MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1779

BEING a bylaw of the Municipal District of Taber in the Province of Alberta for the purpose of adopting Bylaw No. 1779 being the 909498 Alta Ltd. (Rodwell) Area Structure Plan.

WHEREAS the Council of the Municipal District of Taber has redesignated a portion of Legal Subdivision 5 and Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M which lies west of Horseshoe Lake Reservoir excepting thereout Plan 0010380 to the "Grouped Country Residential" land use district;

AND WHEREAS the purpose of proposed Bylaw No. 1779 is to to establish statutory standing for the regulations and development standards in support of lands recently redesignated to "Grouped Country Residential" and subsequently subdivided on land described as a portion of Legal Subdivision 5 and Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M which lies west of Horseshoe Lake Reservoir excepting thereout Plan 0010380;

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 pursuant to section 633 of the Municipal Government Act, RSA 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, RSA 2000, Chapter M-26, as amended, the Council of the Municipal District of Taber in the Province of Alberta, duly assembled does hereby adopt Bylaw No. 1779 being the 909498 Alta Ltd. (Rodwell) Area Structure Plan.

READ a **first** time this 10 day of June, 2008.

Reeve ~~Hank~~ Van Beers — *Municipal Administrator – Derrick Krizsan*

READ a **second** time this 8 day of July, 2008.

Reeve ~~Hank~~ Van Beers — *Municipal Administrator – Derrick Krizsan*

READ a **third** time and finally PASSED this 8 day of July, 2008.

Reeve ~~Hank~~ Van Beers — *Municipal Administrator – Derrick Krizsan*

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1953

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to amend Bylaw No. 1779, being the 909498 Alta Ltd. (Rodwell) Area Structure Plan.

WHEREAS the Municipal District Council is in receipt of a request to amend the Rodwell Area Structure Plan.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1953 is to adjust the provisions for ancillary buildings on lots within the Rodwell Area Structure Plan

AND WHEREAS the municipality must prepare a corresponding bylaw 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 in the Province of Alberta duly assembled does hereby enact the following:

1. That the clause in the "Design Details" section of the 909498 Alta Ltd. (Rodwell) Area Structure Plan, which states, "- maximum of one out building will be allowed. The building is not to exceed 2500 sq.ft. and must be constructed on site." is deleted and replaced with the following:

   A maximum of 3 ancillary buildings permitted per lot with a maximum total combined square footage not to exceed 3500 sq.ft. consisting of:

   - No more than one ancillary building with a maximum size of 2500 sq.ft. and a roof height of no more than 26 ft. and must be constructed on site.

   - No more than two additional ancillary buildings with a maximum combined square footage of 1000 sq.ft. and individual roof heights of no more than 20 ft.

2. Bylaw No. 1779, being the 909498 Alta. Ltd. (Rodwell) Area Structure Plan, is hereby amended.
3. This bylaw comes into effect upon third and final reading hereof.

READ a First time this 27 day of August, 2019.

READ a Second time this 24 day of September, 2019.

READ a Third time this 24 day of September, 2019.

SIGNED and PASSED this 24 day of September, 2019.

Reeve

Chief Administrative Officer

MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA

BYLAW NO. 1772

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to amend Bylaw No. 1722, being the municipal Land Use Bylaw.

WHEREAS the Municipal District Council is in receipt of a request to redesignate a portion of lands legally described as:

Legal Subdivision 5 and Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M which lies west of Horseshoe Lake Reservoir excepting thereout Plan 0010380

from "Rural Agricultural RA" to "Grouped Country Residential GRC" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1772 is to accommodate a proposed subdivision and subsequent development on the above-noted lands for country residential use in compliance with the municipal Land Use Bylaw.

AND WHEREAS the municipality must prepare a corresponding bylaw 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 in the Province of Alberta duly assembled does hereby enact the following:

1. Lands legally described as a portion of the Legal Subdivision 5 and Legal Subdivision 6 in the SW¼ Sec 21, Twp 9, Rge 16, W4M which lies west of Horseshoe Lake Reservoir excepting thereout Plan 0010380 presently designated as "Rural Agricultural RA" be redesignated to "Grouped Country Residential GRC".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

READ a **first** time this 11th day of September, 2007.

Reeve - Hank Van Beers — ***Municipal Administrator*** *- Derrick Krizsan*

READ a **second** time this 9th day of October, 2007.

Reeve - Hank Van Beers — ***Municipal Administrator*** *- Derrick Krizsan*

READ a **third** time and finally PASSED this 9th day of October, 2007.

Reeve - Hank Van Beers — ***Municipal Administrator*** *- Derrick Krizsan*

Tom Rodwell

Application for re-zoning SW 1/4-21-9-16 W4

Detailed Site Plan

The purpose of re-zoning is to create 7 lots varying in size from 3 to 4.2 acres more or less. The land is part of a 54 acre parcel that borders Horsefly Lake on the East with an irregular shaped boundary. The land consists of pasture, contains alkali patches thru out and is not large enough to make it economically viable for a farming operation. The land is approximately 2.5 miles South of Taber. This proposed development is similar to the existing developments in the area. There is an existing subdivision in the North West corner of this parcel consisting of 3.15 acres. Lots 4, 5, 6, & 7 will border an existing Group Country Residential Development and the other three border on a paved government road (Range Rd 16 – 4) adjacent to an existing subdivision.
Detailed site plan: Lot 1, 2 & 3 consisting of 3 acres more or less each
Lot 4 consisting of 4.2 acres more or less
Lot 5 consisting of 3 acres more or less
Lot 6 consisting of 3 acres more or less
Lot 7 consisting of 3.75 acres more or less

lot 4 currently has a dugout and a small holding pen that will be removed and the dugout filled in if approval for re-zoning is granted

Road Network

-lots 3,4,5,6 & 7 will be serviced by a single roadway running east and west with one main approach connecting it to the government roadway. The roadway will be constructed as per M.D. guidelines.
-lots 1, 2 will be connected to the existing government roadway (Range Road 16-4) with one approach per lot

Storm water Management

-with the size of the lots and the general lay of the land, drainage is not anticipated to be a problem
-the prevailing slope of lots 1, 2 & 3 is generally eastward while lots 4, 5, 6, & 7 generally sloped to the south east
-in cases of extreme weather drainage will be accommodated as follows:
Drainage for Lots 1, 2, & 3 will be provided by a borrow ditch on the East side running North & South that will join an adjacent ditch bordering the East / West roadway to be constructed. Drainage for lots 4,5,6 & 7 will be accommodated by way of a borrow ditch running parallel to the proposed roadway. The borrow ditches will be connected on the Westside to the existing ditch that runs North and South parallel to the government roadway and on the East by Horsefly Reservoir.

