

PLANNING AND DEVELOPMENT SERVICES

TO:	Municipal Planning Commission	DATE:	November 3, 2020
DIVISION:	4	APPLICATION:	PRDP20202460
SUBJECT:	Development Item: Automotive Services (minor)		
Use:	Discretionary use, with no Variances		

APPLICATION: Automotive Services (Minor), single-lot regrading and placement of clean fill.

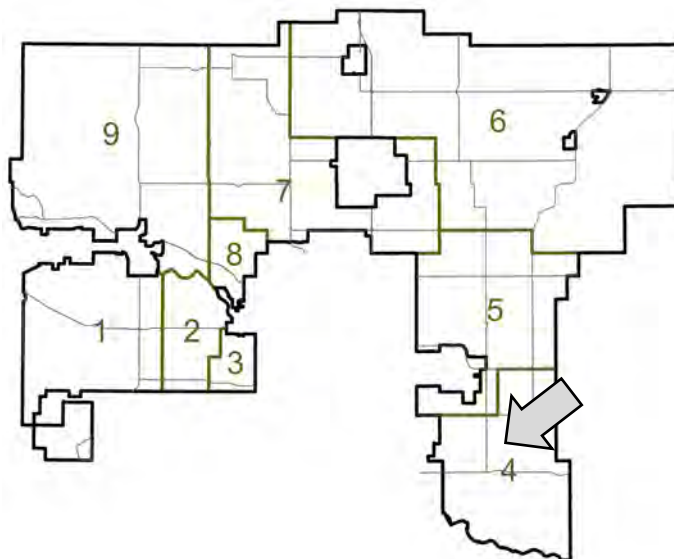
GENERAL LOCATION: Located approximately 0.41 km (1/4 mile) north of Hwy. 22X and on the west side of Hwy. 791

LAND USE DESIGNATION: Commercial, Local Urban District (C-LUD) under Land Use Bylaw C-8000-2020.

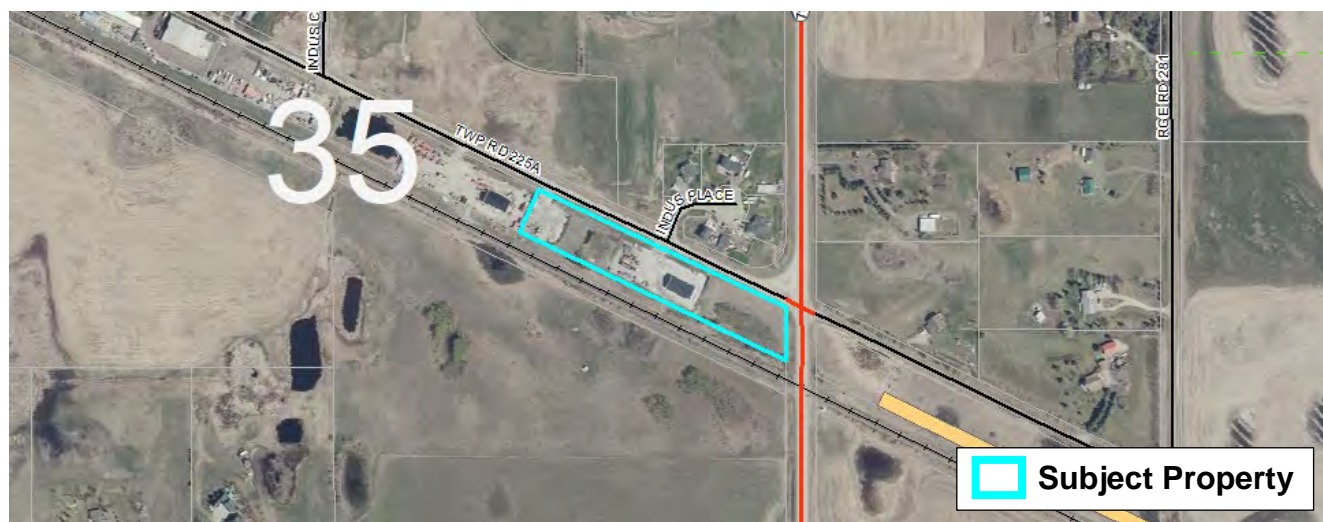
ADMINISTRATION RECOMMENDATION:
Administration recommends Approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20202460 be approved with the suggested conditions noted in the report.
- Option #2: THAT Development Permit Application PRDP20202460 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT:



Administration Resources

Christina Lombardo – Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: August 21, 2020	File: 02335054
Application: PRDP20202460	Applicant/Owner: Wearmouth Demolition Services Ltd.
Legal Description: Lot 3, Block 1, Plan 0510800 within SE-35-22-28-W04M	General Location: Located approximately 0.41 km (1/4 mile) north of Hwy. 22X and on the west side of Hwy. 791.
Land Use Designation: Commercial, Local Urban District (C-LUD)	Gross Area: ± 1.26 hectares (± 3.11 acres)
File Manager: Christina Lombardo	Division: 4

PROPOSAL:

The proposal is for Automotive Services (Minor), single-lot regrading and placement of clean fill. *Note, this application was assessed in accordance with Land Use Bylaw C-8000-2020.*

