

Boldt Development Area Structure Plan



Location: Lot 3, Block 2, Plan 0714379

Prepared for: Pedro & Helena Boldt

Prepared by: Wilde Bros. Engineering Ltd.

Bylaw No. 2009

November 25, 2024

**MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 2009

BEING a bylaw of the Municipal District of Taber in the Province of Alberta for the purpose of adopting Bylaw No. 2009 being the **Boldt Area Structure Plan**.

WHEREAS the purpose of proposed Bylaw No. 2009 is to establish standards and requirements regarding the subsequent development and subdivision of lands described as Lot 3, Block 2, Plan 0714379 in the NW¼ 21-9-16-4 consistent with the Grouped Country Residential land use designation;

AND WHEREAS the municipality wishes to provide for orderly growth and development to occur while minimizing land use conflicts;

AND WHEREAS the municipality may adopt an area structure plan for the purpose of providing a framework for subsequent subdivision and development of an area of land pursuant to section 633 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, and provide for its consideration at a public hearing.

NOW THEREFORE under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Taber, duly assembled does hereby enact the following:

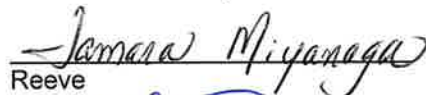
1. Bylaw No. 2009 being the **Boldt Area Structure Plan**, attached hereto, for Lot 3, Block 2, Plan 0714379 in the NW ¼ 21-9-16-4 is hereby adopted.
2. This bylaw comes into effect upon third and final reading hereof.

READ a First time this 22 day of October, 2024.

READ a Second time this 17 day of December, 2024.

READ a Third time this 17 day of December, 2024.

SIGNED and PASSED this 17 day of December, 2024.


Reeve


Chief Administrative Officer

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1. INTRODUCTION

On behalf of the current property owners Pedro & Helen Boldt, Wilde Bros. Engineering Ltd. has undertaken to prepare this Area Structure Plan for the subdivision of the residential lot located at Lot 3, Block 3, Plan 0714379. The proposed subdivision is located approximately 3.5 km south of the southerly limits of the Town of Taber, (4.0 km south of the intersection of Highway 3 and Highway 36 North), in a portion of the north half of the North-west Quarter of Section 21 - Twp 9 - R16 - W4M. The existing parcel contains 5.298 hectares (13.10 acres) which lies west of Horsefly Lake Irrigation Reservoir and within a grouping of existing parcels which are zoned Group Country Residential located on the east side of Range Road 164.

The intended purpose of the subdivision is to divide the existing property into two lots, called Lot 4 and Lot 5, in this manner: Lot 4 and Lot 5 are both planned to be 2.649 hectares (6.55 acres). The location of the subdivision is shown on Drawing 1.

2. SANITARY SEWER

There currently is no municipal sanitary sewer connection to this property. Sanitary waste disposal will be accomplished via onsite wastewater treatment systems located within each lot designed individually according to *Alberta Private Sewage Systems Standards of Practice* and MD of Taber septic field standards. Individual septic systems will be designed and approved in accordance with MD of Taber development permit standards and timelines. Soil analysis for septic suitability has been performed for each proposed lot to establish the suitability of the land for septic fields. The soil analysis is discussed in section 3.

3. SOIL ANALYSIS

Both proposed lots were investigated for septic suitability. Two test pits were dug for each of the proposed lots, and analysis conducted. The full reports and analysis are provided in Appendix A and Appendix B respectively. It was determined that both lots have soil suitable for septic fields near the test pits with the use of a “mound, holding tank or a secondary treatment system with a mound.” Septic systems will be designed and installed in accordance with requirements set out within the attached septic reports. Holding tanks will not be permitted as a form of septic system on either lot. Potential areas for the septic field are shown

on Drawing 6, as well as the location of the test holes. Placement of the septic fields are can be most advantageously placed on the west end of the properties within or close to the intersection site triangle delineated on Drawing 5. Final placement and design shall be approved at the time of development.

4. ENVIRONMENTAL HAZARDS

There are no known environment hazards associated with this subdivision.

5. POTABLE WATER

No domestic water delivery system or infrastructure will be provided. Supply and storage of potable water shall be the responsibility of each lot owner, utilizing cisterns, water hauling and water storage systems as lot owners deem necessary at their own expense.

All applications, with required documents, will need to be completed and submitted to the appropriate authorities by the lot owners. Proper approvals will have to be obtained before building can commence.

6. DOMESTIC RAW WATER

Anecdotal information provided by a neighbor indicates that a shallow irrigation line runs north and south along the western property lines of the subject property, as shown on Drawings 5 and 6. The property title contains a blanket irrigation easement. Exact locations and depths of any irrigation lines will need to be verified at the time of development. An existing pipeline right-of-way runs north to south on the eastern edge of the properties, as seen on Drawings 2-6.

A domestic use agreement will be required for each lot if the owner wishes to be supplied with raw water. To be approved separately and by the sole discretion of the St. Mary River Irrigation District. Each lot owner will be responsible for the cost of installation and connection to the irrigation MRID system, and will be responsible to maintain the integrity of the system within the boundaries of their property and for any cost incurred as a result of actions by the lot owner.

7. ROADWAYS AND ACCESS POINTS

The proposed development is directly adjacent to Range Road 164, which is maintained by the MD of Taber. It is proposed that Lots 4 and 5 will access Range Road 164 via a single shared access. This shared access will be centered on the new property line separating lot seen in Drawing 5. The new access will be constructed in accordance with current MD of Taber standards. The cost and construction of the access will be the responsibility of the respective lot owner(s) at the time of development. The south building setback for lot 4 and the north building setback for Lot 5 are set at 15.24m to allow for a future road alignment plus the standard 6.09m side yard setback, to allow for additional development if ever needed. All applicable setbacks are shown on Drawing 5.

8. ADDITIONAL UTILITIES AND SERVICES

8.1 POWER

Electrical power is available by means of an overhead power line along the west boundary of the development in question. It will be the lot owner's responsibility and expense to connect to the electrical network for their individual lots.