Lot Servicing

-percolation tests were conducted by EBA Engineering. EBA considers septic fields to be feasible as per attached report.
-all lots will be serviced with natural gas, telephone, and irrigation water to lot line.
-irrigation water will be provided to each lot through a buried line by way of easement
-Power will be provided by an overhead line to edge of each lot running east and west for lots 4, 5, 6 & 7. Power for lots 1, 2 &3 will be provided from existing power line running north & south
- natural gas line for lots 1,2 & 3 will be from an existing line that crosses the property, lots 4,5,6, & 7 will be serviced with a new line buried to the front of the properties
-each lot will require domestic water to be hauled in at the expense of the owner

Affected Agencies

- T.I.D. has reviewed the proposal and have responded with no objections as per attached letter

-The CHR Public Health Inspector has also reviewed the proposal, including the percolation tests, and has responded in writing with no objections as per attached letter.

-Husky Oil has also reviewed the proposed subdivision as it may affect their buried water line and have no objections as per attached letter

Design Details

-any home, pre-built, manufactured or constructed on site must be a minimum of 1200 sq ft. and must have a permanent foundation built under the structure
-no single wide mobile homes will be allowed
-maximum of one out building will be allowed. The building is not to exceed 2500 sq. ft. and must be constructed on site.

Keeping of Animals

- Horses will be allowed to a maximum of two, no other animals other than domestic pets will be allowed

Home Occupations

-Home Occupation is a discretionary use and will be determined by the M.D. of Taber Land Use Bylaw. No commercial or industrial uses will be allowed.

Right to Farm

-It is a provision hereof that the owner of the lands may not hold liable any person in an action in nuisance resulting from agricultural operations. The owner of any agricultural operation is not to be prevented by injunction or other order of a court from carrying on the agricultural operation because it causes or creates a nuisance.

Further Subdivision of Land

-it is a provision hereof that the owner of the lands may not further subdivide the land unless under the provisions of the Municipal District of Taber Land Use Bylaw.

No Waiver

-Failure by the Municipal District or any third party to enforce or require compliance with any provision hereof shall not render any such provision in any way unenforceable or invalid. No provision hereof shall be waived except in writing duly signed by the Municipal District of Taber.

June 26, 2007 EBA File: L12101114

Mr. Tom Rodwell
Box 4564
Taber AB T1G 2C9

Dear Sir:

Subject: Septic Disposal Field Feasibility Assessment
Proposed Country Residential Developments
Portion of SW ¼ 21-9-16 W4M
Taber, Alberta

1.0 INTRODUCTION

This letter report presents the results of an assessment conducted by EBA Engineering Consultants Ltd. (EBA) pertaining to the feasibility of septic disposal fields for a proposed country residential development to be located near Taber, Alberta (SW ¼ 21-9-16 W4M).

The scope of work included seven percolation test locations in order to obtain percolation data specific to each of seven lots under consideration for the proposed development. Authorization to proceed with this supplemental assessment was provided by Mr. Rodwell.

2.0 FIELDWORK

The subject property is shown on Figure 1, inclusive of seven country residential lots under consideration at this time. Mr. Rodwell selected a total of seven locations for the purpose of percolation testing, as shown on Figure 1, in order to assess the feasibility of septic disposal fields. The site is bounded to the west by a county road, on the north and south by farmstead properties and to the east by a slope leading down to Horsefly Lake Reservoir.

On June 18, 2007, EBA staff, Mr. Mitch Van Orman, noted that seven percolation testholes (200 mm diameter) had been drilled to a depth of approximately 900 mm (P1 to P7) by a previous client of Mr. Rodwell. Representative soil samples were collected from the ground surface adjacent to the percolation testholes (drill cuttings) by EBA and the samples were visually classified.

The soil conditions encountered included a surface covering of topsoil with a thickness of approximately 0.1 m. Underlying the topsoil, a layer of native lacustrine clay was encountered, extending to a depth below ground surface of approximately 0.9 m. The clay was silty, with trace to some sand, damp to moist, medium plastic grading to high plastic, brown and stiff in consistency.

EBA Engineering Consultants Ltd.
p. 403.329.9009 • f. 403.328.8817
442 - 10 Street N • Lethbridge, Alberta T1H 2C7 • CANADA

At the time of drilling, no seepage or sloughing was encountered. The groundwater level was measured to be dry at a depth of 0.9 m below ground surface on June 18, 2007.

Adjacent to the seven percolation testholes, Mr Rodwell noted that one borehole had also been drilled on each lot, to depths of approximately 2.4 m. This borehole drilling was not monitored by EBA, although the holes were left open in order to monitor the groundwater level. Groundwater levels at the open boreholes within lots 1, 2 and 3 were noted to be approximately 1.97 m, 2.17 m and 1.7 m respectively at the time of the field program. The other boreholes (lots 4 to 7) were noted to be dry.

The percolation test at each location included half filling the percolation testhole with water and allowing the testhole to saturate for a period of approximately 24 hours. On June 19, 2007, the percolation holes (P1 through P7) were refilled with water to approximately 0.45 m below existing ground surface and maintained at 0.45 m below existing ground surface for 2 hours. Commencing directly after this, the subsidence of the water was measured versus time by EBA (refilling to the same level every 30 minutes and measuring the drop in water level).

The following table provides the results of the field program and percolation test results.

Percolation Test	Subsurface Stratigraphy (0.1 m to 0.9 m)	Percolation Test Result (min/cm)
P1	clay, silty, trace sand, damp, high plastic, stiff, brown	129
P2	clay, silty, trace sand, damp, medium plastic, stiff, brown	8
P3	clay, silty, trace sand, damp, medium plastic, stiff, brown	9
P4	clay, silty, trace sand, damp, medium plastic, stiff, brown	7
P5	clay, silty, trace sand, damp, medium plastic, stiff, brown	3
P6	clay, silty, trace sand, damp, medium plastic, stiff, brown	13
P7	clay, silty, trace sand, damp, medium plastic, stiff, brown	9

3.0 SEPTIC DISPOSAL FIELDS

The Safety Codes Council's, Alberta Private Sewage Systems Standard of Practice 1999, states that a subsurface effluent disposal system that uses the absorption of effluent into the soil for treatment and disposal, should absorb the effluent into the soil at a rate of:

- not faster than 5 minutes per 2.5 cm (2 minutes / cm); and
- not slower than 60 minutes per 2.5 cm (24 minutes / cm),

as determined by a percolation test. In addition, the natural separation between the point of effluent infiltration into the soil and the groundwater should be a minimum of 1.5 m.