- This application is an intensification and expansion of Development Permit, PRDP20152222 for (Automotive, Equipment, and Vehicle Services) construction of a warehouse, outdoor storage and signage;
- The regraded area will be used for outside storage of business equipment and materials;
- The Applicant proposes to strip and grade a portion of the subject land, approximately ± 0.40 hectares (± 1.00 acres) in size. This area is to accommodate an expansion of the existing outdoor storage area for secured vehicle and equipment storage;
- It is anticipated that approximately 1300.00 cubic meters of material will be brought on site in approximately 80 truckloads.
- Dimensions:
 - Height (depth): 0.50 m to 1.00 m (1.64 ft. to 3.28 ft.)
 - Length: 88.00 m (288.71 ft.)
 - Width: 46.00 m (150.92 ft.)
 - Area: 4,048.0 sq. m. (43,572.31 sq. ft.)
 - Volume: 1,300 m. cu. (45,909.07 ft. cu.)
 - Truckloads: approx. 80

Land Use Bylaw Requirements:

The application has been evaluated in accordance with Part 4 Stripping, Grading, Excavation and/or Fill of the Land Use Bylaw.

Section 158 Site stripping, grading, excavation, or fill Development Permit Requirements:

- a) A Development Permit is required for all Stripping, Grading, Excavation and/or Fill,
- b) A Development Permit application will detail the following:
 - i. Location and area of the site on which the development is proposed,
 - ii. Existing land use,



- iii. Type of excavation, stripping, or grading proposed, showing dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns,
 - iv. Pre-development grading plan and post-development grading plan,
 - v. A soil-handling plan depicting movement of fill on the site and confirmation that soil will be transported when it is in a favourable condition,
 - vi. Location of wetlands and watercourses and any ecologically sensitive features,
 - vii. Timing of works, which shall not coincide with bird nesting seasons, as determined,
 - viii. Location where the excavation, stripping, or grading is to be taking place,
 - ix. Proposed access, haul routes and haul activities,
 - x. Methods to prevent dust and erosion,
 - xi. A traffic control plan,
 - xii. A Weed management plan,
 - xiii. Costs to reclaim the site, and
 - xiv. The condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of site grading or re-contouring plans if required by the Development Authority), or the use of the area from which the topsoil is removed.
- The Applicant provided drawings and studies that meet the above requirements and facilitate evaluation. The drawings show existing conditions, current and proposed grading plans.

STATUTORY PLANS:

The subject lands falls within the Hamlet of Indus Area Structure Plan – located within Sub Area 1 identified as a commercial area. Section 5.3 for Commercial/Industrial development notes *“lands along Railway Avenue, adjacent to the CPR line are currently designated for Hamlet Commercial and Hamlet Industrial development. While industrial development is not a community priority, if developed in a manner sensitive to the community, it will be welcomed.”* This application appears to be considerate of existing community development and the design does not appear to have a considerate impact on surrounding uses.

INSPECTOR’S COMMENTS:

Inspection: October 1, 2020

- No filling or grading occurring at the time of inspection.
- Site appears to be gated.
- No other concerns.

CIRCULATIONS:

Alberta Transportation (October 30, 2020)

- In reviewing the application, the proposed development falls within the control distance of a provincial highway as outlined in the Highways Development and Protection Act / Regulation. The proposed development, however, will not cause any concern for ongoing highway operation or future highway expansion.
- Pursuant to Section 25(3)(c) of the Highways Development and Protection Regulation, Alberta Transportation issues an exemption from the permit requirements to Wearmouth Demolition Services Ltd. for the development listed above.

Development Compliance (September 30, 2020):

- No concerns.



Planning and Development Services - Engineering Review, Rocky View County (October 20, 2020):

General:

- The review of this file is based upon the application submitted. Should the submission material be altered or revised at subsequent development stages these conditions/recommendations may be subject to change to ensure best practices and procedures.

Geotechnical:

- As per the application, applicant expects fill heights to be approximately 0.5 – 1.0 m.
- As a permanent condition, the applicant will be required to provide “Deep Fill” reports, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.2 m in depth.

Transportation Services:

- Access to the parcel is provided via TWP RD 225A which is a paved county road.
- It is to be noted that TWP RD 225A is a Network A road which requires a 36.00 m ROW.
- Transportation off-site levy has previously been collected.
- Prior to issuance of DP, the applicant is required to contact Road Operations to confirm if a road use agreement is required during the proposed grading activities on the subject land.

Sanitary/Waste Water:

- Engineering has no requirements at this time.

Water Supply and Waterworks:

- Engineering has no requirements at this time.

