Schlamp

Chief Administrative Officer (CAO) or Designate: _____



Application for Subdivision Approval

Planning and Economic Development

A-4900 50th 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: R-2	Roll No: 4357070	
Subdivision No: TR20-0-04	Subdivision Fee \$: 1,350	Off-Site Levy: \$	Security Deposit: \$
Application Received: Nov. 17, 2020	Date Advertised:	Permit Effective:	Total Fees: \$ 1350

- 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.

Applicant:	Name: South Alta Trading Co.	
	Address: 4902 53 street	
	Town: Taber AB	Postal Code: T1G 2E1
	Phone Res: 403-915-8023	Phone Cell:
	Email: jon@rocketleasing.com	
	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:		
Registered Owner: (if different from applicant)	Name:	
	Address:	
	Town:	Postal Code:
	Phone Res:	Phone Cell:
	Email:	
Legal Description of Land to be Subdivided:	All/Part of the NW ¼ of Section 4 Township 10 Range 16 W4M	
	Being all/part of: Lot/Unit 7 Block 5 Plan 1711317	
	Municipal Address (if applicable): 26,30,34,38,42,46 Sage Brush Ave	
Location of Land to be Subdivided:	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
	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
	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
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Use of Land to be Subdivided:	Total Number of lots to be created: 4	Size of Lot(s) or range:
	Describe the existing use of the land:	1 Lot for a 6-plex Building
	Describe the proposed use of the land:	2 lots for one duplex, 2 lots single Family
	Current land use designation:	R2
	Proposed land use designation:	R2
Characteristics of the Land to be Subdivided	Describe any existing buildings: None	
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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 50th 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>Grass</u>
Type of soil (sand, loam, clay, etc.):	<u>Sand, Clay</u>
Describe the manner of providing water and sewage services:	<u>Already Services with Water and Sewer</u>

I (we), _____ 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:** Nov 17 / 2020
Applicant

Signed: _____ **Date:** _____
Registered Owner (if different than applicant)

Signed: _____ **Date:** _____
Development Officer

To be completed by the registered owner(s):

