

c/o Brownlee LLP
2200 Commerce Place
10155 102 Street
Edmonton, AB T5J 4G8

)))))))

{B3468226.DOC;1}



Refer to: Thomas D. Marriott, Q.C.
Direct Line: (780) 497-4868
E-mail: tmarriott@brownleelaw.com
Our File#: 80038-0366 TDM

January 22, 2020

Via: Registered Mail

1013224 Alberta Ltd.
13138 – 50 Street
Edmonton, AB T5A 4Z8

Dear Sir/Madam:

**Re: Notice of Intention to Expropriate
PLAN 8822222, BLOCK 1, LOT 43
EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Lands")**

Please find enclosed, for service upon 1013224 Alberta Ltd. a copy of a Notice of Intention to Expropriate with respect to the Lands described above. Pursuant to the *Expropriation Act*, R.S.A. 2000, c. E-13, it is required that the expropriating authority serve a copy of the Notice of Intention on every person shown in the records of the Land Titles Office as having an interest in the Lands and every other person known by the expropriating authority to have an interest in the Lands.

If you have any questions with respect to this matter, please contact the undersigned.

Yours truly,

BROWNLEE LLP

Per:

THOMAS D. MARRIOTT, Q.C.
TDM/cja

Enclosure: Notice of Intention to Expropriate

{B3459711.DOC1}

THIS IS EXHIBIT " A " REFERRED TO
IN THE AFFIDAVIT OF
Rebecca Daw

SWORN BEFORE ME THIS 4 DAY
OF February A.D., 2020

Alexandra McNichol
A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA

Alexandra McNichol
A Commissioner for Oaths
in and for Alberta
Expires December 24, 2022

EXPROPRIATION ACT
R.S.A. 1980, c.E-16
(SECTION 8)
NOTICE OF INTENTION TO EXPROPRIATE

1. TAKE NOTICE that Strathcona County intends to expropriate the following lands:

Those portions of the following lands as shown in red on the sketch attached as Schedule "A" to this Notice:

LOT 43
BLOCK 1
PLAN 8822222
EXCEPTING THEREOUT ALL MINES AND MINERALS
(such lands hereinafter referred to as "the Lands").

2. The nature of the interest in the land to be expropriated is a fee simple interest.
3. The purpose for which the interest in the Lands is required is the construction and use of a roadway and related improvements.
4. Section 6 of the *Expropriation Act* provides that:
- 1) No person may in any proceedings under this Act dispute the right of an expropriating authority to have recourse to expropriation.
 - 2) In any proceedings under this Act the owner may question whether the taking of the land, or the estate or interest therein, is fair, sound and reasonably necessary in the achievement of the objectives of the expropriating authority.
5. Section 10 of the *Expropriation Act* provides that:
- (1) An Owner who desires an inquiry shall serve the approving authority with a notice of objection:
 - a) in the case of an owner served in accordance with section 8(2), within 21 days of service on him of the notice of intention, and
 - b) in any other case, within 21 days after the first publication of the notice of intention.
 - 2) The notice of objection shall state:
 - a) the name and address of the person objecting,
 - b) the nature of the objection,
 - c) the grounds on which the objection is based, and
 - d) the nature of the interest of the person objecting.
6. A person affected by the proposed expropriation does not need to serve an objection to the expropriation in order to preserve his or her right to have the amount of compensation payable determined by the Board or the Court, as the case may be.
7. The approving authority with respect to this expropriation is:

County Council
Strathcona County
2001 Sherwood Drive
Sherwood Park, AB
T8A 3W7

Dated this 21 day of January, 2020.

STRATHCONA COUNTY

Per: 

Mayor

(c/s)

Per: 

Director, Legislative and Legal Services

The full name and address of the expropriating authority is:

Strathcona County
2001 Sherwood Drive
Sherwood Park, AB
T8A 3W7

THIS IS EXHIBIT "B" REFERRED TO
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OF February A.D. 2020


A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA

Alexandra McNichol
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Expires December 24, 20 22



WYE RD.

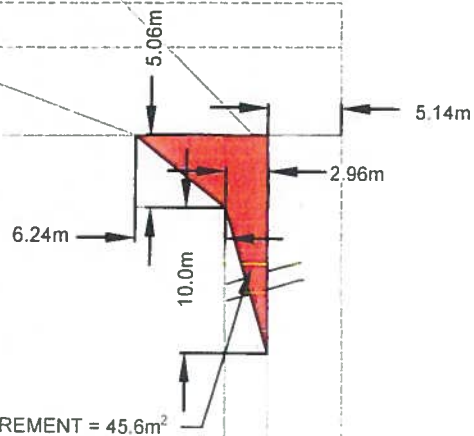
SHERWOOD DR.