Stormwater Management:

- As per GIS review, the subject lands fall within the Indus Drainage Study Area.
- As part of the initial subdivision application of subject lands, a stormwater management plan was prepared by TORUS Engineering Consultants Ltd. revised on November 10, 2004. The report indicated that each parcel is required to retain the 1:100 year post development flows within its boundaries with an emergency spill onto TWP RD 225A ditch flowing to the county pond.
- As a permanent condition, the applicant is required to adhere with the TORUS Stormwater management plan, the Indus Master Drainage Plan by UMA/AECOM dated November 2008.
- As part of the application, the applicant provided a Grading Drawing showing two 1.0 m high loam berms along the north and south boundaries of the subject lands. **Prior to issuance**, applicant shall provide a Site Grading Assessment, stamped by a Professional Engineer demonstrating that proposed site grading plan is in accordance with the TORUS Stormwater management plan, the Indus Master Drainage Plan by UMA/AECOM dated November 2008.
- As part of the initial subdivision application of subject lands, an ESC report (part of storm water management plan) was provided by TORUS Engineering Consultants Ltd. revised on November 10, 2004. The report described measures such as silt fencing and seeding to prevent the erosion of the site. **Prior to issuance**, the applicant is to provide a site specific ESC plan describing how sediment is to be controlled during the proposed grading. The plan shall be in accordance with the requirements of the original TORUS Engineering ESC report.

**Environmental:**

- As part of the application, the applicant submitted a Historic and Wetland Evaluation of the subject lands prepared by Strom Environmental Consulting Ltd. dated May 22, 2015. The report did not provide an evaluation of the subject lands proposed for development as part of this application. Through the Alberta Merged Wetland inventory and the air photos provided in the Strom report (1967 onwards), it can be seen that wetlands could exist on the proposed development area. As an advisory condition, the Applicant shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas.

OPTIONS:

Option #1: (this would allow the development to proceed)

APPROVAL, subject to the following conditions:

Description:

1. That Automotive Services (Minor) (to expand existing business operations), single-lot regrading and placement of clean fill (approximately 0.40 hectares [1.00 acres]), with approximately 1300.00 cubic meters of excavation and fill, may commence on the subject lands (Lot 3, Block 1, Plan 0510800 within SE-35-22-28-W04M) in general accordance with the approved application drawings (Project D.1.6, signed August 12, 2020) and information submitted with the application.

Prior to Issuance:

2. That prior to issuance of this permit, the Applicant/Owner shall submit a Site Grading Assessment, stamped by a Professional Engineer, demonstrating that proposed site grading plan is in accordance with the TORUS Stormwater Management Plan, the Indus Master Drainage Plan by UMA/AECOM dated November 2008 and the County Servicing Standards.
3. That prior to issuance of this permit, the Applicant/Owner shall submit a Site Specific Erosion Sediment Control Plan (ESC), describing how sediment is to be controlled during the proposed grading. The plan shall be in accordance with the requirements of the original TORUS Engineering ESC report and the County's Servicing Standards.
4. That the Applicant/Owner shall contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.

Permanent:

5. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, shall be implemented by the Applicant/Owner and adhered to in perpetuity including the approved TORUS Stormwater Management Plan and the Indus Master Drainage Plan by UMA/AECOM dated November 2008.
6. . That upon completion of the proposed development, the Applicant/Owners shall submit an as-built survey, confirming that the development proposal and post grades align with the supporting technical submissions for the file.
7. That the Applicant/Owner shall submit compaction testing results, prepared and provided by a qualified professional, for any areas of the site filled greater than 1.20 m (3.93 ft.) in depth.



8. That the Applicant/Owner shall not screen and/or sell the excess topsoil to others without written approval from the County, as there is potential for additional off-site impacts.
9. That the Applicant/Owner shall take effective measures to control dust in the stripping and grading areas of the subject properties, so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
10. That any fill removed from the site shall be hauled off in a covered trailer/truck, which will prevent blowing of dust/small rocks onto the road or cause issues with other vehicles on the road.
11. That with the removal of topsoil, the Applicant shall take whatever means necessary to avoid the transfer of dirt onto public roadways.
 - i. That if at any time the removal or handling of the topsoil creates a visible dust problem, the removal or handling of the topsoil shall cease immediately until remedial measures are taken.
12. That the Applicant/Owner shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.
13. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the County.

Advisory:

14. That the site shall adhere to the approved Weed Management Plan and shall remain free of restricted and noxious weeds and be maintained in accordance with the *Alberta Weed Control Act [Statutes of Alberta, 2008 Chapter W-5.1; Current as of December 15, 2017]*.
15. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 in perpetuity.
16. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
17. That the hauling of fill and site grading shall be completed within 12 months from the date of issuance of this permit.
18. That if this Development Permit is not issued by **July 31, 2021** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