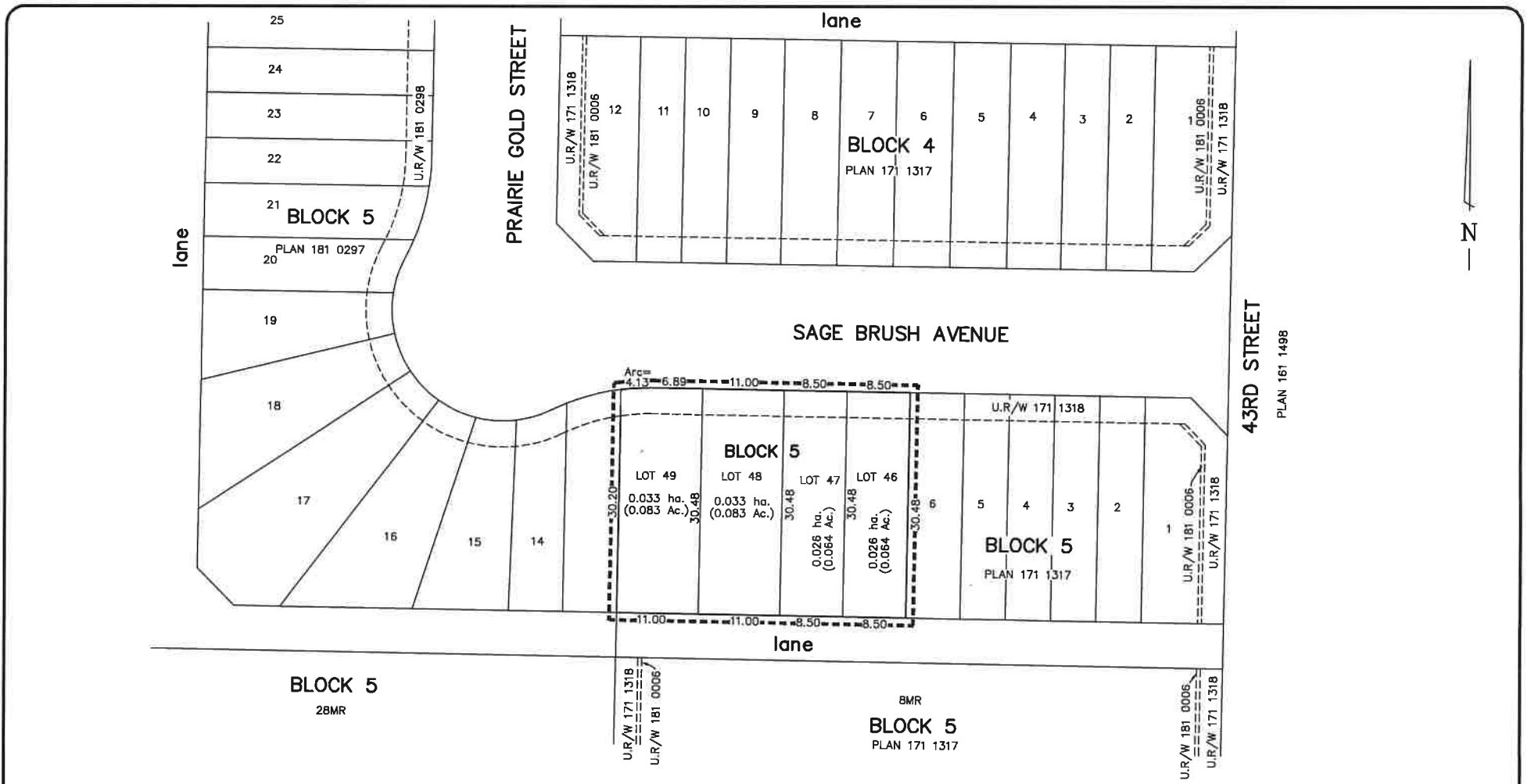
Right of Entry:

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 *Municipal Government Act*.

Signed: _____ **Date:** Nov 17 / 2020
Registered Owner

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.



