

EXPROPRIATION ACT
R.S.A. 2000, Chapter E-13, as amended
(SECTION 8)

**EXPROPRIATING
AUTHORITY**

STRATHCONA COUNTY

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

AFFIDAVIT OF SERVICE

I, REBECCA DAW, of the City of Edmonton, in the Province of Alberta, MAKE OATH AND SAY THAT:

1. I am a Legal Assistant employed by the law firm of Brownlee LLP, solicitors for the expropriating authority, and as such have personal knowledge of the matters hereinafter deposed to except where stated to be based upon information and belief, in which case I do verily believe the same to be true.
2. I did on April 29, 2021 serve 1249116 Alberta Ltd with a Notice of Intention to Expropriate (Notice), and cover letter, by delivering same via registered mail to 1249116 Alberta Ltd at the address provided on the title to the lands described in the Notice. Attached hereto and marked as **Exhibit "A"** to this my affidavit is a copy of the cover letter dated April 29, 2021. Attached hereto and marked as **Exhibit "B"** to this my Affidavit is a copy of the Notice of Intention to Expropriate dated April 22, 2021. Attached hereto and marked as **Exhibit "C"** to this my Affidavit is a copy of the registered mail slip showing the documents were picked up for delivery on April 29, 2021. Attached hereto and marked as **Exhibit "D"** to this my Affidavit is a copy of the delivery confirmation. Attached hereto and marked as **Exhibit "E"** is a copy of the Land Title Certificate for the lands described in the Notice.

SWORN BEFORE ME at the City of
Edmonton, in the Province of Alberta, this
10 day of June, 2021.


A Commissioner for Oaths in and Alberta

LORNE I. RANDA
Barrister & Solicitor
Notary Public and Commissioner
for Oaths in and for Alberta

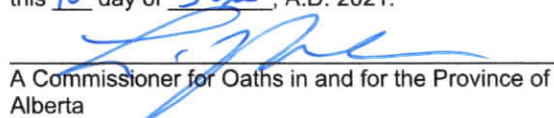

REBECCA DAW



BROWNLEE LLP
Barristers & Solicitors EST. 1935

2200 COMMERCE PLACE | 10155 102ND STREET
EDMONTON, AB CANADA | T5J 4G8
TEL. 780.497.4800 | FAX 780.424.3254

This is Exhibit "A" referred to in the
Affidavit of Rebecca Daw
Sworn/Affirmed before me
this 10 day of June, A.D. 2021.


A Commissioner for Oaths in and for the Province of
Alberta

LORNE I. RANDA

Barrister & Solicitor

April 29, 2021 Notary Public and Commissioner
for Oaths in and for Alberta

Refer to: Thomas D. Marriott, Q.C.
Direct Line: (780) 497-4868
E-mail: tmarriott@brownleelaw.com
Our File#: 80038-0396/TDM

Via: Registered Mail

1249116 Alberta Ltd.
429 Meadowview Terrace
Sherwood Park, Alberta
T8H 1X7

Dear Sir/Madam:

**Re: Notice of Intention to Expropriate
PLAN 2354RS, LOT B
EXCEPTING THEREOUT ALL MINES AND MINERALS (the "Lands")**

Please find enclosed, for service upon 1249116 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.
/rnd

Enclosure: Notice of Intention to Expropriate

This is Exhibit "B" referred to in the
Affidavit of Rebecca Daw
Sworn/Affirmed before me
this 15 day of June, A.D. 2021.

A Commissioner for Oaths in and for the Province of
Alberta

LORNE I. RANDA

Barrister & Solicitor
Notary Public and Commissioner
for Oaths in and for Alberta

EXPROPRIATION ACT
R.S.A. 1980, c.E-16
(SECTION 8)

NOTICE OF INTENTION TO EXPROPRIATE

THE 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 B
PLAN 2354RS
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 22 day of APRIL, 2021.

