



## **AGENDA**

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, MAY 25, 2021 AT 3:30 PM.

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	<b><u>MOTION</u></b>
<b>1. CALL TO ORDER</b>	
<b>2. ADOPTION OF AGENDA</b>	<b>X</b>
<b>3. ADOPTION OF THE MINUTES</b>	
ITEM No.3.1      Minutes of Regular Meeting of Subdivision Authority: April 26, 2021	<b>X</b>
<b>4. SUBDIVISION APPLICATION(S)</b>	
ITEM No.4.1      Subdivision TT 21-0-002 - The Meadows Phase 1	<b>X</b>
ITEM No.4.2      Subdivision TT 21-0-003 - 5211 & 5215 43 Ave.	<b>X</b>
<b>5. CLOSE OF MEETING</b>	<b>X</b>

## Subdivision Authority Request for Decision

**Meeting Date:** May 25, 2021

**Subject:**

Minutes of Regular Meeting of Subdivision Authority: April 26, 2021

**Recommendation:**

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on April 26, 2021, as presented.

**Background:**

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.

**Legislation / Authority:**

Municipal Government Act, Section 208(1)(a)(c).

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

N/A

**Service Level / Staff Resource Implication:**

N/A

**Justification:**

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.



**Alternative(s):**

Council adopts the minutes of the Regular Meeting of Subdivision Authority held on April 26, 2021 as amended.

**Attachment(s):** Minutes

**APPROVALS:**

**Originated By:**  
Raeanne Keer

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON MONDAY, APRIL 26, 2021, AT 3:30 PM.

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**Mayor**

Andrew Prokop

**Councillors**

Garth Bekkering

Jack Brewin

Carly Firth

Mark Garner

Joe Strojwas

**Co-Chief Administrative Officers**

John Orwa

Gary Scherer

**Staff**

Ramez Ibrahiem

Phyllis Monks

Kattie Schlamp

Kerry Van Ham (Via teleconference)

**CALL TO ORDER**

Mayor Prokop called the meeting to Order at 3:30 PM.

**ADOPTION OF AGENDA**

Mayor Prokop inquired if there were any additions or deletions to the Agenda, and there were none.

RES. 5/2021

MOVED by Councillor Garner that the Subdivision Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

5/2021

Meeting Date  
4/26/2021

## ADOPTION OF THE MINUTES

### 1) Minutes of Regular Meeting of Subdivision Authority: January 25, 2021

RES. 6/2021            MOVED by Councillor Firth that the Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on January 25, 2021, as presented.

CARRIED UNANIMOUSLY

## SUBDIVISION APPLICATION(S)

### 1) Subdivision TT 21-0-001

K. Schlamp, Subdivision and Development Officer, stated that Administration received a subdivision application for Phase 5 of Prairie Lake Estates to create a total of 10 residential lots, a municipal reserve lot, two walkways, and road development to access the parcels. She stated that the current lot is designated as Residential Street-Oriented Multiple Dwelling District (R-3), and that the new lots would continue with the same designation.

K. Schlamp stated that the Development Authority (Municipal Planning Commission) reviewed the subdivision application at their Regular Meeting held on April 19, 2021, and have recommended it to Council for approval.

RES. 7/2021            MOVED by Councillor Firth that the Subdivision Authority approves Subdivision TT 21-0-001, Lot 1, Block 100, Plan 101 2068. Within NW ¼ of Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 5702 43 St., with the following conditions:

1. Approval shall apply to a residential subdivision plan within Lot 1, Block 100, Plan 101 2068 NW ¼ of Sec. 6, Twp. 10, Rng. 16, W4M;

6/2021

Meeting Date  
4/26/2021

## SUBDIVISION APPLICATION(S) – CONT'D

### 1) Subdivision TT 21-0-001 – CONT'D

2. On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority;
3. Two Community Mailbox locations to be provided and approved by Canada Post and installed in accordance with Canada Post's Developer Requirements;
4. The Developer will be obligated to pay any outstanding offsite levies owing required by the Town of Taber Off-Site Levy Bylaw 19-2015, as amended;
5. Pursuant to Section 655(1)(b) of the *Municipal Government Act*, the Developer shall enter into a Development Agreement with the Town of Taber, to provide for the payment of levies and the installation of municipal services, road improvements and public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles;
6. The Developer will be obligated to post security, in the amount and form approved by Procedure PLN-2 Appendix B, Section 14.3(b)(ii) at 30% of all estimated construction costs;
7. Detailed landscape drawings for the Municipal Reserve area will be required as a schedule to the Development Agreement;
8. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision;