NO.	REVISION	DATE	BY

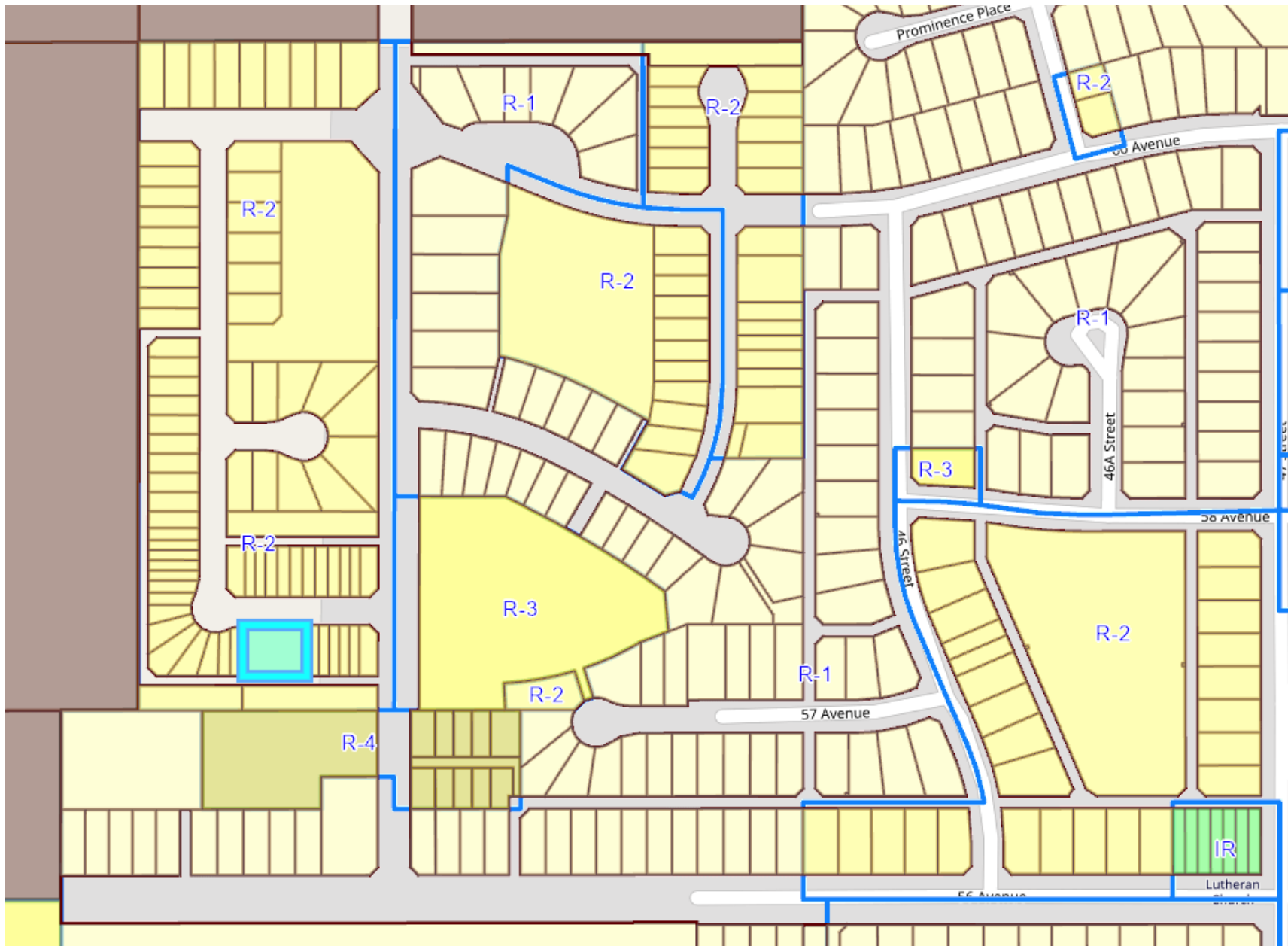
NOTE : Portion to be approved is outlined thus ----- and contains approximately 0.118 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.

SOUTH ALTA TRADING CO. LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 7, BLOCK 5, PLAN 171 1317
within
N.W.1/4 SEC. 6, TWP. 10, RGE. 16, W.4 M.
Town of Taber

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

APPROVED	DRAWN MJ	DATE NOV 3/20
	CHECKED ZJP	JOB 20-15092
Z.J. Prosper, A.L.S.	SCALE 1:500	DRAWING 20-15092TA



Land Use District Map for Proposed Subdivision TT 20-0-011

Subject Property is highlighted in blue.

**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject: TENTATIVE PLAN OF SUBDIVISION – 26-46 Sage Brush Ave.

Date: December 11, 2020

Subdivision Application No: TT 20-0-011

Proposed Subdivision Summary:

<i>Applicant</i>	South Alta Trading Co. Ltd.
<i>Owner/Developer</i>	South Alta Trading Co. Ltd.
<i>Legal Description</i>	Lots 7, Block 5, Plan 171 1317
<i>Location</i>	26-46 Sage Brush Ave.
<i>Subdivision Area</i>	0.118 ha (0.292 ac)
<i>Proposed Lots</i>	4 Residential Single and Two Dwelling (R-2) Lots
<i>MDP Designation</i>	Taber Town Plan Bylaw 7-2016
<i>Community ASP</i>	None.
<i>Neighbourhood Structure Plan (NSP)</i>	Northwest Area Structure Plan.
<i>LUB District</i>	Residential Single and Two Dwelling (R-2) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<i>Existing Uses</i>	Vacant Residential.