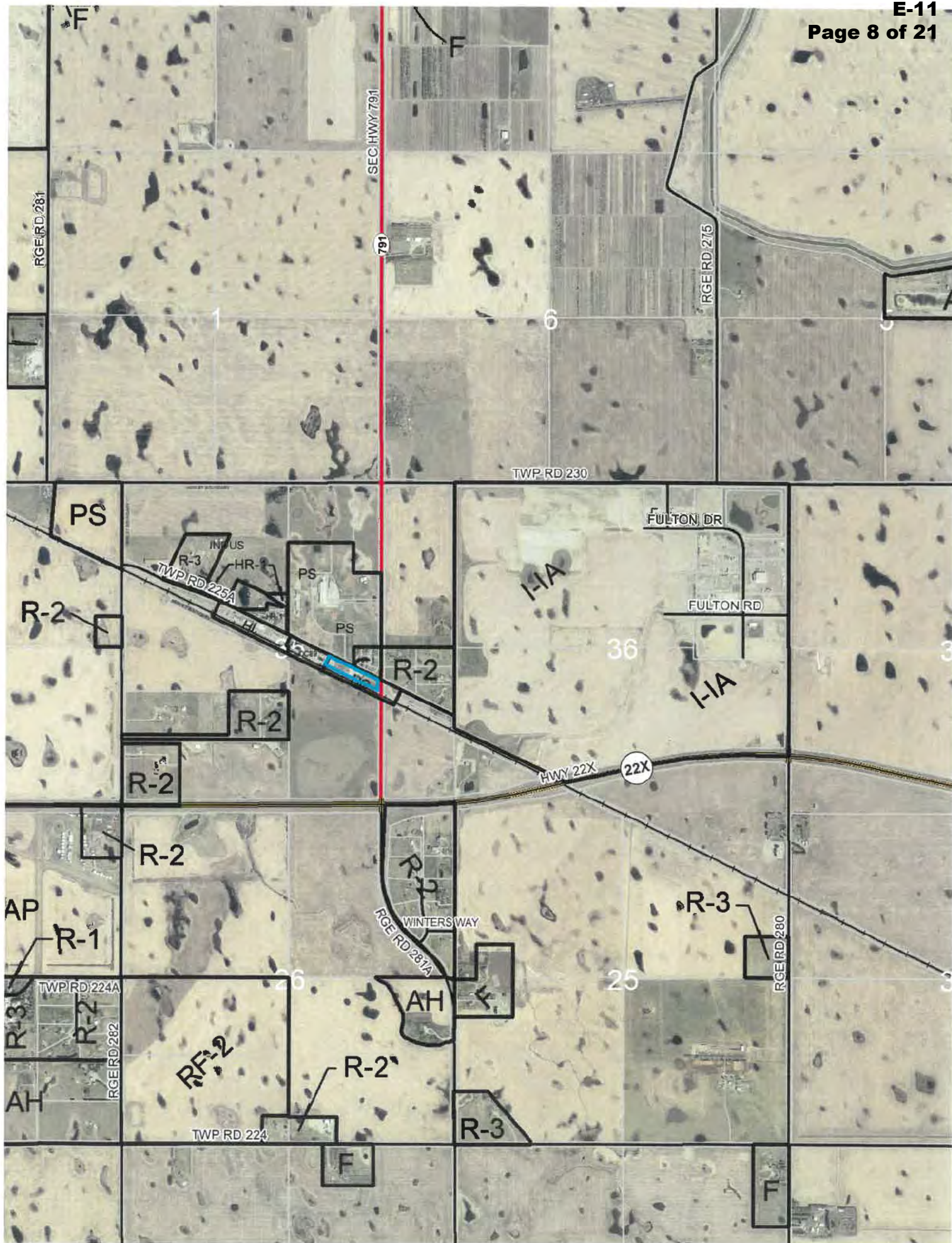
Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas. The Applicant/Owner shall also be responsible for any related EPEA (and if necessary, Water Act) approvals for the on-site and/or offsite stormwater infrastructure.

Option #2: (this would not allow the development to proceed)

REFUSAL, for the following reasons:

1. That in the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.







ROCKY VIEW COUNTY
Cultivating Communities

2020 2460

APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE USE ONLY	
Fee Submitted 465.00	File Number 02335054
Date of Receipt Aug 21	Receipt # 2020 025154

Name of Applicant Wearmouth Demolition Services Ltd Email [REDACTED]

Mailing Address [REDACTED]

Telephone [REDACTED]

For Agents please supply Business/Agency/ Organization Name _____

Registered Owner (if not applicant) _____

Mailing Address _____

Postal Code _____

Telephone (B) _____

(H) _____

Fax _____

1. LEGAL DESCRIPTION OF LAND

- a) All / part of the SE $\frac{1}{4}$ Section 35 Township 22 Range 28 West of 4 Meridian
- b) Being all / parts of Lot 3 Block 1 Registered Plan Number 0510800
- c) Municipal Address 281087 Twp Rd. 225A
- d) Existing Land Use Designation HC Parcel Size 3.11 Acres Division 04

2. APPLICATION FOR

Grading

3. ADDITIONAL INFORMATION

- a) Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes _____ No ☒
- b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No ☒
(Sour Gas facility means well, pipeline or plant)
- c) Is there an abandoned oil or gas well or pipeline on the property? Yes _____ No ☒
- d) Does the site have direct access to a developed Municipal Road? Yes ☒ No _____

4. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I Gregory Wearmouth hereby certify that _____ I am the registered owner
(Full Name in Block Capitals)

(owners) I am authorized to act on the owner's behalf

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.

Affix Corporate Seal
here if owner is listed
as a named or
numbered company

Applicant's Signature [Signature]

Date Aug 21/20

Owner's Signature [Signature]

Date Aug 21/20

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.



Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, Greg Wearmouth, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.


SignatureAug 21/20
Date



STRIPPING, FILLING, EXCAVATION AND GRADING

FOR OFFICE USE ONLY	
Fee Submitted	File Number
Date of Receipt	Receipt #

Name of Applicant Wearmouth Demolition Services Ltd.