## SUBDIVISION APPLICATION(S) – CONT'D

### 1) Subdivision TT 21-0-001 – CONT'D

9. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider;
10. Any utility, road or driveway crossings, excavation work, or surface treatments to cross the Taber Irrigation District easement shall be approved by Taber Irrigation District through an Easement Agreement. Requests to be made in writing to Taber Irrigation District;
11. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications;
12. Lot numbering and a road name shall be provided by the Developer and approved by the Director of Planning and Economic Development;
13. That pursuant to Section 654(1)(d) of the *Municipal Government Act*, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement;
14. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority;
15. The walkway on the southeast corner of the development will require to be paved to a standard for fire and emergency service, to the satisfaction of the Development Authority; and,

**SUBDIVISION APPLICATION(S) – CONT'D**

**1) Subdivision TT 21-0-001 – CONT'D**

16. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

**CLOSE OF MEETING**

RES. 8/2021

MOVED by Councillor Bekkering that this Regular Meeting of the Subdivision Authority is hereby Closed.

CARRIED UNANIMOUSLY AT 3:34 PM

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
INTERIM CHIEF ADMINISTRATIVE OFFICER

9/2021

Meeting Date  
4/26/2021



## Subdivision Authority Request for Decision

**Meeting Date: May 25, 2021**

**Subject:** Subdivision TT 21-0-002 - The Meadows Phase 1

**Recommendation:**

That the Subdivision Authority approve Subdivision TT 21-0-002, within E ½ of Sec. 7, Twp. 10, Rge. 16, W4M, civically described as 7000 50 St., with the following (11) conditions:

1. That approval shall apply to a residential subdivision plan within E ½ of Sec. 7, Twp. 10, Rng. 16, W4M.
2. On-site stormwater retention and low impact development considerations should be utilized in the development, to the satisfaction of the Development Authority.
3. The developer will be required to provide Community Mailbox locations to the approval of Canada Post and installed in accordance with Canada Post's Developer Requirements.
4. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles.
5. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds and erosion and sediment control during development of all phases of the subdivision.
6. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
7. Any utility, road or driveway crossings, excavation work, or surface treatments to cross the Taber Irrigation District easement shall be approved by Taber Irrigation District through an Easement Agreement. The developer has provided copies of executed agreements with the Taber Irrigation District.
8. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications.
9. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
10. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.
11. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

**Background:**

Council and Administration have been working with Douglas J. Bergen & Associates to develop 60 acres for a comprehensively designed manufactured housing facility for several years. At the April 12, 2021 regular meeting of Council, the Meadows of Taber Concept Plan was approved to guide development of the neighbourhood and the \$5,948,263 was allocated towards the project.

RES. 166/2021 MOVED by Councillor Firth that Council approves The Meadows of Taber Concept Plan, as presented.

CARRIED UNANIMOUSLY

RES. 173/2021 MOVED by Councillor Brewin that Council directs Administration to fund the Town of Taber's portion of the Meadows of Taber Manufactured Housing Project with a total cost of \$5,948,263.00 Capital Project, with funding sources as follows:

New Debenture for Meadows of Taber - \$4,632,271.05

Unused Balance of Land Purchase Debenture - \$382,654.45

Offsite Levy Contribution - \$933,337.50

CARRIED UNANIMOUSLY

On April 12, 2021 the complete subdivision application was received by Administration for Phase One of the Meadows of Taber. The application was reviewed and circulated to internal and external stakeholders, and neighboring properties within 100 m of the subdivision on April 19, 2021. One neighbor called to express his displeasure with the plan to service through his lands. As responses are required in writing, Administration captured his thoughts for him and he signed off to agree his thoughts were accurately captured. Negotiations are still underway and options for alternative servicing routes are under consideration, if necessary. All responses received from the circulation are attached.