The percolation test results generally ranged between 3 and 13 minutes/cm. It is noted however, that one of the seven tests was outside the Safety Code Council's guidelines, i.e. P1 – Lot 1 which was below the minimum rate of 24 minutes/cm. This indicated relatively low permeability of the surface site soils expected to make up the disposal field at this location. These results indicate that the surface soils for design and construction of septic disposal fields generally satisfy the requirements of the Safety Code Council's guidelines, however, it should be expected that in isolated areas higher or lower percolation rates to that recommended by the guidelines may be encountered, requiring re-location of the proposed septic disposal field to acceptable areas or alternate means of establishing a disposal field, such as construction of a septic field mound or other such industry acceptable measures. In areas with close to or slightly slower percolation rates to that recommended, consideration should be given to oversizing the disposal fields.

The groundwater was encountered within testholes previously drilled by another client of Mr. Rodwell at depths ranging between approximately 1.7 m and below 2.4 m. It is considered that the phreatic surface at these test locations is generally below 1.5 m from the disposal field, in accordance with the guidelines.

Based on the results of this assessment, the use of septic disposal fields for the country residential developments is considered feasible. However, it is noted that the specific site selection of the proposed fields needs careful consideration by the septic field installer to satisfy the requirements of the Regulations Having Jurisdiction (Municipality, AENV, Alberta Labour). This requirement is in accordance with the provincial regulations, which state that two percolation tests are required within the final footprint of the field by the installer. Following the site-specific testing, the septic disposal field should be designed and sized accordingly by the disposal field designer. It is further recommended that the design footprint of the residences be determined once the final disposal field is selected, to ensure the appropriate gravity flow or pumping requirements are satisfied.

During installation of the weeping trenches, the installer should pay close attention to the soil conditions, to define the extent of any sand pockets or any areas of slower percolation rates (high plastic clay zones). These should be immediately reported to the disposal field designer for review prior to completion of the septic disposal field.

The information provided herein is intended to be a preliminary assessment of the feasibility of septic disposal fields for this residential development as per the provincial regulations. Site specific municipal regulations or septic field siting requirement guidelines with respect to the local health unit, if applicable, have not been addressed.

4.0 SLOPE STABILITY

It is noted that the assessment of the stability of the slope leading down to the adjacent Horsefly Lake Reservoir was not requested as part of the scope of work at this time. For preliminary consideration purposes, a development setback distance of 30 m is recommended from the top of bank of the adjacent slope. If development of residences closer than 30 m to the edge of the slope is proposed, then a detailed geotechnical review of the slope stability would be required at that time.

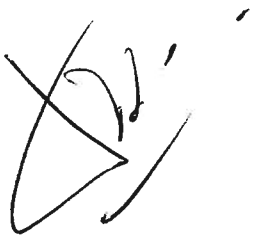
5.0 CLOSURE

This report has been prepared for the exclusive use of Mr. Tom Rodwell and his agents, for specific application to the development described in Section 1.0. It has been prepared in accordance with generally accepted soil engineering practices. No warranty is either express or implied.

We trust this report satisfies your present requirements. Should you require additional information, please contact our office.

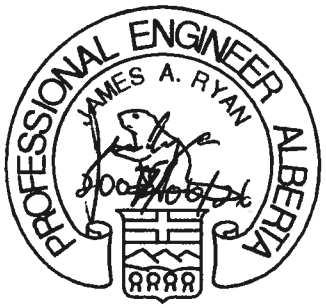
Respectfully submitted,
EBA Engineering Consultants Ltd.

Prepared by:



Nana Addo, E.I.T.
Project Engineer

Reviewed by:



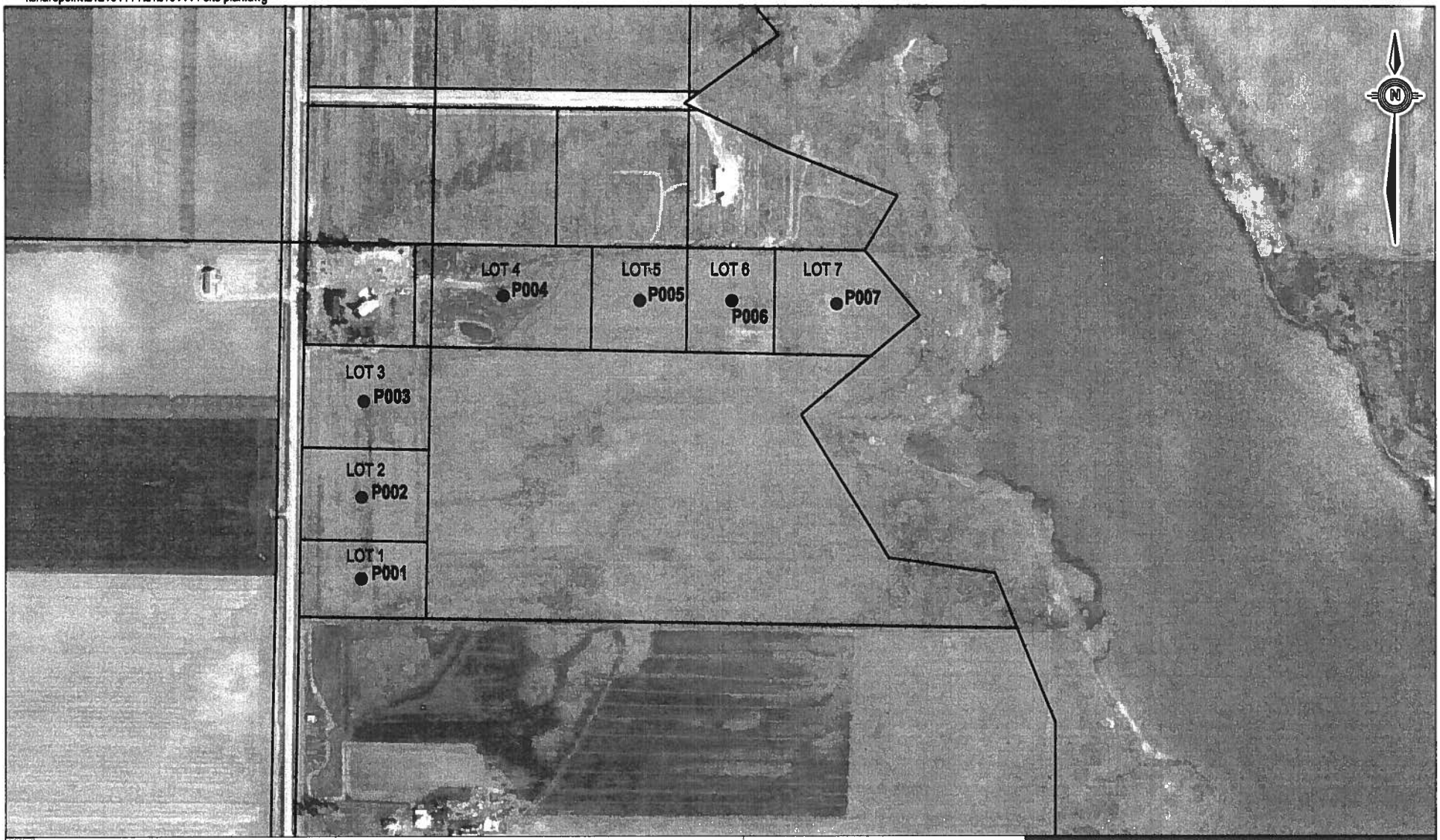
J.A. (Jim) Ryan, P.Eng.
Project Director