8.2 SHALLOW UTILITIES

Shallow utilities, including gas and telecommunications will be supplied from existing gas mains in the area, and existing Telus lines in the ditch of the proposed subdivision. There is a gas lines traversing east to west across future Lot 4, and another crossing future Lot 5 south, as seen on Drawing 5 and 6. It will be the lot owner's responsibility and expense to connect to nearby gas utilities.

9. SURFACE DRAINAGE CONTROL

A survey of the site's existing topography indicates a slope to the east of the property. Due to the low density of the proposed development, it is not expected that the additional runoff from the new homes will be significant enough to cause an issue. However, it is recommended that lot drainage plans be required for the two new lots as part of the application when residences are being built. These drawings would show plot/layout plans, finished

grade elevations, driveway locations, and general drainage routing to existing ditches. Drainage patterns can be seen on Drawing 4.

10. SUBDIVISION CONSIDERATIONS

The proposed design for the areas structure plan has been prepared and is shown in Drawing 3. Although not anticipated, any further subdivision activity may only be approved after the submission of a new updated area structure plan.

Although land uses are dictated by the land use bylaw, the main use in the plan area will be single detached dwellings. The opportunity for other uses such a home occupation exists in the land use bylaws.

11. MUNICIPAL RESERVE

Municipal reserve requirements will be met through money-in-place of land as required by the municipality.

12. DEVELOPMENT SPECIFICATIONS

Building setbacks can be seen Drawing 5. There will be minimum house size of 1200 square feet. No single wide mobile homes will be permitted. The development of ancillary buildings on the lots will be regulated by the GCR district's applicable standards, including maximum number, height, square footage, and combined total of all buildings per lot.

13. LANDSCAPING AND APPEARANCE

All landscaping and appearance of the proposed subdivision will be governed by current and future MD of Taber bylaws.

14. ARCHITECTURAL CONTROLS

No special architectural controls are to be applied to this area of development. Any restrictions on the proposed lots will be the sole result of standards within the MD of Taber Land Use Bylaw.

15. PUBLIC INPUT

This item is not warranted beyond public notifications produced through application process for the Area Structure Plan.

16. POPULATION DENSITY AND PHASING

It is proposed to create two lots in this plan. All services will be provided by each individual purchasing a lot, as such, there will be no phasing in this plan area. Development will occur as each lot owner wishes to construct on site upon approval of a development permit.

As there will only be two lots created and with the assumption that each household may have an average of 2.5 to 3 persons, the total development may eventually contain 5 to 6 persons.

An assessment of the impact on local roadways by the proposed subdivision shows a minor increase to local traffic on nearby roadways. It is assumed that with an approximate population of 2 to 3 individuals per lot, that there would be between 1 and 3 trips generated per day on local roadways per lot. The total trips generated by the proposed subdivision is estimated to be between 2 to 6 trips per day.

However, as the existing lot already accounts for 1 to 3 of the daily trips generated by the development, the proposed subdivision would only increase daily trips affecting local roadways by 1 to 3 trips.

17. COMPATIBILITY WITH ADJACENT USERS

It is proposed that each lot will contain a single-family dwelling, similar to the adjacent lots, and in keeping with the Grouped Country Residential zoning.

18. KEEPING OF ANIMALS

The keeping of horses will be governed according to the current Restrictive Covenant Agreement (071280106). Should the agreement be amended such that the horse provision is no longer applicable, there shall be only allowed a maximum of 2 horses at any given time upon each of the respective lots, or as may be governed by current and future MD of Taber bylaws.



The keeping of all other animals shall be governed by current and future MD of Taber by-laws.

19. SITE PLANS AND DRAWINGS

DRAWING 1—OVERVIEW PLAN

DRAWING 2—PARCEL PLAN

DRAWING 3—LOT PLAN

DRAWING 4—DRAINAGE PLAN

DRAWING 5—BUILDING ENVELOPE

DRAWING 6—SOIL ANALYSIS

20. APPENDIX

APPENDIX A— SEPTIC SITE EVALUATION FOR PROPOSED LOT 4

APPENDIX B— SEPTIC SITE EVALUATION FOR PROPOSED LOT 5

APPENDIX C— CURRENT TITLE

C:\USERS\JUSTI\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9924\9924-03 BOLDT DEV-FEB-9-2024.DWG (2-EXIST. LOT PLAN) [PLOTTED ON 19 Dec 2024 - 09:20]



LEGEND / NOTES

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.
3. STORM SEWER LOCATION MAY CHANGE BASED ON THE LOCATION OF EXIST. UNDERGROUND UTILITIES.

PP ● POWER POLE

ALL DIAMETERS ARE IN mm UNLESS OTHERWISE SPECIFIED.

1	02AUG'24	ISSUE FOR APPROVAL
ISSUE	DATE	REVISION DESCRIPTION

WILDE BROTHERS
ENGINEERING LTD.

PERMIT TO PRACTICE
P08438

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

PEDRO & HELENA BOLDT

PROPOSED SUBDIVISION
PARCEL PLAN

DESIGNED: RS	CHECKED: RS
DRAWN: J.L.J.	JOB: 9924-03
SCALE: 1:2000	DIMENSIONS: METERS
DATE: FEBRUARY 12, 2024	DRAWING No: 2

C:\USERS\JUSTI\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9924\9924-03 BOLDT DEV-FEB 9-2024.DWG (3-EXIST. LOT PLAN) [PLOTTED ON 19 Dec 2024 - 09:20]



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PP ● POWER POLE

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1	02AUG'24	ISSUE FOR APPROVAL
ISSUE	DATE	REVISION DESCRIPTION

WILDE BROTHERS
ENGINEERING LTD.
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WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