Also at the April 12 regular meeting of Council, Bylaw 8-2021 to amend Land Use Bylaw 13-2020 received third reading to add Direct Control District 4 (DC-4) as a new land use district and to change 7000 50 St., the subdivision area, from Urban Reserve (UR) to DC-4.

RES. 156/2021 MOVED by Councillor Strojwas that Council gives Third Reading to Bylaw 8-2021 amending Land Use Bylaw 13-2020, as presented.

CARRIED UNANIMOUSLY

Phase one of the proposed subdivision will create 101 Bare Land Condominium Units, 95 units for current development and 6 block units for future subdivision of additional phases of the Meadows.

This subdivision was recommended for approval by the Development Authority at the May 17, 2021 Municipal Planning Commission meeting.

**Legislation / Authority:**

Bylaw 10-2018 Part 3(17)(b) Subdivision and Development Authority.



**Strategic Plan Alignment:**

Develop Community and Promote Growth

**Financial Implication:**

The cost of advertising and registering the subdivision is covered by the subdivision fees.

**Service Level / Staff Resource Implication:**

Processing subdivisions is a part of the ongoing responsibilities of the Planning and Economic Development Department.

**Justification:**

Approval of this subdivision will allow the provision of affordable housing in Taber with the Meadows of Taber manufactured housing development.

**Alternative(s):**

That the Subdivision Authority approve Subdivision TT 21-0-002, within E ½ of Sec. 7, Twp. 10, Rge. 16, W4M, civically described as 7000 50 St., with amendments to the conditions.

That the Subdivision Authority does not approve Subdivision TT 21-0-002, within E ½ of Sec. 7, Twp. 10, Rge. 16, W4M, civically described as 7000 50 St., with reasons.

- Attachment(s):**
- Subdivision Application
  - Plan of Subdivision - TT 21-0-002
  - Subdivision Report TT 21-0-002
  - Lane Use District Map
  - Circulation Responses
  - Land Titles
  - Abandoned Well Map

**APPROVALS:**

**Originated By:**  
Kattie Schlamp

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_



Application for Subdivision Approval

Planning and Economic Development  
 A-4900 50<sup>th</sup> St.  
 Taber, Alberta T1G 1T1  
 Phone: 403-223-6009  
 Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: <b>DC-4</b>	Roll No: <b>7161609</b>	
Subdivision No: <b>TTZ1-0-007</b>	Subdivision Fee \$ <b>25,600</b>	Off-Site Levy: \$	Security Deposit: \$
Application Received: <b>April 12, 2021</b>	Date Advertised:	Permit Effective:	Total Fees: \$ <b>25,600</b>

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new Certificate of Title. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the follow:
  - Application fee
  - Servicing Agreement (3 copies)
  - Current Copy of Certificate of Title
  - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor ( include  a digital copy)

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

<b>Applicant:</b>	Name:	Brown Okamura & Associates Ltd.		
	Address:	Box 655 (514 Stafford Drive North)		
	Town:	Lethbridge	Postal Code:	T1J 3Z4
	Phone Res: Office	403-329-4688 ext. 29	Phone Cell:	
	Email:	d.amantea@bokamura.com		
	<b>Business License#:</b>	David J. Amantea, ALS, P.Eng		
<b>Registered Owner: (if different from applicant)</b>	Name:	Town of Taber		
	Address:	4900 - 50 Street		
	Town:	Taber	Postal Code:	T1G 1T1
	Phone Res:		Phone Cell:	
	Email:			
	<b>Interest in the proposed subdivision, if not the registered owner:</b>	<input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
<b>Legal Description of Land to be Subdivided:</b>	All/Part of the <u>NESE</u> $\frac{1}{4}$ of Section <u>7</u> Township <u>10</u> Range <u>16</u> W4M			
	Being all/part of: Lot/Unit _____ Block _____ Plan _____			
	Municipal Address (if applicable):	7000 - 50 Street		
<b>Location of Land to be Subdivided:</b>	The land is situated in the Municipality of:	Town of Taber		
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	if yes, name of Municipality:	
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	if yes, Highway No:	
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	if yes, name:	
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Use of Land to be Subdivided:</b>	Total Number of lots to be created:	101	Size of Lot(s) or range:	Varies
	Describe the existing use of the land:	Vacant Land		
	Describe the proposed use of the land:	Bare Land Condominium		
	Current land use designation:	U R		
	Proposed land use designation:			
<b>Characteristics of the Land to be Subdivided</b>	Describe any existing buildings:	Small Yard on site		
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input type="checkbox"/> No	if yes, explain: <b>Unknown</b>	

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.