/cld

Attachments Figure 1
General Conditions
Percolation testhole logs

PERMIT TO PRACTICE
EBA ENGINEERING CONSULTANTS LTD.
Signature _____
Date June 26, 2007
PERMIT NUMBER: P245
The Association of Professional Engineers, Geologists and Geophysicists of Alberta

\\sharepoint\L12101114\L12101114 site plan.dwg



LEGEND

● P# PERCOLATION TEST LOCATION

NOT TO SCALE

CLIENT

Mr. Todd Rodwell

SW 1/4 SECTON 21-9-16 W4M
NEAR TABAER, ALBERTA

PERCOLATION TEST LOCATIONS

EBA Engineering Consultants Ltd.

PROJECT NO.	DWN	CKD	REV
L12101114	LCH	JAR	0

OFFICE: EBA-Lethbridge

DATE: June 26, 2007

Figure 1

PROJECT: SEPTIC FIELD EVALUATION	LOCATION: SW 1/4 SEC. 21-9-16 W4M	BOREHOLE NO: P1
CLIENT: MR. TOM RODWELL		PROJECT NO: L12101114
PROJECT ENGINEER: JIM RYAN		

SAMPLE TYPE: DISTURBED | NO RECOVERY | SPT | A-CASING | SHELBY TUBE | CORE

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	MOISTURE CONTENT (PLASTIC / M.C. / LIQUID; 20 40 60 80)	◆UNCONFINED (kPa)◆ 50 100 150 200; ▲POCKET PEN. (kPa)▲ 100 200 300 400	Depth (ft)
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics				0
	Clay - silty, some sand, damp, very stiff, medium plastic, brown				
	... trace sand, moist, high plastic, dark brown				
	End of Borehole @ 0.9m				
1	No Seepage or Sloughing on Completion				
1.5					5

EBA Engineering Consultants Ltd.

LOGGED BY: JKM	COMPLETION DEPTH: 0.9m
REVIEWED BY: JAR	COMPLETE: 6/18/2007
DRAWING NO: B1	Page 1 of 1

PROJECT: SEPTIC FIELD EVALUATION	LOCATION: SW 1/4 SEC. 21-9-16 W4M	BOREHOLE NO: P2
CLIENT: MR. TOM RODWELL		PROJECT NO: L12101114
PROJECT ENGINEER: JIM RYAN		

SAMPLE TYPE: DISTURBED | NO RECOVERY | SPT | A-CASING | SHELBY TUBE | CORE

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	MOISTURE CONTENT (PLASTIC / M.C. / LIQUID; 20 40 60 80)	◆UNCONFINED (kPa)◆ 50 100 150 200; ▲POCKET PEN. (kPa)▲ 100 200 300 400	Depth (ft)
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics				0
	Clay - silty, some sand, damp, very stiff, medium plastic, brown				
	End of Borehole @ 0.9m				
1	No Seepage or Sloughing on Completion				
1.5					5

EBA Engineering Consultants Ltd.

LOGGED BY: JKM	COMPLETION DEPTH: 0.9m
REVIEWED BY: JAR	COMPLETE: 6/18/2007
DRAWING NO: B2	Page 1 of 1

PROJECT: SEPTIC FIELD EVALUATION	LOCATION: SW 1/4 SEC. 21-9-16 W4M	BOREHOLE NO: P3
CLIENT: MR. TOM RODWELL		PROJECT NO: L12101114
PROJECT ENGINEER: JIM RYAN		

SAMPLE TYPE: DISTURBED | NO RECOVERY | SPT | A-CASING | SHELBY TUBE | CORE

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	MOISTURE CONTENT (PLASTIC / M.C. / LIQUID; 20 40 60 80)	◆ UNCONFINED (kPa) ◆ 50 100 150 200; ▲ POCKET PEN. (kPa) ▲ 100 200 300 400	Depth (ft)
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics				0
	Clay - silty, some sand, damp, very stiff, medium plastic, brown				
	End of Borehole @ 0.9m				
1	No Seepage or Sloughing on Completion				
1.5					5

EBA Engineering Consultants Ltd.

LOGGED BY: JKM	COMPLETION DEPTH: 0.9m
REVIEWED BY: JAR	COMPLETE: 6/18/2007
DRAWING NO: B3	Page 1 of 1

PROJECT: SEPTIC FIELD EVALUATION	LOCATION: SW 1/4 SEC. 21-9-16 W4M	BOREHOLE NO: P4
CLIENT: MR. TOM RODWELL		PROJECT NO: L12101114
PROJECT ENGINEER: JIM RYAN		

SAMPLE TYPE: DISTURBED | NO RECOVERY | SPT | A-CASING | SHELBY TUBE | CORE

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	MOISTURE CONTENT	PLASTIC M.C. LIQUID (20 40 60 80)	◆UNCONFINED (kPa)◆ 50 100 150 200 / ▲POCKET PEN. (kPa)▲ 100 200 300 400	Depth (ft)
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics					0
	Clay - silty, some sand, damp, very stiff, medium plastic, brown					
	End of Borehole @ 0.9m					
1	No Seepage or Sloughing on Completion					
1.5						5

EBA Engineering Consultants Ltd.