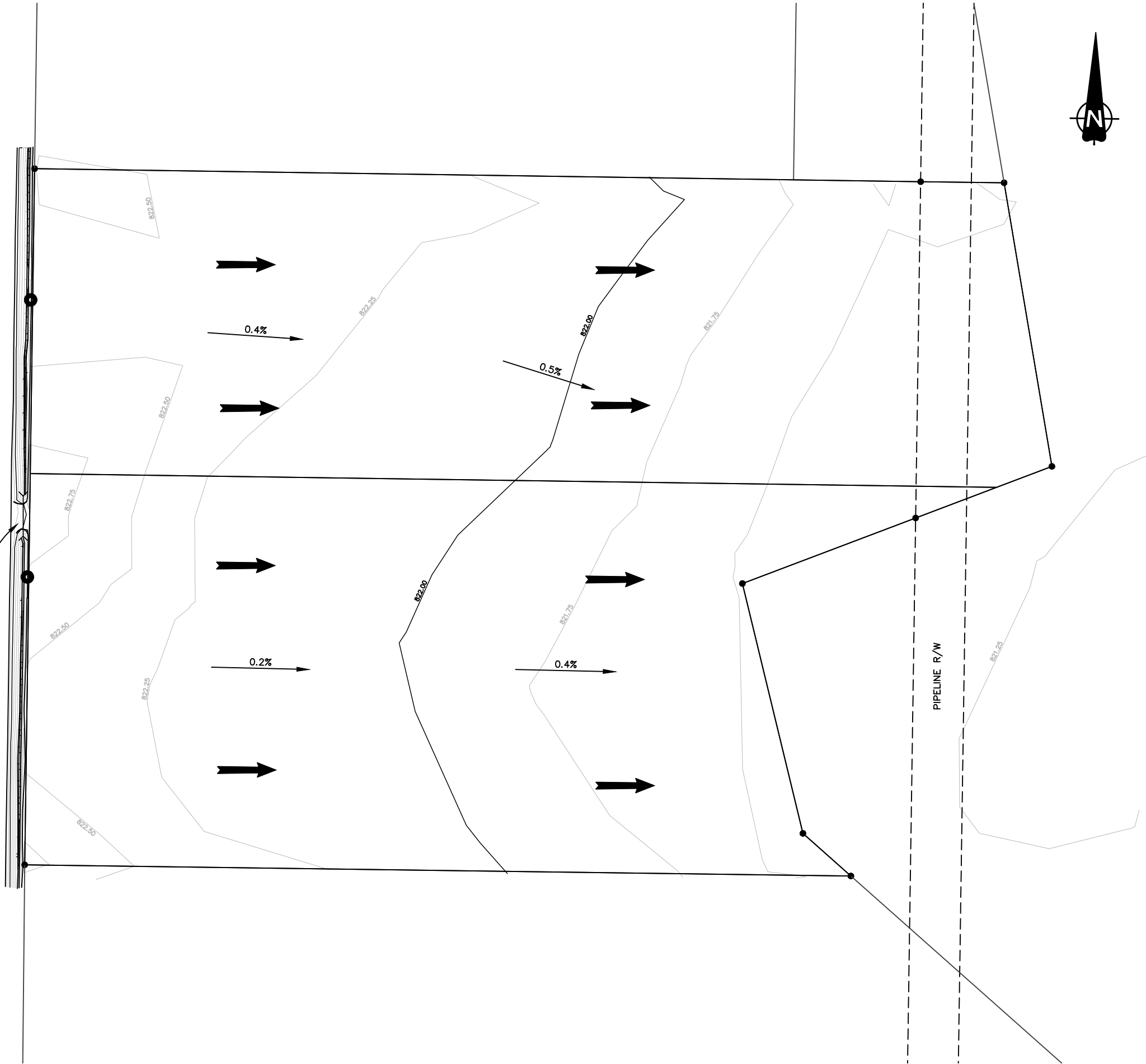
PEDRO & HELENA BOLDT

PROPOSED SUBDIVISION
LOT PLAN

DESIGNED: RS	CHECKED: RS
DRAWN: J.L.J.	JOB: 9924-03
SCALE: 1:2000	DIMENSIONS: METERS
DATE: FEBRUARY 12, 2024	DRAWING No: 3

C:\USERS\JUSTI\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9924\9924-03 BOLDT ASP\1) WORKING DRAWINGS\9924-03 BOLDT DEV-FEB 9-2024.DWG (4-DRAINAGE PLAN) [PLOTTED ON 19 Dec 2024 - 09:20]

EXISTING APPROACH AND
CULVERT TO BE REMOVED



LEGEND / NOTES

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2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.
3. STORM SEWER LOCATION MAY CHANGE BASED ON THE LOCATION OF EXIST. UNDERGROUND UTILITIES.

- PP ● POWER POLE
- ➔ DRAINAGE FLOW
- ⌋ ⌋ CULVERT

ALL DIAMETERS ARE IN mm UNLESS OTHERWISE SPECIFIED.