Application for Subdivision Approval  
Form E  
Planning and Economic Development  
A-4900 50<sup>th</sup> St.  
Taber, Alberta T1G 1T1  
Phone: 403-223-6009  
Fax: 403-223-5530

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	Flat
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	Grass with some small trees
Type of soil (sand, loam, clay, etc.):	Unknown
Describe the manner of providing water and sewage services:	Town

I (we), DAVID AMANTIA hereby certify that I am (we are)  
Print full name(s)

- the registered owner(s)  
 authorized to act on behalf of the registered owner(s)

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Signed: D. Amantia Date: APR 1 / 2021  
Applicant

Signed: [Signature] Date: APR 12 / 21  
Registered Owner (if different than applicant)

Signed: P. Monks Date: May 13, 2021  
Development Officer

**To be completed by the registered owner(s):**

**Right of Entry:**

I, \_\_\_\_\_, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the *Municipal Government Act*.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Registered Owner

THE MEADOWS OF TABER  
PHASE 1A & 1B

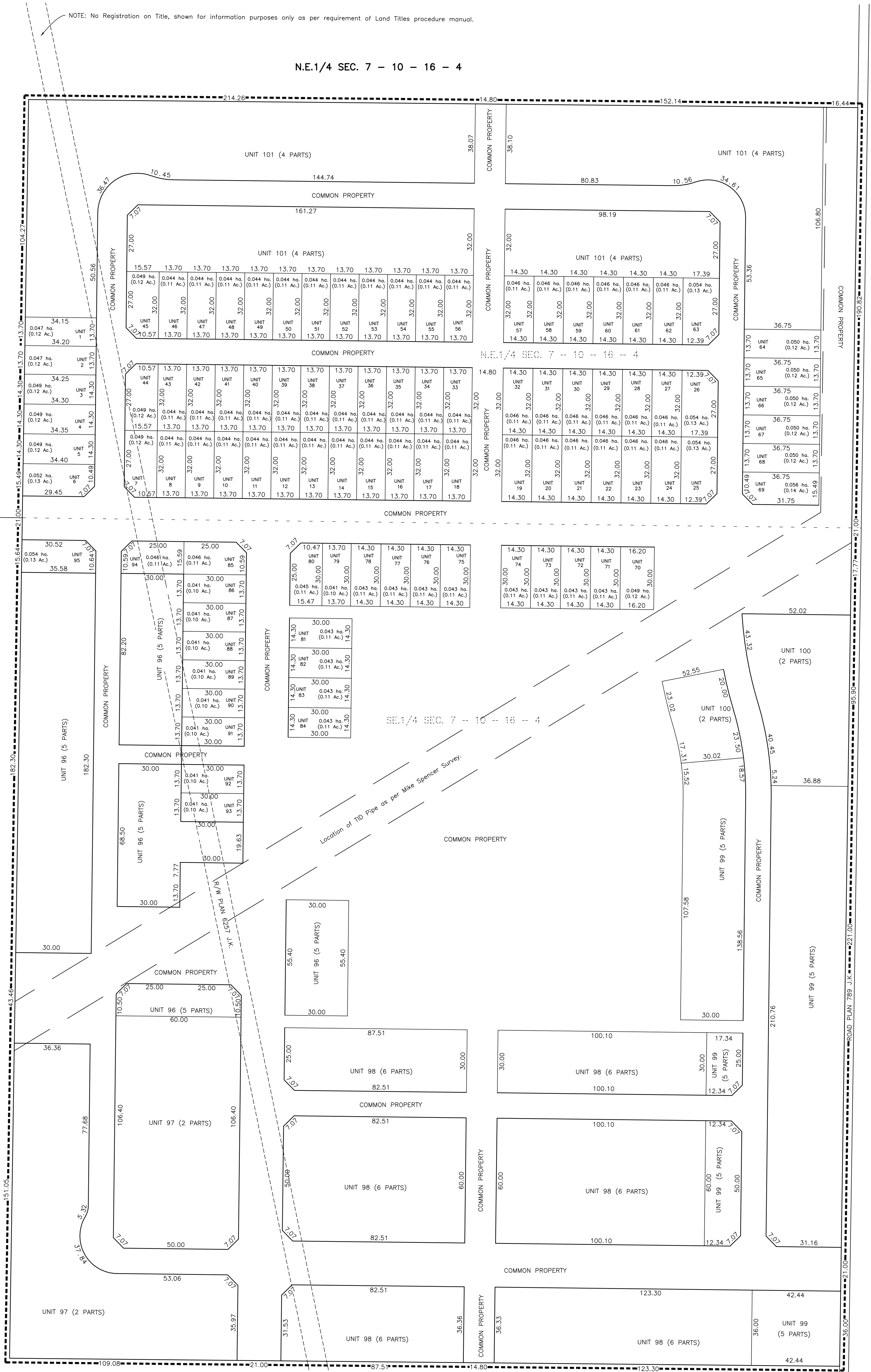
N

NOTE: No Registration on Title, shown for information purposes only as per requirement of Land Titles procedure manual.

N.E.1/4 SEC. 7 - 10 - 16 - 4

N.E.1/4 SEC. 7 - 10 - 16 - 4

S.E.1/4 SEC. 7 - 10 - 16 - 4



S.E.1/4 SEC. 7 - 10 - 16 - 4

NOTES:  
Portion to be approved is outlined thus -----  
and contains 24.01 ha.  
Distances are in metres and decimal parts thereof.  
Distances and areas are approximate and are  
subject to change upon final survey.

**boa** brown okamura & associates ltd.  
Survey Engineering Consultants  
2830 - 12 Avenue North, Lethbridge, Alberta

DOUGLAS J. BERGEN & ASSOCIATES LTD.

TENTATIVE PLAN SHOWING BARELAND CONDOMINIUM  