LOGGED BY: JKM	COMPLETION DEPTH: 0.9m
REVIEWED BY: JAR	COMPLETE: 6/18/2007
DRAWING NO: B4	Page 1 of 1

PROJECT: SEPTIC FIELD EVALUATION	LOCATION: SW 1/4 SEC. 21-9-16 W4M	BOREHOLE NO: P5
CLIENT: MR. TOM RODWELL		PROJECT NO: L12101114
PROJECT ENGINEER: JIM RYAN		

SAMPLE TYPE: DISTURBED | NO RECOVERY | SPT | A-CASING | SHELBY TUBE | CORE

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	MOISTURE CONTENT (PLASTIC / M.C. / LIQUID; 20 40 60 80)	◆ UNCONFINED (kPa) ◆ 50 100 150 200; ▲ POCKET PEN. (kPa) ▲ 100 200 300 400	Depth (ft)
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics				0
	Clay - silty, sandy, damp, very stiff, low to medium plastic, brown				
	End of Borehole @ 0.9m				
1					
	No Seepage or Sloughing on Completion				
1.5					5

EBA Engineering Consultants Ltd.

LOGGED BY: JKM	COMPLETION DEPTH: 0.9m
REVIEWED BY: JAR	COMPLETE: 6/18/2007
DRAWING NO: B5	Page 1 of 1

PROJECT: SEPTIC FIELD EVALUATION	LOCATION: SW 1/4 SEC. 21-9-16 W4M	BOREHOLE NO: P6
CLIENT: MR. TOM RODWELL		PROJECT NO: L12101114
PROJECT ENGINEER: JIM RYAN		

SAMPLE TYPE: DISTURBED | NO RECOVERY | SPT | A-CASING | SHELBY TUBE | CORE

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	MOISTURE CONTENT (PLASTIC — M.C. — LIQUID; 20 40 60 80)	◆UNCONFINED (kPa)◆ 50 100 150 200 / ▲POCKET PEN. (kPa)▲ 100 200 300 400	Depth (ft)
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics				0
	Clay - silty, some sand, damp, very stiff, medium plastic, brown				
	End of Borehole @ 0.9m				
1	No Seepage or Sloughing on Completion				
1.5					5

EBA Engineering Consultants Ltd.

LOGGED BY: JKM	COMPLETION DEPTH: 0.9m
REVIEWED BY: JAR	COMPLETE: 6/18/2007
DRAWING NO: B6	Page 1 of 1

PROJECT: SEPTIC FIELD EVALUATION	LOCATION: SW 1/4 SEC. 21-9-16 W4M	BOREHOLE NO: P7
CLIENT: MR. TOM RODWELL		PROJECT NO: L12101114
PROJECT ENGINEER: JIM RYAN		

SAMPLE TYPE: DISTURBED | NO RECOVERY | SPT | A-CASING | SHELBY TUBE | CORE

BACKFILL TYPE: BENTONITE | PEA GRAVEL | SLOUGH | GROUT | DRILL CUTTINGS | SAND

Depth (m)	SOIL DESCRIPTION	SAMPLE TYPE	MOISTURE CONTENT	PLASTIC M.C. LIQUID (20 40 60 80)	◆ UNCONFINED (kPa) (50 100 150 200) ▲ POCKET PEN. (kPa) (100 200 300 400)	Depth (ft)
0	TOPSOIL - clay, silty, sandy, moist, dark brown, roots, organics					0
	Clay - silty, some sand, damp, very stiff, medium plastic, brown					
	End of Borehole @ 0.9m					
1	No Seepage or Sloughing on Completion					
1.5						5

EBA Engineering Consultants Ltd.

LOGGED BY: JKM	COMPLETION DEPTH: 0.9m
REVIEWED BY: JAR	COMPLETE: 6/18/2007
DRAWING NO: B7	Page 1 of 1

GEOTECHNICAL REPORT – GENERAL CONDITIONS

This report incorporates and is subject to these "General Conditions".

1.0 USE OF REPORT AND OWNERSHIP

This geotechnical report pertains to a specific site, a specific development and a specific scope of work. It is not applicable to any other sites nor should it be relied upon for types of development other than that to which it refers. Any variation from the site or development would necessitate a supplementary geotechnical assessment.

This report and the recommendations contained in it are intended for the sole use of EBA's client. EBA does not accept any responsibility for the accuracy of any of the data, the analyses or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than EBA's client unless otherwise authorized in writing by EBA. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of EBA. Additional copies of the report, if required, may be obtained upon request.

2.0 NATURE AND EXACTNESS OF SOIL AND ROCK DESCRIPTIONS

Classification and identification of soils and rocks are based upon commonly accepted systems and methods employed in professional geotechnical practice. This report contains descriptions of the systems and methods used. Where deviations from the system or method prevail, they are specifically mentioned.

Classification and identification of geological units are judgmental in nature as to both type and condition. EBA does not warrant conditions represented herein as exact, but infers accuracy only to the extent that is common in practice.

Where subsurface conditions encountered during development are different from those described in this report, qualified geotechnical personnel should revisit the site and review recommendations in light of the actual conditions encountered.

3.0 LOGS OF TESTHOLES

The testhole logs are a compilation of conditions and classification of soils and rocks as obtained from field observations and laboratory testing of selected samples. Soil and rock zones have been interpreted. Change from one geological zone to the other, indicated on the logs as a distinct line, can be, in fact, transitional. The extent of transition is interpretive. Any circumstance which requires precise definition of soil or rock zone transition elevations may require further investigation and review.

4.0 STRATIGRAPHIC AND GEOLOGICAL INFORMATION

The stratigraphic and geological information indicated on drawings contained in this report are inferred from logs of test holes and/or soil/rock exposures. Stratigraphy is known only at the locations of the test hole or exposure. Actual geology and stratigraphy between test holes and/or exposures may vary from that shown on these drawings. Natural variations in geological conditions are inherent and are a function of the historic environment. EBA does not represent the conditions illustrated as exact but recognizes that variations will exist. Where knowledge of more precise locations of geological units is necessary, additional investigation and review may be necessary.