Internal / External Circulation:

Circulation was sent out on September 17, 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:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mainly flat as the site is located within a developed residential area.
Storm Water & Collection	Existing, any changes are to be approved by the Development Authority.
Water Supply, Sewage Disposal and Solid Waste Disposal	Existing, any changes are to be approved by the Development Authority.
Subdivision Design - Roads, Accessibility, & Circulation	Driveways will be considered in the Development Permit stage.
Open Space / Parks	N/A
Reserves	N/A
Land Use Bylaw	<p>R-2 - 4 Lots</p> <p>Area of Site: Minimum Standard required:</p> <ul style="list-style-type: none"> • Single Detached Dwelling: 350 m² • Semi-Detached Dwelling Unit: 225 m² • Duplex Dwelling: 450 m² <p>Minimum Standard provided: 260 m²</p> <p>Width of Site: Minimum Standard required:</p> <ul style="list-style-type: none"> • Single Detached Dwelling: 11.0 m • Semi-Detached and Row House Dwellings: <ul style="list-style-type: none"> ○ Interior Unit parcel: 6.0 m ○ End Unit Parcel width: 7.2 m • Duplex Dwelling: 15.0 m <p>Minimum Standard provided: 8.5 m</p> <p>All four lots meet the minimum requirements for Semi-Detached and Row House Dwelling Units. Any development of Single Detached Dwellings would require waivers at the Development Permit stage.</p>

Recommendation:

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

<i>Prior to entering into a Servicing Agreement</i>	1. That approval shall apply to a residential subdivision plan within NW ¼ of Sec. 6, Twp. 10, Rng. 16, W4M.
<i>Prior to construction commencing</i>	2. 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. 3. 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. 4. The unused water and sanitary sewer services shall be capped and left in place. 5. Should the services for Lot 47 cross over Lot 46 easements will be required or a new service may need to be placed.
<i>Prior to plan endorsement</i>	6. 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. 7. 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. 8. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority. 9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

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.

Author: Kattie Schlamp

Departmental Review:

Subdivision Approving Authority

Approval Date



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 613 395 1711317;5;7 171 136 684 +18

LEGAL DESCRIPTION
PLAN 1711317
BLOCK 5
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;16;10;6;NW

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 141 180 093

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 136 684	21/06/2017	SUBDIVISION PLAN		

OWNERS
SOUTH ALTA TRADING CO. LTD.
OF 4801-46 AVE
TABER
ALBERTA T1G 2A4

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
931KM .	20/05/1969	EASEMENT "SUBJECT TO AND IN FAVOUR OF LS 14""DATA ENTERED BY 191007490 1/11/2019"
8025LI .	16/10/1972	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE TABER IRRIGATION DISTRICT
081 181 270	20/05/2008	CAVEAT RE : RIGHT OF WAY AGREEMENT

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - THE TABER IRRIGATION DISTRICT.
4420 - 44TH STREET
TABER
ALBERTA T1G2J6

101 145 095 18/05/2010 EASEMENT
AS TO PORTION OR PLAN:1012069
OVER AND FOR BENEFIT: SEE INSTRUMENT

151 312 944 01/12/2015 UTILITY RIGHT OF WAY
GRANTEE - TELUS COMMUNICATIONS INC.

171 136 686 21/06/2017 RESTRICTIVE COVENANT

171 136 687 21/06/2017 CAVEAT
RE : RESTRICTIVE COVENANT

191 112 395 13/06/2019 UTILITY RIGHT OF WAY
GRANTEE - THE TOWN OF TABER.
AS TO PORTION OR PLAN:1711318

TOTAL INSTRUMENTS: 008

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 20 DAY OF
NOVEMBER, 2020 AT 02:02 P.M.