1	02AUG'24	ISSUE FOR APPROVAL
ISSUE	DATE	REVISION DESCRIPTION

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ENGINEERING LTD.
PERMIT TO PRACTICE
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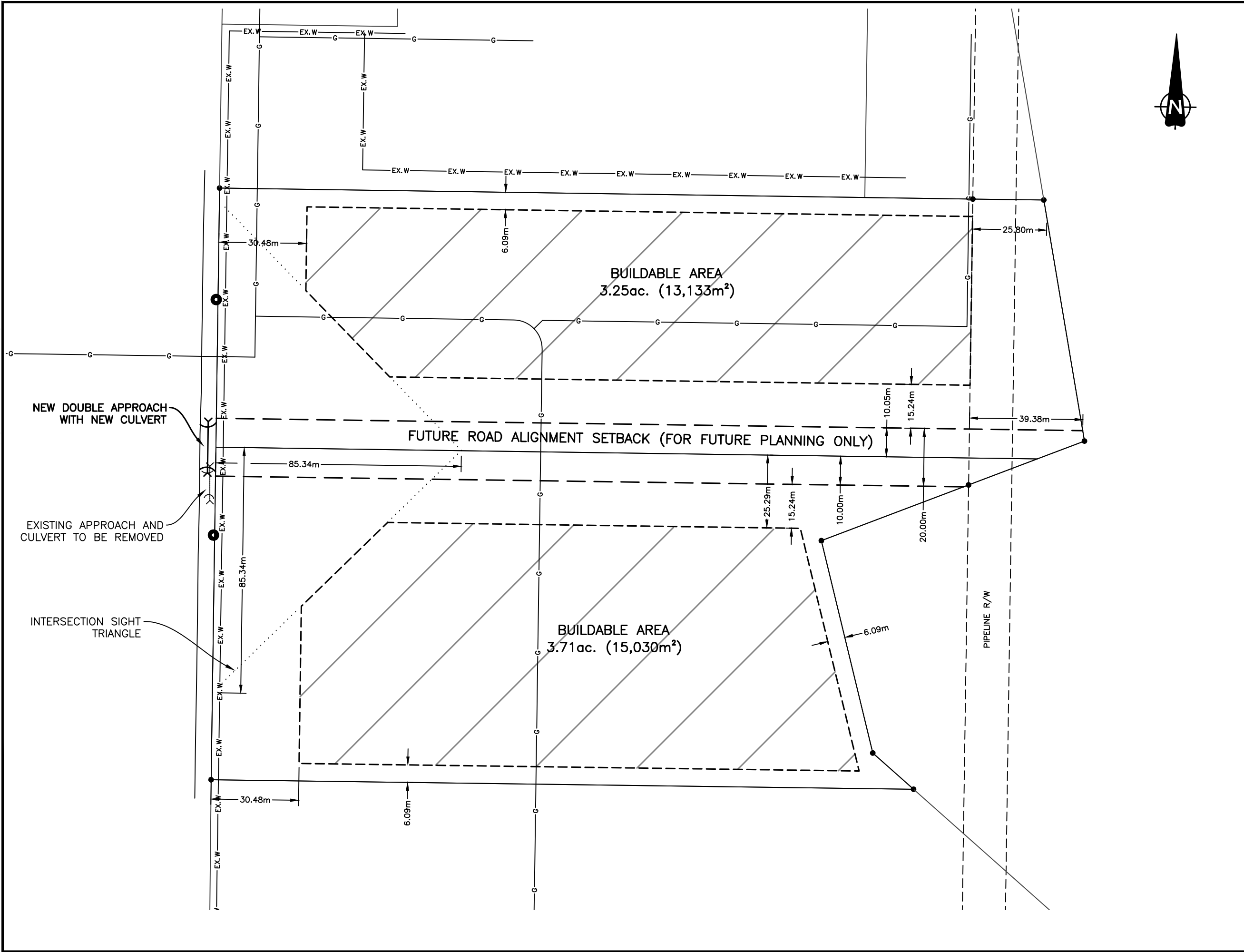
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

PEDRO & HELENA BOLDT

PROPOSED SUBDIVISION
DRAINAGE PLAN

DESIGNED: RS	CHECKED: RS
DRAWN: J.L.J.	JOB: 9924-03
SCALE: 1:1250	DIMENSIONS: METERS
DATE: FEBRUARY 12, 2024	DRAWING No: 4

C:\USERS\JUSTIN\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9924\9924-03 BOLDT DEV-FEB 9-2024.DWG (5-BUILDING ENVELOPE) [PLOTTED ON 19 Dec 2024 - 09:20]



LEGEND / NOTES

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- STORM SEWER LOCATION MAY CHANGE BASED ON THE LOCATION OF EXIST. UNDERGROUND UTILITIES.

PP

POWER POLE

DRAINAGE FLOW

CULVERT

ALL DIAMETERS ARE IN mm UNLESS OTHERWISE SPECIFIED.

1	02AUG'24	ISSUE FOR APPROVAL
ISSUE	DATE	REVISION DESCRIPTION

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ENGINEERING LTD.
PERMIT TO PRACTICE
P08438

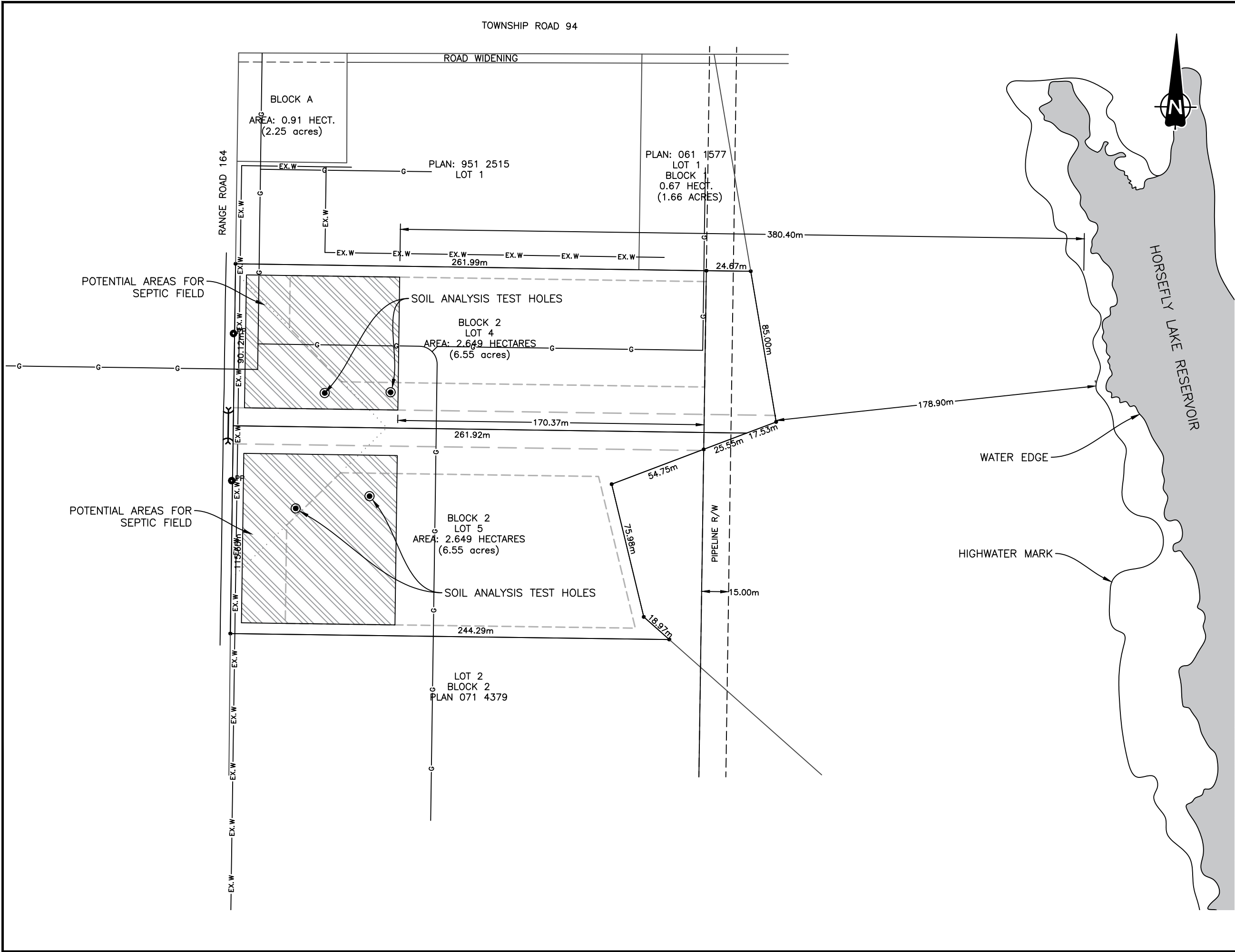
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