5.0 SURFACE WATER AND GROUNDWATER CONDITIONS

Surface and groundwater conditions mentioned in this report are those observed at the times recorded in the report. These conditions vary with geological detail between observation sites; annual, seasonal and special meteorologic conditions; and with development activity. Interpretation of water conditions from observations and records is judgmental and constitutes an evaluation of circumstances as influenced by geology, meteorology and development activity. Deviations from these observations may occur during the course of development activities.

6.0 PROTECTION OF EXPOSED GROUND

Excavation and construction operations expose geological materials to climatic elements (freeze/thaw, wet/dry) and/or mechanical disturbance which can cause severe deterioration. Unless otherwise specifically indicated in this report, the walls and floors of excavations must be protected from the elements, particularly moisture, desiccation, frost action and construction traffic.

7.0 SUPPORT OF ADJACENT GROUND AND STRUCTURES

Unless otherwise specifically advised, support of ground and structures adjacent to the anticipated construction and preservation of adjacent ground and structures from the adverse impact of construction activity is required.

8.0 INFLUENCE OF CONSTRUCTION ACTIVITY

There is a direct correlation between construction activity and structural performance of adjacent buildings and other installations. The influence of all anticipated construction activities should be considered by the contractor, owner, architect and prime engineer in consultation with a geotechnical engineer when the final design and construction techniques are known.

9.0 OBSERVATIONS DURING CONSTRUCTION

Because of the nature of geological deposits, the judgmental nature of geotechnical engineering, as well as the potential of adverse circumstances arising from construction activity, observations during site preparation, excavation and construction should be carried out by a geotechnical engineer. These observations may then serve as the basis for confirmation and/or alteration of geotechnical recommendations or design guidelines presented herein.

10.0 DRAINAGE SYSTEMS

Where temporary or permanent drainage systems are installed within or around a structure, the systems which will be installed must protect the structure from loss of ground due to internal erosion and must be designed so as to assure continued performance of the drains. Specific design detail of such systems should be developed or reviewed by the geotechnical engineer. Unless otherwise specified, it is a condition of this report that effective temporary and permanent drainage systems are required and that they must be considered in relation to project purpose and function.

11.0 BEARING CAPACITY

Design bearing capacities, loads and allowable stresses quoted in this report relate to a specific soil or rock type and condition. Construction activity and environmental circumstances can materially change the condition of soil or rock. The elevation at which a soil or rock type occurs is variable. It is a requirement of this report that structural elements be founded in and/or upon geological materials of the type and in the condition assumed. Sufficient observations should be made by qualified geotechnical personnel during construction to assure that the soil and/or rock conditions assumed in this report in fact exist at the site.

12.0 SAMPLES

EBA will retain all soil and rock samples for 30 days after this report is issued. Further storage or transfer of samples can be made at the client's expense upon

13.0 STANDARD OF CARE

Services performed by EBA for this report have been conducted in a manner consistent with the level of skill ordinarily exercised by members of the profession currently practising under similar conditions in the jurisdiction in which the services are provided. Engineering judgement has been applied in developing the conclusions and/or recommendations provided in this report. No warranty or guarantee, express or implied, is made concerning the test results, comments, recommendations, or any other portion of this report.

14.0 ENVIRONMENTAL AND REGULATORY ISSUES

Unless stipulated in the report, EBA has not been retained to investigate, address or consider and has not investigated, addressed or considered any environmental or regulatory issues associated with development on the subject site.

15.0 ALTERNATE REPORT FORMAT

Where EBA submits both electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed EBA's instruments of professional service), the Client agrees that only the signed and sealed hard copy versions shall be considered final and legally binding. The hard copy versions submitted by EBA shall be the original documents for record and working purposes, and, in the event of a dispute or discrepancies, the hard copy versions shall govern over the electronic versions. Furthermore, the Client agrees and waives all future right of dispute that the original hard copy signed version archived by EBA shall be deemed to be the overall original for the Project.

The Client agrees that both electronic file and hard copy versions of EBA's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except EBA. The Client warrants that EBA's instruments of professional service will be used only and exactly as submitted by EBA.

The Client recognizes and agrees that electronic files submitted by EBA have been prepared and submitted using specific software and hardware systems. EBA makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

Chinook Health

Lethbridge Community Health
Health Protection
801 - 1 Avenue South
Lethbridge, AB T1J 4L5
Ph: 403-388-6689 Fax: 403-328-5934

July 26, 2007

Mr. Tom Rodwell
Box 4564
TABER, Alberta
T1G 2C9

Dear Tom:

Upon consultation with you concerning your proposed subdivision application, this office has no concerns.

Good Luck with your upcoming venture.

If I can be of further assistance, please do not hesitate to call me at 388-6690 extension 1.

Sincerely,

Maureen Elko

Maureen Elko, B.Sc., B.EH(AD), C.I.P.H.I.(C)
Executive Officer/Public Health Inspector

ME/wh

MD of Taber :

This letter is to inform the M.D. of Taber that Husky Energy has been informed of 909498 Alta. Ltd (Tom Rodwell) intention to apply for rezoning of lands in a portion of SW ¼-21-9-16 to Group Country Residential. Husky Energy has reviewed the information as it may affect them (buried water pipeline right of way, plan # 851 0761) and have no objections to the rezoning.