ROAD PLAN 1922196

RW 681HW

RW 1239HW

URW 892 0281



SCALE - 1:500


 LAND REQUIREMENT = +/- 0.005 ha

RR 233

PLAN 8822222
BLOCK 1, LOT 43
WENDY'S

Drawn by:

Revised Date: Jan 7, 2020

Date Drawn: May 4, 2017

Revision No.

Scale: 1:500

File No.:

DWG No.: 1188-WENDYS

LAND MANAGEMENT SERVICES

PLANNING & DEVELOPMENT SERVICES



Trace Mail Data
Capture
Document

Reverse for instructions

Document de saisie
des données sur le
courrier repérable

Voir les instructions au verso

Responsable Centre de
Genre responsabilité

Date
Stamp

Timbre
à date

Date

200122

Important Check one box only

Important Cocher une case seulement

☐ Originating
Mail

☐ Courier
d'origine locale

☐ Attempted
Delivery

☐ Essai de
livraison

☐ Successful
Delivery

☐ Objet
livré



REGISTERED
DOMESTIC

RECOMMANDÉ
RÉGIME INTÉRIEUR



CUSTOMER RECEIPT

REÇU DU CLIENT

To 1013224 Alberta Ltd.

From 13138-50 Street

Address Edmonton AB T5A 4Z8

City / Prov. / Postal Code

Declared Value \$ 11.64

33-886-584 (17-12)

FOR DELIVERY
CONFIRMATION
canadapost.ca
01/01/20
CONFIRMATION
DE LA LIVRAISON
postescanada.ca
1888 550-6333

CPC Tracking Number Numéro de repérage de la SCP
RN 404 294 116 CA



THIS IS EXHIBIT "C" REFERRED TO
IN THE AFFIDAVIT OF

Rebecca Daw

SWORN BEFORE ME THIS 4 DAY

OF February A.D., 2020

A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA

Alexandra McNichol

A Commissioner for Oaths

in and for Alberta

Expires December 24, 2022

Route No. / Numéro de route

Signature

Tracking number

RN404294116CA

Delivered

Shipping service: Registered Mail

Delivery progress

Date	Time	Location	Progress	Post office
Jan. 23	10:13 am		Signature available	
Jan. 23	10:13 am	EDMONTON, AB	Delivered	
Jan. 23	9:19 am	EDMONTON, AB	Item out for delivery	
Jan. 23	5:55 am	EDMONTON, AB	Item processed	
Jan. 22	7:03 pm	EDMONTON, AB	Item processed	
Jan. 22	3:54 pm	EDMONTON, AB	Item accepted at the Post Office	

Features and options

Signature Required

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THIS IS EXHIBIT " D " REFERRED TO
IN THE AFFIDAVIT OF
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SWORN BEFORE ME THIS 4 DAY
OF February A.D., 2020
Alexandra McNichol
A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA
Alexandra McNichol
A Commissioner for Oaths
in and for Alberta
Expires December 24, 20 22



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL
0010 031 110 8822222;1;43

TITLE NUMBER
022 469 417

LEGAL DESCRIPTION
PLAN 8822222
BLOCK 1
LOT 43
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;23;52;21;NE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 002 194 331

THIS IS EXHIBIT " E " REFERRED TO
IN THE AFFIDAVIT OF

Rebecca Daw

SWORN BEFORE ME THIS 4 DAY

OF February A.D., 2020

Alexandra McNichol
A COMMISSIONER FOR OATHS
IN AND FOR ALBERTA

Alexandra McNichol
A Commissioner for Oaths
in and for Alberta

Expires December 24, 2022

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
022 469 417	09/12/2002	TRANSFER OF LAND	\$750,000	\$750,000

OWNERS

1013224 ALBERTA LTD.
OF 13138 50 STREET
EDMONTON
ALBERTA T5A 4Z8

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
892 024 358	30/01/1989	UTILITY RIGHT OF WAY GRANTEE - THE COUNTY OF STRATHCONA NO. 20. AS TO PORTION OR PLAN:8920281
002 287 728	30/09/2000	CAVEAT RE : UTILITY RIGHT OF WAY AMENDING AGREEMENT CAVEATOR - STRATHCONA COUNTY. C/O COORDINATOR, REAL ESTATE SERVICES 2001 SHERWOOD DRIVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
022 469 417

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

SHERWOOD PARK
ALBERTA T8A3W7
AGENT - LARRY W LUNSETH

062 573 938 12/12/2006 MORTGAGE
MORTGAGEE - ROYAL BANK OF CANADA.
9034-51 AVE
EDMONTON
ALBERTA T6E5X4
ORIGINAL PRINCIPAL AMOUNT: \$550,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 20 DAY OF
JANUARY, 2020 AT 08:31 A.M.

ORDER NUMBER: 38665015

CUSTOMER FILE NUMBER: 800380366TDM



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).