PEDRO & HELENA BOLDT

PROPOSED SUBDIVISION
BUILDING ENVELOPE
SETBACKS

DESIGNED: RS	CHECKED: RS
DRAWN: JMD	JOB: 9924-03
SCALE: 1:1250	DIMENSIONS: METERS
DATE: JUNE 13, 2024	DRAWING No: 5

C:\USERS\JUSTIN\DROPBOX\ENGINEERING\99 - MISC PROJECTS\9924\9924-03 BOLDT DEV-FEB 9-2024.DWG (6-SEPTIC ANALYSIS) [PLOTTED ON 19 Dec 2024 - 09:20]



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2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELUS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.

3. STORM SEWER LOCATION MAY CHANGE BASED ON THE LOCATION OF EXIST. UNDERGROUND UTILITIES.

PP

POWER POLE

DRAINAGE FLOW

CULVERT

ALL DIAMETERS ARE IN mm UNLESS OTHERWISE SPECIFIED.		
1	02AUG'24	ISSUE FOR APPROVAL
ISSUE	DATE	REVISION DESCRIPTION

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WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

PEDRO & HELENA BOLDT

PROPOSED SUBDIVISION
SOIL ANALYSIS

DESIGNED: RS	CHECKED: RS
DRAWN: JMD	JOB: 9924-03
SCALE: 1:1250	DIMENSIONS: METERS
DATE: AUGUST 01, 2024	DRAWING No: 6



Appendix A— Septic Site Evaluation for Proposed Lot 4



Septic Site Evaluation for NW 21-9-16 W4

Terrock Trucking & Excavating Inc.

PO Box 899

Grassy Lake, AB T0K 0Z0

403-634-4137

Pedro Boldt

PO Box 4598

Taber, AB T1G 2C9

403-715-2829

Report 153176 Samples 230622R001-R004

On June 22nd, 2023, the field evaluation of NW 21-9-16 W4 near Taber was conducted for septic field suitability. The site was evaluated by two test pits. This Lot was evaluated as two pieces, the north end and the south end. This report is for the north end.

The building is yet to be determined.

The weather was a warm June day that had a few clouds. The temperature was around 23°C. There are no neighboring wells that are listed on the homeowner form. The water supply will likely be from a cistern.

Road access is from the western edge of the property. Power and gas come from the west or properties to the north or south.

Two test pits were dug and documented on the lot to try to find good soil. This was done to give a good indication of the soil variations or lack thereof for the homeowner.

The overall topography of this property is fairly flat in the area but does have slight slope as the lot used to have flood irrigation running north/south. Use a topographical map or other means to determine the actual slope of the property.

There were occasional rocks visible on the surface. A very small number of rocks were evident in the two pits. The soil was dry through the rest of the soil profile in both test pits.

For vegetation, the property was mainly pasture.

The root depth was around 40" inches at the holes with quite a few there.

Boldt Property Soil Assessment											
Legal Land Location								Test Pit GPS Coordinates			
LSD-1/4	Sec	Twp	Rg	Mer	Lot	Block	Plan	Easting	Northing		
NW	21	9	16	4	3	2		-112.12567	49.75504		
Investigation Date: June 22 nd , 2023			Vegetation notes: pasture			Overall site slope %		<5%			
						Slope position of test pit:		<5%			
Test hole No.		Soil Subgroup				Parent Material		Drainage		Depth of Lab sample #1	Depth of Lab sample #2
Test Pit #1		Orthic Brown Chernozem				Fluvial-Aeolian					

Horizon	Depth (in)	Texture	Lab or HT	Effer-vescence	Colour	Gleying	Mottling	Structure	Grade	Consistence	Moisture	% Coarse Fragments
A	Surface to 11 in.	CL	HT	Strong	2.5Y3/3 Dark Olive Brown	None	None	Granular	2	Soft	Dry	<5
B	11 to 22 in.	CL	Lab	Strong	2.5Y5/3 Light Olive Brown	None	None	Blocky	2	Soft	Dry	<5
C	22 to 36 in.	L	Lab	Strong	2.5Y4/4 Olive Brown	None	None	Blocky	3	Soft	Dry	<5
	36 to 39 in.	SCL	HT	Moderate	5Y4/3 Brown	None	Yes	Granular	2	Soft	Dry	10-15
	39+ in.	CL	HT	Moderate	2.5Y4/3 Olive Brown	None	Faint	Blocky	3	Soft	Dry	<5

Depth to Groundwater		n/a		Restricting Soil Layer Characteristic		Mottling in gravelly area	
Depth to Seasonally Saturated Soil		36"		Depth to restrictive Soil Layer		36"	
Site Topography		Fairly flat		Depth to Highly Permeable Layer Limiting Design		n/a	
Key Soil Characteristics applied to system design effluent loading		This area needs a mound due to the seasonal water table.					
Weather Condition notes: Warm June day that had light clouds- no rain or other conditions that would impact soils assessment were encountered.							
Comments (such as root depth and abundance or other pertinent observations): Lowest Root depth was 40" with a few roots at that level.							