ERIC STANG
12259

08/01/07

Taber Irrigation District

TID

Specialty Crop Country

4420 - 44th Street
Taber, Alberta T1G 2J6
Telephone: (403) 223-2148
Fax: (403) 223-2924
Email: tid@telusplanet.net

July 20, 2007

Thomas & Loree Rodwell
Box 4564
Taber, Alberta
T1G 2C9

Re: Rezoning on N½ of SW 21-9-16 W4th to Country Residential

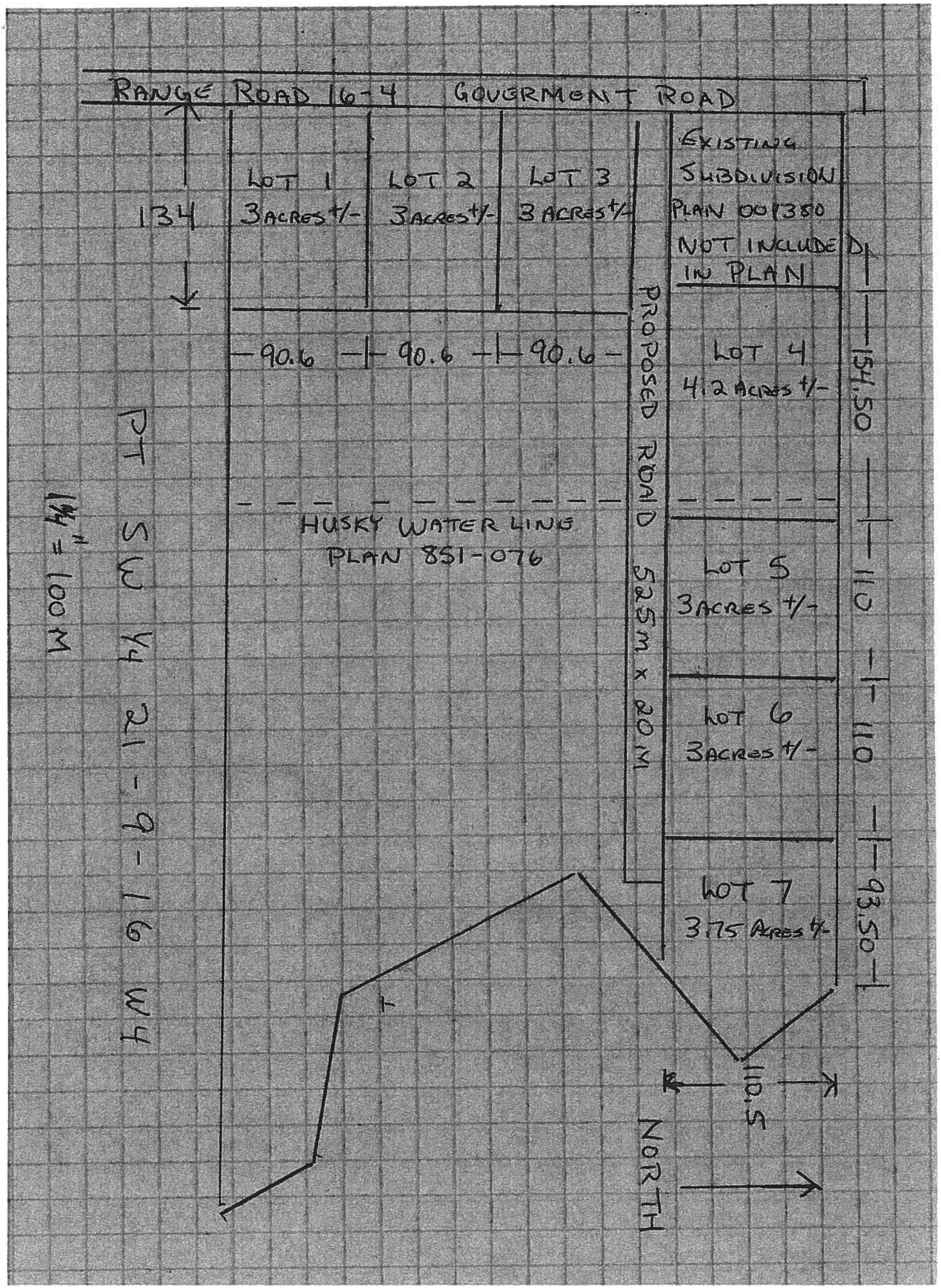
The Taber Irrigation District doesn't have any objections to this land being rezoned to country residential. When the subdivision application comes to the District to subdivide the 7 proposed lots, some of the conditions will include that the irrigation acres on the area covered by the 7 lots will have to be removed (sold back to the District or transferred to other land within the district), access to the water delivery point in the SW corner of the property will have to be provided to the remaining large parcel, and the seven new lots will each be subject to rural water use agreements, if irrigation water is used on them.

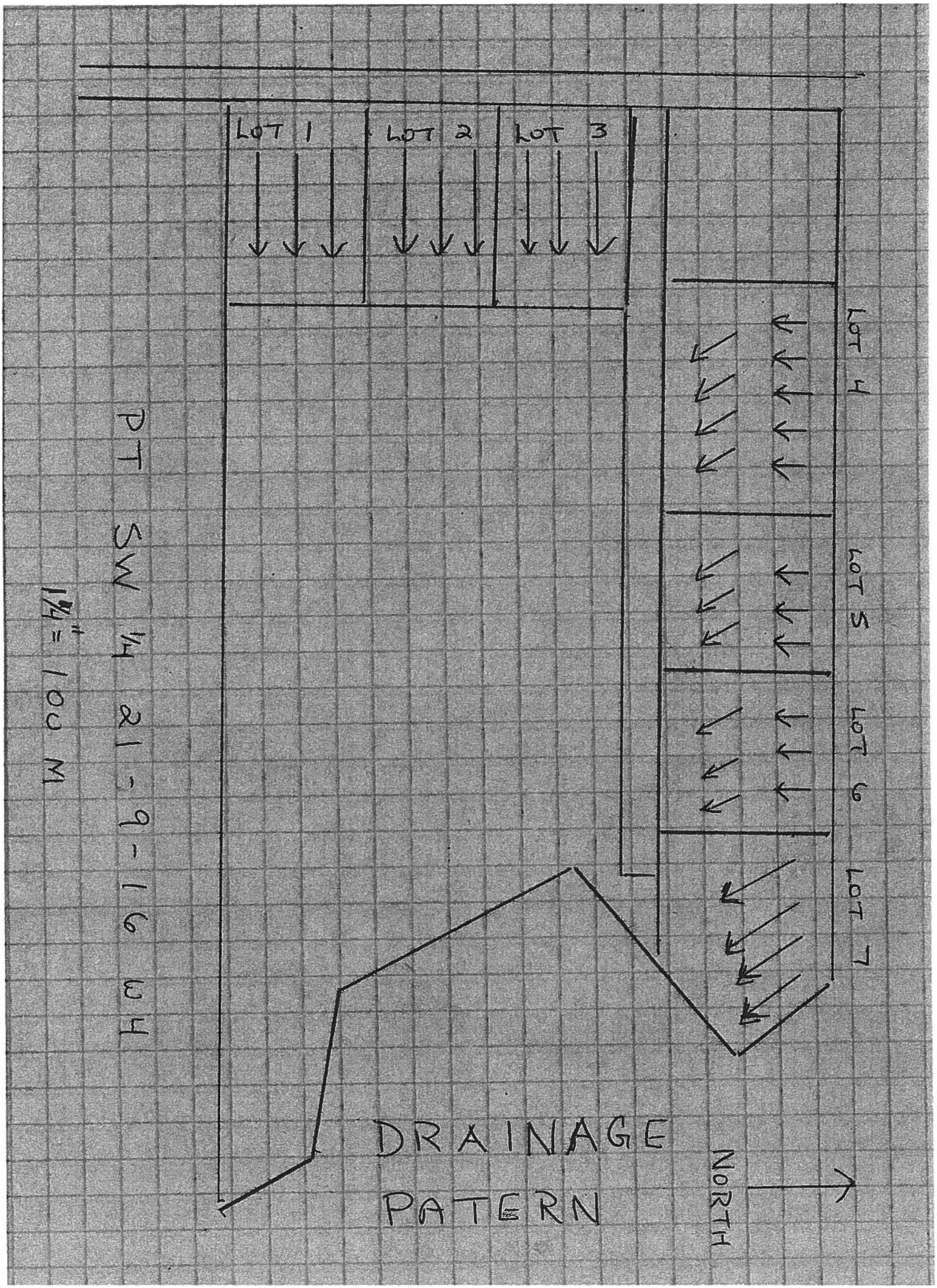
I trust this is the information that you need. If you have any questions, please call me.