STRATHCONA COUNTY

Per: 

Mayor

(c/s)

Per: 

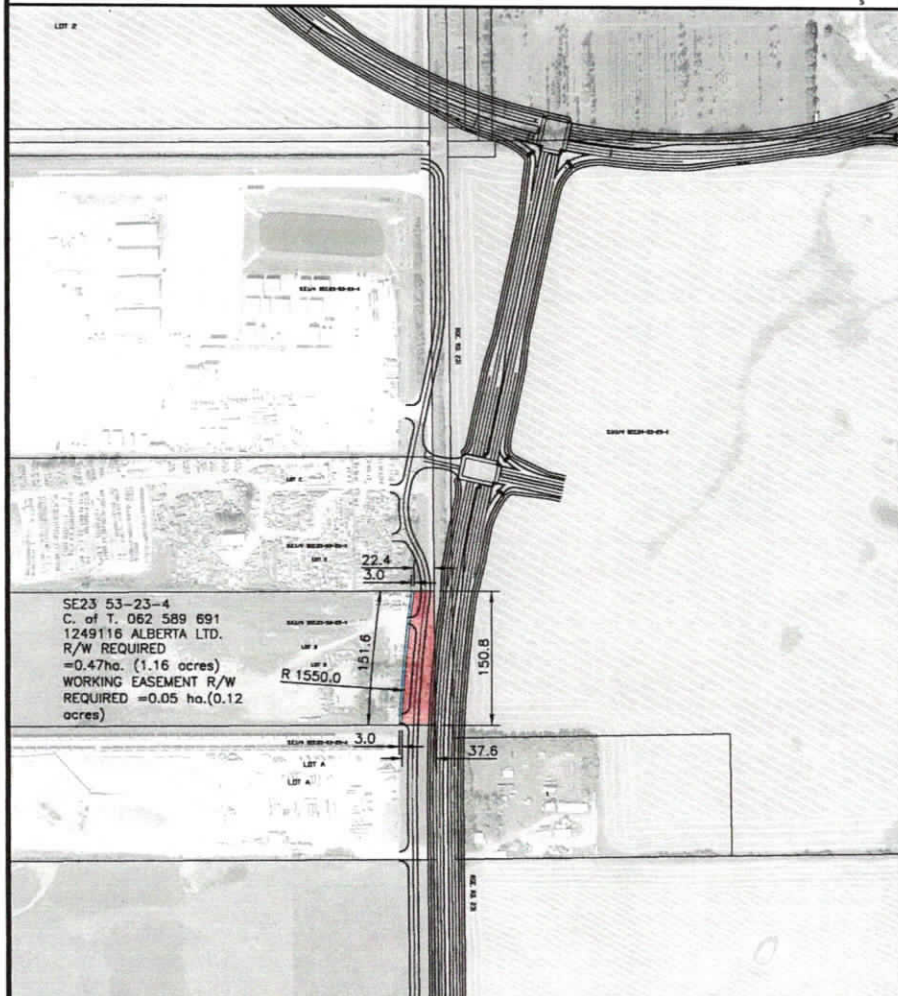
Director, Legislative and Legal Services

The full name and address of the expropriating authority is:

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

SCHEDULE "A"

INDIVIDUAL OWNERSHIP PLAN



LOT B, BLOCK - PLAN 2354RS
 S.E.1/4 Sec.23 Twp.53 Rge.23 W.4 Mer.
 AREA: R/W REQUIRED
 0.47 ha.(1.16 acres)
 WORKING EASEMENT
 0.05ha. (0.12 acres)

Drawn By: H.E.	File No.: 1135 500044
Date Drawn: 09/07/20	Scale: 1:5000
Revised Date:	DWG No.: ROW-03
Revision No.	
LAND MANAGEMENT SERVICES	
PLANNING & DEVELOPMENT SERVICES	
STRATHCONA COUNTY	

MAIL  POSTE

Canada Post Corporation/Société canadienne des postes

80038-0396 TDM (RD)

Trace Mail Data Capture Document

See reverse for instructions

Document de saisie des données sur le courrier repérable

Voir les instructions au verso

Responsibility Centre	Centre de responsabilité
Date Y A M D J	
21	04 29

Date Stamp	Timbre à date

Important Check one box only

Important Cocher une case seulement

<input type="checkbox"/> Originating Mail	<input type="checkbox"/> Courier d'origine local	<input type="checkbox"/> Attempted Delivery	<input type="checkbox"/> Essai de livraison	<input type="checkbox"/> Successful Delivery	<input type="checkbox"/> Objet livré
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**REGISTERED
DOMESTIC**
CUSTOMER RECEIPT