Address of Applicant _____

Telephone (C) _____

1. NATURE OF THE APPLICATION

Type of application (Please check off all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Site stripping | <input type="checkbox"/> Re-contouring |
| <input type="checkbox"/> Filling | <input type="checkbox"/> Stockpiling |
| <input type="checkbox"/> Excavation (including removal of topsoil) | <input type="checkbox"/> Construction of artificial water bodies and/or dugouts |
| <input checked="" type="checkbox"/> Grading | <input type="checkbox"/> Other _____ |

2. PURPOSE

What is the intent of the proposal? grade lot for secured vehicle and equipment storage, same as existing use

Indicate the effect(s) on existing drainage patterns or environmentally sensitive areas (i.e. riparian, wetland, waterbodies) (if applicable) 1:100 year potential flows will be retained on land, no land has been subject to historical development previous to 1949, no effect on existing drainage patterns or environmentally sensitive areas

☒ The fill does not contain construction rubble or any hazardous substances (please check)

3. TYPE

Height <u>0.5 - 1.0 m</u>	Volume <u>1300</u> meters cubed
Width <u>46 m</u>	Truckload <u>80</u> (approximately)
Length <u>88 m</u>	Slope Factor <u>N/A</u> (if applicable)
Area <u>4048</u> square metres	

* Please show all measurements in detail on your site plan.

4. TERMS AND CONDITIONS

(a) General statement about conditions:

1. The Development Authority may include any condition necessary to satisfy a Land Use Bylaw provision, a County Plan, Area Structure Plan, Conceptual Scheme, Master Site Development Plan policy and/or County Servicing Standard.
2. Where on-site works are proposed the County may, by condition, require the provision of a Construction Management Plan and/or Stormwater Management Plan.
3. The Development Authority may impose any condition to meet a requirement of the Municipal Government Act or Subdivision and Development Regulation.
4. As a condition of development approval, the Development Authority may include the requirement to update technical reports submitted with the application.

5. The Development Authority shall impose relevant requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
 - i. Transportation Offsite Levy Bylaw;
 - ii. Water and Wastewater Offsite Levy Bylaw; and
 - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
6. The Development Authority shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan of survey for registration.

(b) *Technical reports* are defined as any report or any information regarding a matter identified in the Municipal Government Act, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.

(c) General statement about technical reports:

1. Additional technical reports may be required after the time of application, based upon the ongoing assessment of the application.

(e) All costs of development are borne by the landowner / applicant including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land. Further, that it is the landowner / applicant responsibility to identify and consider all costs of development.

(f) The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.

(g) The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

(h) It should be noted that while every effort is made to ensure the applicants are provided with clear information regarding the requirement for application, that over the course of the application assessment process, particularly following a full technical review and also following submissions from agencies, additional technical information may be required. In addition to the requirement for further technical information, further justification regarding the merits of a development proposal may also be required.

5. ADDITIONAL INFORMATION

Bryce Wearmouth
(Print Full Name)

hereby certify that

☒ I am the registered owner

☒ I am authorized to act on behalf
of the registered owner

and that the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision approval. Further, I have read, understood and accept the contents, statements and requirements contained and referenced in this document – **STRIPPING, FILLING, EXCAVATION AND GRADING.**

PLEASE PROVIDE ALL OF THE ABOVE INFORMATION. THANK YOU.

Wearmouth Demolition Services

August 20, 2020

Dear Sir :

Re: Indus Development Application – Lot Grading Extension

Roll Number - 02335054

Due to business slow-down, we find it necessary to expand our vehicle, equipment secured storage area at our facility, Lot 3 Block 1 Plan 0510800, SE-35-22-28-4WM. There will be no change in use.

The existing grading design will be used for the lot grading extension. Existing fence and berm structure will be continued per the attached drawing. No additional services, wastewater, sanitary facilities, lighting or signage is planned. Additional trees will be planted in a similar manner to the existing shop, with a resulting 60:40 ratio of deciduous to coniferous tree. No additional operational traffic is planned, other than the trucking of aggregate products to complete the grading. Please see drawings for detail. Identical site-specific erosion and sediment control will be used during construction of the lot grading extension. The stormwater design is compliant with the stormwater report which registered on the title; top of grade has been set at or above the adjacent road grade, the property retains the 1:100 potential flows, and the property drainage is set 0.3 m above the adjacent ditch grade. Strom Environmental Consulting Ltd had completed a Wetland Assessment, dated May 22, 2015 on Plan 0510800, Block 1, Lot 3 with special attention to Area 2, which was subsequently developed. This grading will take place on Area 1, immediately west of Area 2, see photos attached. The additional photos have been included to indicate the similarity of Area 1 and Area 2. No additional land use reporting has been included.

We would appreciate your timely consideration on this matter. Please call at your convenience, cell [REDACTED]
[REDACTED]

Sincerely,



Greg Wearmouth, President
Shelley Wearmouth, P.Eng.

Wearmouth Demolition Services Ltd.
[REDACTED]

From: [Shelley Wearmouth](#)
To: [Christina Lombardo](#)
Cc: "Greg"; ["Curran Wearmouth"](#)
Subject: [EXTERNAL] - Clarification for PRDP20202460
Date: September 22, 2020 3:41:11 PM
Attachments: [Grading Drawing v7.0.pdf](#)
[Landscape Plan V4.0.pdf](#)

Do not open links or attachments unless sender and content are known.