ORDER NUMBER: 40557132

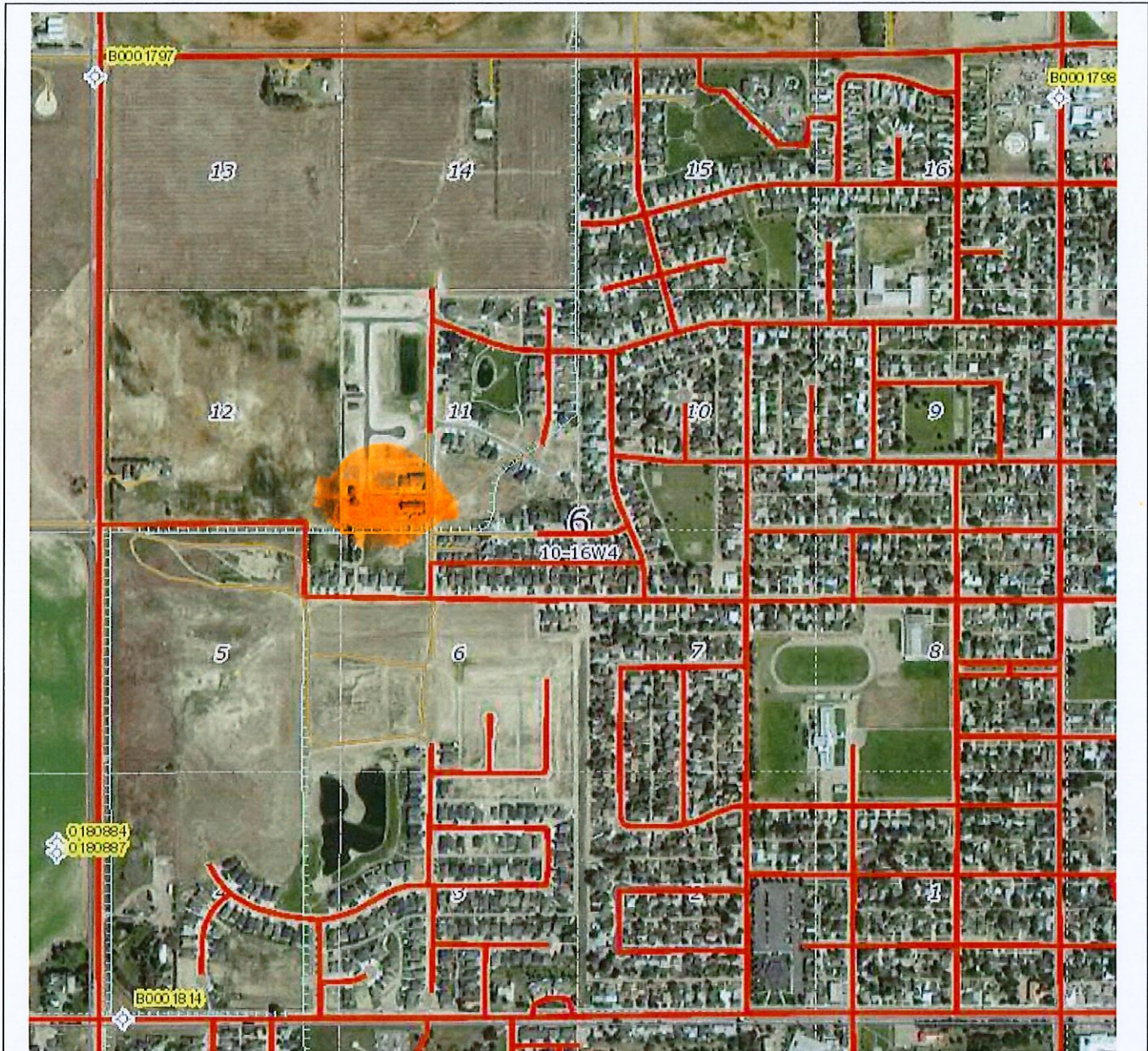
CUSTOMER FILE NUMBER:



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).



Abandoned Well Map

Base Data provided by: Government of Alberta

Author

ZJP

Printing Date:

11/18/2020

Date Date (if applicable)

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:

14,508.38

0.22 Kilometers

0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



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