**RECOMMANDÉ
RÉGIME INTÉRIEUR**
REÇU DU CLIENT



To Destinataire		FOR DELIVERY CONFIRMATION		CONFIRMATION DE LA LIVRAISON	
Name 1249116 Alberta Ltd.	Name	canadapost.ca	or/ou	postescanada.ca	
Address 479 Meadowview Terrace	Adresse	1 888 550-6333			
City / Prov. / Postal Code Sherwood Park Alberta T8H 1R1	Ville / Prov. / Code postal	CPC Tracking Number Numéro de repérage de la SCP RN 504 674 956 CA			
Declared Value Value déclarée \$ 11.67					

33-086-584 (17-12)

This is Exhibit "C" referred to in the
Affidavit of Rebecca Daw

4 Sworn/Affirmed before me
this 10 day of June, A.D. 2021.

A Commissioner for Oaths in and for the Province of
Alberta

5 **LORNE I. RANDA**
Barrister & Solicitor
Notary Public and Commissioner
for Oaths in and for Alberta

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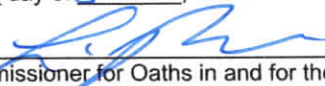
Route No. N° d'itinéraire

Signature



This is Exhibit "D" referred to in the
Affidavit of Rebecca Daw
Sworn/Affirmed before me
this 10 day of June, A.D. 2021.

Date: 2021/05/05


A Commissioner for Oaths in and for the Province of
Alberta

Dear Sir or Madam

Please find below the scanned delivery date and signature of the recipient of the item identified below:
LORNE I. RANDA
Barrister & Solicitor
Notary Public and Commissioner
for Oaths in and for Alberta

Item Number RN504674956CA

Product Name Registered Mail

Reference Number 1 Not Applicable

Reference Number 2 Not Applicable

Delivery Date (yyyy/mm/dd) 2021-05-03

Signatory Name

Signature unavailable or not requested.

Signature

Yours sincerely,

Customer Relationship Network

1-888-550-6333.

(From outside Canada 1 416 979-3033)

This copy confirms to the delivery date and signature of the individual who accepted and signed for the item in question. This information has been extracted from the Canadapost data warehouse



This is Exhibit "E" referred to in the
Affidavit of Rebecca Daw
Sworn/Affirmed before me
this 10 day of June, A.D. 2021.

LAND TITLE CERTIFICATE

[Signature]
A Commissioner for Oaths in and for the Province of
Alberta

LORNE I. RANDA
Barrister & Solicitor
Notary Public and Commissioner
for Oaths in and for Alberta

S
LINC SHORT LEGAL
0010 458 073 2354RS;;B

TITLE NUMBER
062 589 691

LEGAL DESCRIPTION
PLAN 2354RS
LOT B
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 12.1 HECTARES (29.98 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;23;53;23;SE

MUNICIPALITY: STRATHCONA COUNTY (SHERWOOD PARK)

REFERENCE NUMBER: 892 108 162

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
062 589 691	21/12/2006	TRANSFER OF LAND	\$1,319,120	\$1,319,120

OWNERS

1249116 ALBERTA LTD.
OF 429 MEADOWVIEW TERRACE
SHERWOOD PARK
ALBERTA T8H 1X7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
052 106 807	22/03/2005	ZONING REGULATIONS BY - HER MAJESTY THE QUEEN IN RIGHT OF CANADA C/O THE MINISTER OF NATIONAL DEFENCE 101 COLONEL BY DRIVE OTTAWA ONTARIO K1A0K2

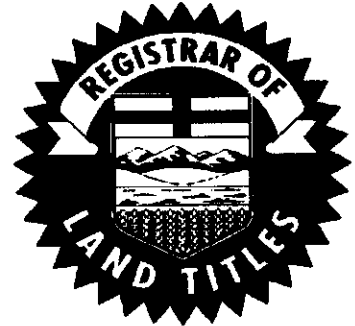
TOTAL INSTRUMENTS: 001

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF APRIL,
2021 AT 10:11 A.M.

ORDER NUMBER: 41439660

CUSTOMER FILE NUMBER: 71011-0001



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) .