Hi Christina;

We are providing the following and attached as a response to your earlier comments on PRDP20202460.

Please see the revised site plan attached. We have highlighted Area 1, this is the limit of the proposed grading.

The dimensions have been clarified as 46m x 88m = 4048m².

Existing and proposed grades are indicated on the plan and the two cross sections. The direction of the sections are noted by A-A' and B-B' respectively. At no point will the fill be greater than 900mm. The original cover letter describes the intended land use.

A landscaping sketch has been provided, see attached. It is consistent with the existing Area 2, but incorporates the recent changes to the bylaws. The fencing will be consistent with the Area 2 existing fencing, (see the earlier development permit for Area 2, (see DP-03)).

The following comments are provided to indicate alignment with provincial wetland policy outlined as avoidance, minimization, and replacement.

Strom Environmental Consulting Ltd. was hired in 2015 to evaluate the historic and current wetland potential for the acre adjacent to Area 1, namely Area 2. Although, the report does not directly provide recommendations for Area 1, the report recommends that, '... land use development considerations within Area 2 are not likely to require further consideration of potential effects and mitigations around natural wetlands and wetland mitigations as outlined in the provincial wetland policy (ESRD, 2013)' (Strom, 2015). The results from the report do consider '... Area 2 and the immediate surrounds ...', (Strom, 2015). The Strom report is attached to the application for Area 1. Figure 1 of the report (Strom, 2015 pg 3) delineates the areas. Area 1 is just west of Area 2. Figure 3, (Strom, 2015, pg 4) illustrates the contiguous nature of the non-native grasslands to the west, from Area 2 to Area 1 along the north boundary. Appendix 1 of the report (Strom, 2015) contains Historic Air Photos of the property including all areas. The 1949 photo indicates the previous development of the elevator and siding activity. The 1966 and 1967 photos indicate the impact of additional earth moving most likely associated with the elevator and / or rail siding activity. Site water runoff appears to be impacted by this development activity. The 1983 photo indicates the impacts of various human activities in the area. The 2007 photo appears to be similar in nature to the wetland inventory information described by Christina Lombardo of the MD. This photo is not consistent with the earlier historic photos.

As the site has been subject to considerable disturbance by human activity (dating further back than 1949), there is no indication from the historical aerial photos of native wetlands. The historical

disturbances including existing disturbances are not consistent with the biodiversity associated with native wetlands. Further, the stormwater report for the property, (attached to the land title) concludes that stormwater is managed on-site ensuring no flooding of the area. Finally, if there is any concern, please recall that Wearmouth Demolition Services gifted the wetlands west of the site to the MD, to facilitate long term wetland and stormwater management for the area.

If you have any further questions please call at your convenience. Should there be any change in fees, please contact us and we would be pleased to amend the previous credit card payment per your recommendation.

Kind regards,
Shelley

Shelley Wearmouth, P. Eng
Wearmouth Canada (1951) Inc.

A large black rectangular redaction box covering the signature and contact information of Shelley Wearmouth.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0030 950 208 0510800;1;3 051 066 992 +1

LEGAL DESCRIPTION
PLAN 0510800
BLOCK 1
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.26 HECTARES (3.11 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;22;35;E
ATS REFERENCE: 4;28;22;35;NW

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 051 066 896 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
051 066 992	25/02/2005	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

WEARMOUTH DEMOLITION SERVICES LTD.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

(DATA UPDATED BY: CHANGE OF ADDRESS 191011380)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
	001 137 874	24/05/2000	RESTRICTIVE COVENANT
	001 137 875	24/05/2000	RESTRICTIVE COVENANT
	001 161 212	15/06/2000	RESTRICTIVE COVENANT
	051 067 089	25/02/2005	CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
051 066 992 +1

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : DEFERRED SERVICES AGREEMENT
CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
44.
911-32 AVE NE
CALGARY
ALBERTA T2E6X6

051 067 090 25/02/2005 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
44.
911-32 AVE NE
CALGARY
ALBERTA T2E6X6

051 067 091 25/02/2005 RESTRICTIVE COVENANT

051 067 092 25/02/2005 RESTRICTIVE COVENANT

051 067 093 25/02/2005 EASEMENT
OVER AND FOR BENEFIT OF: SEE INSTRUMENT
AS TO PLAN 0510801

151 061 386 03/03/2015 CAVEAT
RE : RIGHT OF FIRST REFUSAL
CAVEATOR - 1763495 ALBERTA LTD.
PO BOX 1330
HANNA
ALBERTA T0J1P0
AGENT - DOUGLAS B TODD

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 21 DAY OF AUGUST,
2020 AT 03:22 P.M.