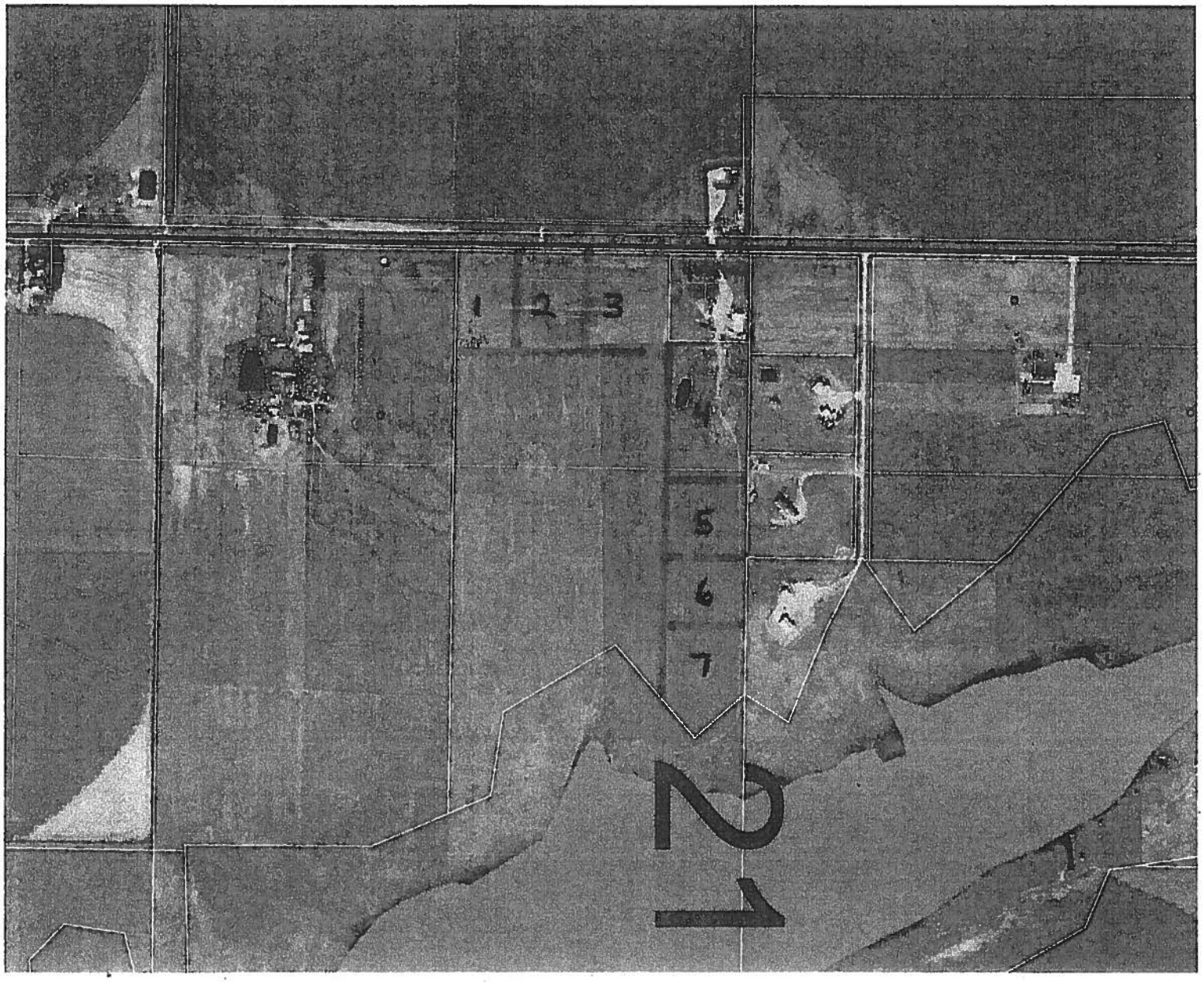
Yours truly,

M. Kent Bullock, P. Eng.
District Manager

MKB/jp


RANGE ROAD 16-4
GOVERNMENT ROAD
134
LOT 1
3 ACRES +/-
LOT 2
3 ACRES +/-
LOT 3
3 ACRES +/-
EXISTING
SUBDIVISION
PLAN 001 1350
NOT INCLUDE
IN PLAN
90.6
90.6
90.6
PROPOSED ROAD 525m x 20.1M
LOT 4
4.12 ACRES +/-
LOT 5
3 ACRES +/-
LOT 6
3 ACRES +/-
LOT 7
3.75 ACRES +/-
154.50
110
110
93.50
HUSKY WATER LINE
PLAN 851-076
PT SW 1/4 21-9-16 W4
1001 = 1M
110.5
NORTH


LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
PT SW 1/4 21-9-16 WH
W 001 = 1/4"
DRAINAGE
PATERN
NORTH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