Boldt Property Soil Assessment										
Legal Land Location								Test Pit GPS Coordinates		
LSD-1/4	Sec	Twp	Rg	Mer	Lot	Block	Plan	Easting	Northing	
NW	21	9	16	4	3	2		-112.12618	49.75503	
Investigation Date: June 22 nd , 2023			Vegetation notes: Pasture			Overall site slope %			<5%	
						Slope position of test pit:			<5%	
Test hole No.		Soil Subgroup				Parent Material		Drainage	Depth of Lab sample #1	Depth of Lab sample #2
Test Pit #2		Orthic Brown Chernozem				Fluvial-Aeolian				

Horizon	Depth (in)	Texture	Lab or HT	Efferescence	Colour	Gleying	Mottling	Structure	Grade	Consistence	Moisture	% Coarse Fragments
A	Surface to 9 in.	CL	HT	Weak	5Y3/2 Dark Olive Gray	None	None	Granular	2	Soft	Dry	<5
B	9 to 33 in.	L	Lab	Moderate	5Y4/3 Olive	None	None	Blocky	2	Soft	Dry	<5
C	33 to 44 in.	CL	Lab	Strong	5Y4/2 Olive Gray	None	None	Blocky	2	Soft	Dry	<5
	44+ in.	SCL	HT	Strong	5Y4/2 Olive Gray	None	Yes	Blocky	2	Soft	Dry	10-20

Depth to Groundwater		w/a		Restricting Soil Layer Characteristic			Mottling at 44 in"		
Depth to Seasonally Saturated Soil		44"		Depth to restrictive Soil Layer			44"		
Site Topography		Quite Flat		Depth to Highly Permeable Layer Limiting Design			w/a		
Key Soil Characteristics applied to system design effluent loading		This site needs a mound due to the mottling and seasonal water table.							
Weather Condition notes: Warm June day that had light clouds - no rain or other conditions that would impact soils assessment were encountered.									
Comments (such as root depth and abundance or other pertinent observations): Lowest Root depth was around 37" with a few at that level.									



Down To Earth Labs Inc.

The Science of Higher Yields

Back to Earth Septics

Report #: 153176

Project :

3510 6th Ave North

Report Date: 2023-06-26

Terrock Pedro

Lethbridge, AB T1H 5C3

Received: 2023-06-22

403-328-1133

Completed: 2023-06-26

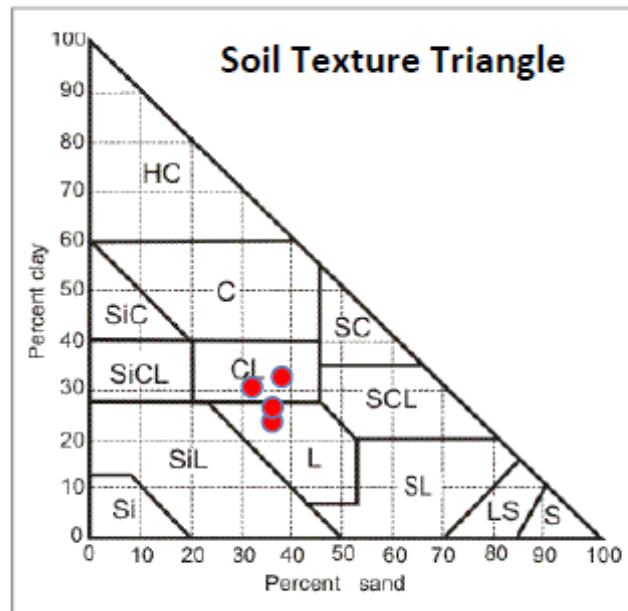
PO:

www.downtoearthlabs.com

Test Done: ST

info@downtoearthlabs.com

Sample ID:		230622R001	230622R002	230622R003	230622R004
Cust. Sample ID:		1	1	2	2
Analyte Units		20"	30"	25"	40"
Sand	%	32.2	36.2	36.3	38.1
Silt	%	37.3	40.3	37.2	29.3
Clay	%	30.5	23.5	26.4	32.6
Soil Texture	-	Clay Loam	Loam	Loam	Clay Loam



This property was investigated for septic suitability.

This is for the northern half of the lot.

Test Pit 1 is the eastern pit of the two test pits. It had two samples tested and they were Clay Loam and Loam.

Test Pit 2 is the western pit of the two test pits. The textures were Loam and Clay Loam on the two tested samples.

These types of fields are allowed by building near these test pits: mound, holding tank or a secondary treatment system with a mound.

It is normally recommended that the designer also make the field at least 10% larger than the minimum required to account for any further soil irregularities not encountered in the test pits.

The installer needs to ensure that the proper setbacks from the property lines and any wells or water sources are maintained.

Justin Quinton

Down to Earth Labs



Appendix B— Septic Site Evaluation for Proposed Lot 5



Septic Site Evaluation for NW 21-9-16 W4

Terrock Trucking & Excavating Inc.