ORDER NUMBER: 39960576

CUSTOMER FILE NUMBER:

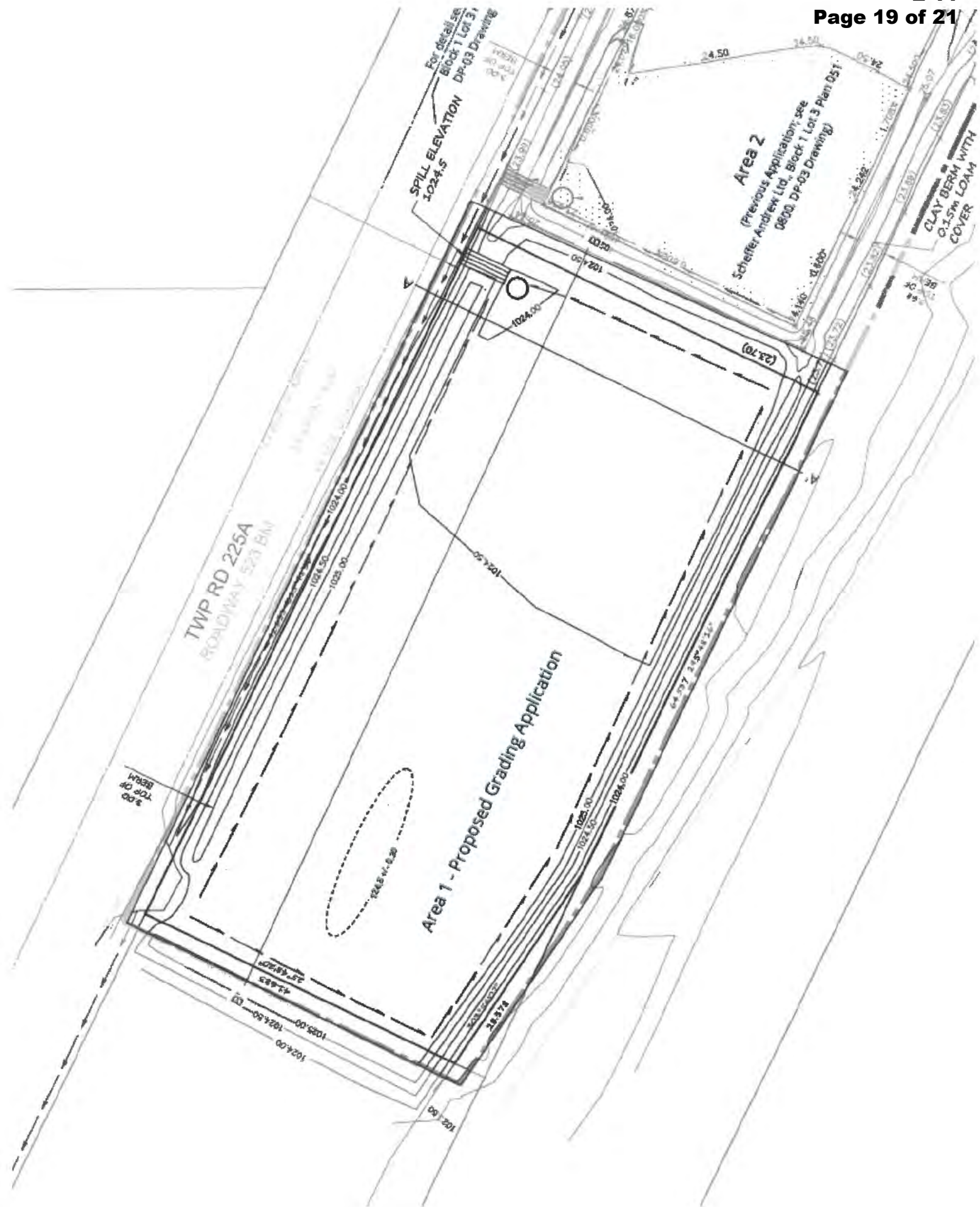


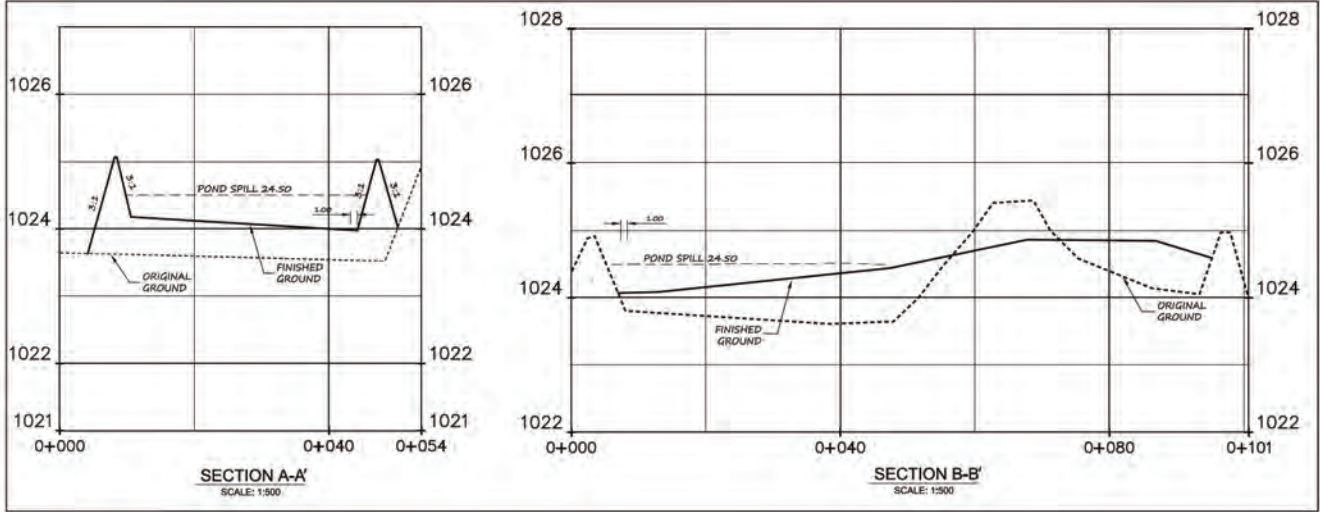
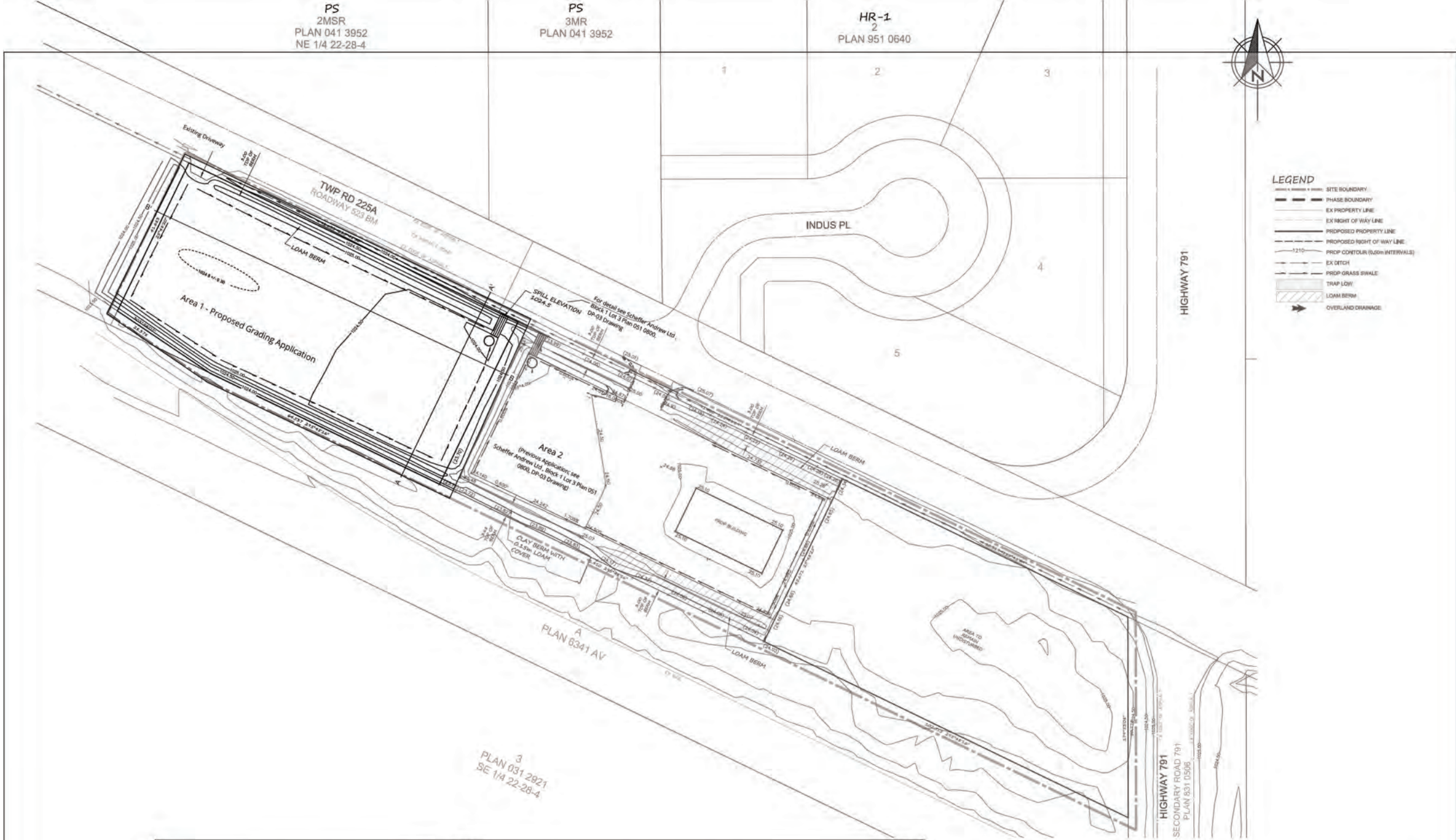
END OF CERTIFICATE

(CONTINUED)

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) .





Adapted from: Scheffer Andrew Ltd, Block 1 Lot 3 Plan 051 0800, DP-03 Drawing]



Legal Description: BLOCK 1 LOT 3 PLAN 051 0800	
Project: WEARMOUTH INDUS	
Location: ROCKYVIEW COUNTY	
Drawing Title: GRADING AND DRAINAGE PLAN	
Drawn By: CW	Date: 2020-06-12
Checked By: --	Drawing No.: D.1.6
Scale: 1:500	

