

**ALBERTA GOVERNMENT SERVICES  
LAND TITLES OFFICE**

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**4403HB .**

**ORDER NUMBER: 27770629**

**ADVISORY**

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# CAVEAT

## FORBIDDING REGISTRATION

To the Registrar of the South Alberta Land Registration District

Take Notice that [ The City of Calgary

in the Province  
claims an in

of a building scheme attached hereto, in the

Lots	Block	Plan	Lots	Block	Plan
11 to 14 incl.	1	3390-A.M.	10 to 15 incl.	13	6498-H.A.
17 to 23 incl.	1	3390-A.M.	1 to 12 incl.	1	6498-H.A.
13	1	6498-H.A.	1 to 10 incl.	4	6498-H.A.
1 to 22 incl.	2	6498-H.A.	11 to 25 incl.	5	6498-H.A.
1 to 20 incl.	3	6498-H.A.	11 to 20 incl.	6	6498-H.A.
16 to 25 incl.	4	6498-H.A.	1 to 15 incl.	8	6498-H.A.
1 to 10 incl.	5	6498-H.A.	1 to 15 incl.	9	6498-H.A.
26 to 37 incl.	5	6498-H.A.	25 to 35 incl.	9	6498-H.A.
1 to 10 incl.	6	6498-H.A.	9 to 14 incl.	10	6498-H.A.
1 to 22 incl.	7	6498-H.A.	1 to 11 incl.	12	6498-H.A.
1 to 8 incl.	10	6498-H.A.	1 to 9 incl.	13	6498-H.A.

EXCEPTING thereout in each and every case all mines and minerals.

Forbids the registration of any part of the estate or interest in the land which may be subject to the claim.

Appoints the office of the Registrar, City Hall, Calgary, Alberta, as the place at

which notice and proceedings relating hereto may be served.

DATED this 8th day of March A.D. 1956

Witness THE CITY OF CALGARY,  
BY: *[Signature]*  
Mayor  
*[Signature]*  
City Clerk

I make oath and say as follows:  
(1) I am the within named  
(2) I believe

has a good and valid claim upon the said land and I say that this Caveat is not being filed for the purpose of delaying or embarrassing any person interested in or proposing to deal therewith.

SWORN at  
in the Province of Alberta  
this day of A.D. 19  
Before me,

A Commissioner for Oaths in and for the Province of Alberta.

BUILDING SCHEME

PLANS SOUTH RICHMOND PARK CALGARY 3390-A.M. and 6498-B.A.

The City of Calgary claims an interest in the lands described in Schedule "A" and Schedule "B" hereto by virtue of a building scheme which shall apply to said lands. The said building scheme contains certain building and land use restrictions and conditions which are set out below, and each purchaser of any lot described in Schedule "A" and Schedule "B" shall covenant to comply with such restrictions and conditions.

1. The lots described in Schedule "A" and Schedule "B" hereto shall be deemed to be a building scheme and the land use and building restrictions and conditions herein shall be deemed to be covenants running with the land and shall be binding upon and enure to the benefit of all lots and owners of lots in the said scheme and in such subsequent plans of subdivision of the said lands in Schedule "A" and Schedule "B" hereto as may be hereafter registered in the Land Titles Office. Such land use and building restrictions and conditions may be enforced by the owner of any lot referred to in Schedule "A" or Schedule "B" hereto, or by The City of Calgary by reason of ~~the fact that the said lands~~ parks, public reserves or other property in Plans South Richmond Park Calgary 3390-A.M. and 6498-B.A. X
2. Only one dwelling house and one private garage attached or unattached to such dwelling house may be erected on each lot described in the Schedules hereto. Such private garage shall in either case conform in style and exterior finish to the dwelling house erected on the same lot. This regulation shall not, however, be interpreted so as to prohibit a dwelling house from being erected on any two lots described in the Schedules hereto or upon any re-subdivided lots, but in no case shall any re-subdivision be permitted which would reduce the frontage or area of any lot included in the scheme.
3. Only single family dwelling houses shall be erected upon any of the lots described in Schedule "A" hereto and only single family dwelling houses or two family dwelling houses shall be erected upon the lots described in Schedule "B" hereto.
4. A dwelling house erected upon any lot described in the Schedules hereto shall not exceed two storeys.

issued as Restriction  
Conditions referred to in  
Court regd as 4403 H.B  
is received for City of  
Logan or application

~~20-4403 H.B. 20-4403 H.B.~~

5. The boundaries of a single storey or split level dwelling house erected upon any lot described in the Schedules hereto shall enclose not less than 1,000 square feet in area at ground level, and a two storey dwelling house shall be not less than 800 square feet in area on the ground floor level. The dimensions of any attached or unattached garage, porch, veranda, sun room or other appurtenant structure shall be excluded in computing such ~~ground level~~ or ground floor level.
6. A building erected on any lot described in the Schedules hereto shall be not less than 25 feet from the front property line of the lot and not less than a distance equal to 10 per cent of the width of the lot from each of the side lines of the lot. Measurements shall be made in the same manner as similar measurements are made pursuant to the Building By-law of The City of Calgary. X
7. The foundation for a dwelling house on any lot or lots in the Schedules hereto constituting an approved building site must be completed on said building site prior to the expiration of one year from the date of purchase of the said lot or lots from The City of Calgary. Time shall be of the essence and if any purchaser has not complied with the requirements in this paragraph contained, The City of Calgary as vendor may regard as cancelled any sale of such lots as are referred to in this paragraph and may sell such lots to any other purchaser.
8. No lot in the building scheme or any building erected thereon shall be used for any trade or business or otherwise than for private residential purposes.
9. If any dispute or difference arises over the interpretation of the restrictions and conditions numbered 4, 5, and 6, such dispute or difference shall be referred to the City Engineer of The City of Calgary and his decision shall be final.
10. Failure to enforce any land use or building restriction or condition herein shall not constitute a waiver of such restriction or condition and any restriction or condition herein may be enforced as soon as a breach of such restriction or condition occurs.

Schedule "A"

<u>Lots</u>	<u>Block</u>	<u>Plan</u>
11 to 14 inclusive	1	3390-A.N.
17 to 23 inclusive	1	3390-A.M.
1 to 10 inclusive	1	6498-H.A.
1 to 20 inclusive	3	6498-H.A.
16 to 25 inclusive	4	6498-H.A.
1 to 10 inclusive	5	6498-H.A.
26 to 37 inclusive	5	6498-H.A.
1 to 10 inclusive	6	6498-H.A.
1 to 22 inclusive	7	6498-H.A.
1 to 8 inclusive	10	6498-H.A.
10 to 15 inclusive	13	6498-H.A.

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<u>Lots</u>	<u>Block</u>	<u>Plan</u>
1 to 12 inclusive	1	6498-H.A.
1 to 10 inclusive	4	6498-H.A.
11 to 25 inclusive	5	6498-H.A.
11 to 20 inclusive	6	6498-H.A.
1 to 15 inclusive	8	6498-H.A.
1 to 15 inclusive	9	6498-H.A.
25 to 35 inclusive	9	6498-H.A.
9 to 14 inclusive	10	6498-H.A.
1 to 11 inclusive	12	6498-H.A.
1 to 9 inclusive	13	6498-H.A.