PO Box 899

Grassy Lake, AB T0K 0Z0

403-634-4137

Pedro Boldt

PO Box 4598

Taber, AB T1G 2C9

403-715-2829

Report 153176 Samples 230622R001-R004

On June 22nd, 2023, the field evaluation of NW 21-9-16 W4 near Taber was conducted for septic field suitability. The site was evaluated by two test pits. This Lot was evaluated as two pieces, the north end and the south end. This report is for the south end.

The building is yet to be determined.

The weather was a warm June day that had a few clouds. The temperature was around 23°C. There are no neighboring wells that are listed on the homeowner form. The water supply will likely be from a cistern.

Road access is from the western edge of the property. Power and gas come from the west or properties to the north or south.

Two test pits were dug and documented on the lot to try to find good soil. This was done to give a good indication of the soil variations or lack thereof for the homeowner.

The overall topography of this property is fairly flat in the area but does have slight slope as the lot used to have flood irrigation running north/south. Use a topographical map or other means to determine the actual slope of the property.

There were occasional rocks visible on the surface. A very small number of rocks were evident in the two pits. The soil was dry through the rest of the soil profile in both test pits.

For vegetation, the property was mainly pasture.

The root depth was around 40" inches at the holes with quite a few there.

Boldt Property Soil Assessment											
Legal Land Location								Test Pit GPS Coordinates			
LSD-1/4	Sec	Twp	Rg	Mer	Lot	Block	Plan	Easting	Northing		
NW	21	9	16	4	3	2		-112.12581	49.75452		
Investigation Date: June 22 nd , 2023			Vegetation notes: pasture			Overall site slope %		<5%			
						Slope position of test pit:		<5%			
Test hole No.		Soil Subgroup				Parent Material		Drainage		Depth of Lab sample #1	Depth of Lab sample #2
Test Pit #3		Orthic Brown Chernozem				Fluvial-Aeolian					

Horizon	Depth (in)	Texture	Lab or HT	Effer-vescence	Colour	Gleying	Mottling	Structure	Grade	Consistence	Moisture	% Coarse Fragments
A	Surface to 10 in.	CL	HT	Strong	2.5Y3/2 Very Dark Grayish Brown	None	None	Granular	3	Soft	Dry	<5
B	10 to 15 in.	CL	HT	Strong	2.5Y4/3 Olive Brown	None	None	Blocky	2	Soft	Dry	<5
C	15 to 28 in.	CL	Lab	Strong	2.5Y5/4 Light Olive Brown	None	None	Blocky	2	Soft	Dry	<5
	28 to 38 in.	L	Lab	Moderate	2.5Y4/3 Olive Brown	None	None	Blocky	2	Soft	Dry	<5
	38+ in.	SCL	HT	Moderate	2.5Y4/4 Olive Brown	None	Yes	Blocky	2	Soft	Dry	20

Depth to Groundwater		n/a		Restricting Soil Layer Characteristic		Mottling in gravelly area	
Depth to Seasonally Saturated Soil		38"		Depth to restrictive Soil Layer		38"	
Site Topography		Fairly flat		Depth to Highly Permeable Layer Limiting Design		n/a	
Key Soil Characteristics applied to system design effluent loading		This area needs a mound due to the seasonal water table.					
Weather Condition notes: Warm June day that had light clouds- no rain or other conditions that would impact soils assessment were encountered.							
Comments (such as root depth and abundance or other pertinent observations): Lowest Root depth was 38" with a few roots at that level.							

Boldt Property Soil Assessment									
Legal Land Location								Test Pit GPS Coordinates	
LSD-1/4	Sec	Twp	Rg	Mer	Lot	Block	Plan	Easting	Northing
NW	21	9	16	4	3	2		-112.12639	49.75445
Investigation Date: June 22 nd , 2023		Vegetation notes: Pasture			Overall site slope %			<5%	
					Slope position of test pit:			<5%	
Test hole No.		Soil Subgroup			Parent Material		Drainage	Depth of Lab sample #1	Depth of Lab sample #2
Test Pit #4		Orthic Brown Chernozem			Fluvial-Aeolian				

Horizon	Depth (in)	Texture	Lab or HT	Efferescence	Colour	Gleying	Mottling	Structure	Grade	Consistence	Moisture	% Coarse Fragments
A	Surface to 4 in.	CL	HT	Weak	2.5Y3/3 Dark Olive Brown	None	None	Granular	3	Soft	Dry	<5
B	4 to 14 in.	CL	Lab	Moderate	2.5Y4/3 Olive Brown	None	None	Blocky	3	Soft	Dry	<5
C	14 to 42 in.	L	Lab	Strong	2.5Y5/3 Light Olive Brown	None	None	Blocky	2	Soft	Dry	<5
	42 to 48 in.	CL	HT	Strong	2.5Y4/3 Olive Brown	None	None	Blocky	2	Soft	Dry	<5
	48+ in.	SCL	HT	Strong	2.5Y4/4 Olive Brown	None	Yes	Blocky	3	Hard	Dry	10-20
Depth to Groundwater			n/a		Restricting Soil Layer Characteristic			Mottling at 48 in"				
Depth to Seasonally Saturated Soil			48"		Depth to restrictive Soil Layer			48"				
Site Topography			Quite Flat		Depth to Highly Permeable Layer Limiting Design			n/a				
Key Soil Characteristics applied to system design effluent loading			This site needs a mound due to the mottling and seasonal water table.									
Weather Condition notes: warm June day that had light clouds - no rain or other conditions that would impact soils assessment were encountered.												
Comments (such as root depth and abundance or other pertinent observations): Lowest Root depth was around 30" with several at that level.												



Down To Earth Labs Inc.

The Science of Higher Yields

Back to Earth Septics

Report #: 153177

Project :

3510 6th Ave North

Report Date: 2023-08-26

Terrook Pedro

Lethbridge, AB T1H 5C3

Received: 2023-08-22

403-328-1133

Completed: 2023-08-26

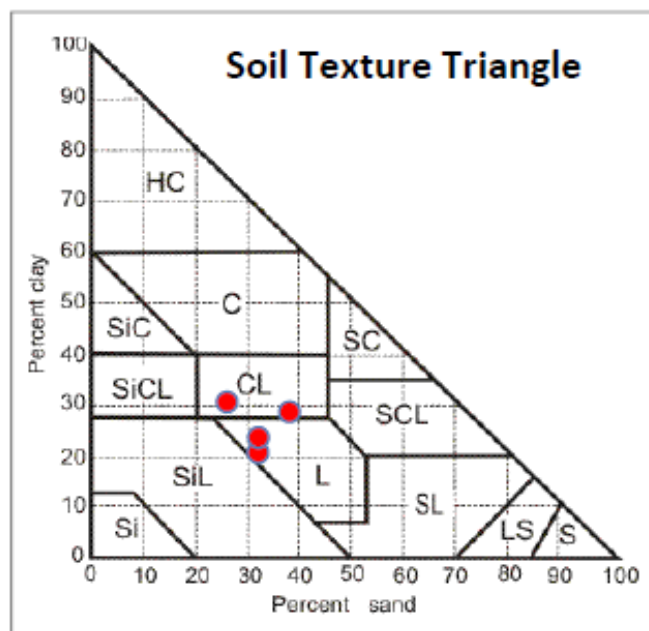
PO:

www.downtoearthlabs.com

Test Done: ST

info@downtoearthlabs.com

Sample ID:		230622R005	230622R006	230622R007	230622R008
Cust. Sample ID:		3	3	4	4
Analyte	Units	20"	36"	10"	36"
Sand	%	26.1	32.1	38.2	32.2
Silt	%	43.3	47.3	33.2	44.2
Clay	%	30.6	20.6	28.6	23.6
Soil Texture	-	Clay Loam	Loam	Clay Loam	Loam



This property was investigated for septic suitability.

This is for the southern half of the lot.

Test Pit 3 is the eastern pit of the two test pits. It had two samples tested and they were Clay Loam and Loam.

Test Pit 4 is the western pit of the two test pits. The textures were Loam and Clay Loam on the two tested samples.

These types of fields are allowed by building near these test pits: mound, holding tank or a secondary treatment system with a mound.

It is normally recommended that the designer also make the field at least 10% larger than the minimum required to account for any further soil irregularities not encountered in the test pits.

The installer needs to ensure that the proper setbacks from the property lines and any wells or water sources are maintained.

Justin Quinton

Down to Earth Labs



Appendix C— Current Title



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0032 662 835 0714379;2;3 241 014 012

LEGAL DESCRIPTION
PLAN 0714379
BLOCK 2
LOT 3
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 5.3 HECTARES (13.1 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;16;9;21;NW

MUNICIPALITY: MUNICIPAL DISTRICT OF TABER

REFERENCE NUMBER: 121 132 385

REGISTERED OWNER(S)
REGISTRATION DATE(DMY) DOCUMENT TYPE VALUE CONSIDERATION

241 014 012 16/01/2024 TRANSFER OF LAND \$425,000 \$425,000

OWNERS

PEDRO KLASSEN

AND
MARGARETHA KLASSEN
BOTH OF:
BOX 4924
TABER
ALBERTA T1G 2E1
AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST

PEDRO BOLDT

AND
HELENA BOLDT
BOTH OF:
BOX 4598
TABER
ALBERTA T1G 2C9
AS JOINT TENANTS AS TO AN UNDIVIDED 1/2 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

241 014 012

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
8025LI .	16/10/1972	IRRIGATION ORDER/NOTICE LAND INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT, UPDATED MAR 6/24 BY 241066405
811 011 992	22/01/1981	CAVEAT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. BOX 6926, STATION "D" CALGARY ALBERTA T2P2G1 AGENT - LENA NEWMAN (DATA UPDATED BY: TRANSFER OF CAVEAT 941104289) (DATA UPDATED BY: TRANSFER OF CAVEAT 161174662)
831 005 925	12/01/1983	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "LSD 13"
991 307 711	21/10/1999	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
001 363 137	19/12/2000	EASEMENT OVER LOTS 1 TO 3 INCLUSIVE IN BLOCK 1 ON PLAN 0012493 FOR BENEFIT OF PORTIONS OF NW1/4 OF SEC.21-9-16-W4M (PLAN 0012494)
071 280 106	06/06/2007	CAVEAT RE : RESTRICTIVE COVENANT
071 434 244	30/08/2007	CAVEAT RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL GOVERNMENT ACT CAVEATOR - MUNICIPAL DISTRICT OF TABER. 4900B - 50TH STREET TABER ALBERTA T1G1T2
071 457 050	12/09/2007	EASEMENT OVER LOT 1 IN BLOCK 2 ON PLAN 0714379 FOR BENEFIT OF LOT 3 IN BLOCK 2 ON PLAN 0714379 PORTION AS DESCRIBED
071 457 051	12/09/2007	EASEMENT OVER LOT 2 IN BLOCK 2 ON PLAN 0714379 FOR BENEFIT OF LOT 3 IN BLOCK 2 ON PLAN 0714379 PORTION AS DESCRIBED

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3

241 014 012

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

071 483 593 27/09/2007 IRRIGATION DISTRICT RESOLUTION
PART OF AN IRRIGABLE UNIT
0714379;2;2,3
"INST. TYPE CORRECTED 03/09/2010 BY 101264692"

241 014 013 16/01/2024 MORTGAGE
MORTGAGEE - 1052981 ALBERTA LTD.
4-49 AQUITANIA CIRCLE W
LETHBRIDGE
ALBERTA T1J5M5
ORIGINAL PRINCIPAL AMOUNT: \$236,707

241 014 014 16/01/2024 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - 1052981 ALBERTA LTD.
C/O AZ LAWYERS LLP
537-7 ST S
LETHBRIDGE
ALBERTA T1J2G8
AGENT - SEBASTIAN KOPPE

TOTAL INSTRUMENTS: 012

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 29 DAY OF JULY,
2024 AT 11:23 A.M.

ORDER NUMBER: 51194751

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).