of part of  
E.1/2 SEC. 7; TWP. 10; RGE. 16; W.4 M.  
(C. of T. 181 090 891)

Town of Taber

APPROVED	DRAWN MJ	DATE MAR 5/21
CHECKED DJA	JOB 21-15187	
DESIGN	SHEET	
TRACED	DRAWING	
SCALE	21-15187TD	
1:1000	ISSUE	
D.J. Amantea, A.L.S.		

**SUBDIVISION APPROVING AUTHORITY  
DECISION REPORT**

**Subject:** TENTATIVE PLAN OF SUBDIVISION – 7000 50 St.

**Date:** May 13, 2021

**Subdivision Application No:** TT 21-0-002

**Proposed Subdivision Summary:**

<b><i>Applicant</i></b>	Brown Okamura & Associates Ltd.
<b><i>Owner/Developer</i></b>	Town of Taber / Douglas J. Bergen & Associates Ltd.
<b><i>Legal Description</i></b>	E ½, Sec. 7, Twp. 10, Rge 16, W4M
<b><i>Location</i></b>	7000 50 St.
<b><i>Subdivision Area</i></b>	21.04 ha (51.99 ac)
<b><i>Proposed Lots</i></b>	101 Bare Land Condominium Units
<b><i>MDP Designation</i></b>	Taber Town Plan Bylaw 7-2016
<b><i>Community ASP</i></b>	NW Area Structure Plan
<b><i>Neighbourhood Structure Plan (NSP)</i></b>	The Meadows of Taber Concept Plan
<b><i>LUB District</i></b>	Direct Control District 4 (DC-4) Land Use Bylaw 13-2020 as amended by Council from time to time.
<b><i>Existing Uses</i></b>	Vacant.

## Internal / External Circulation:

Circulation was sent out on April 19, 2021, all relevant comments are addressed within the Planning Considerations and Conditions of approval. All circulation comments are on file for review as required.

## Planning Considerations:

<b>Topography/Soil Characteristics/ Physical Characteristics</b>	The subject lands are mainly flat as they were mainly agricultural use previously.
<b>Storm Water &amp; Collection</b>	<p>Storm water runoff is expected to increase due to the development and will be addressed by both overland and piped storm water systems. A Stormwater retention pond is being constructed with the first phase of development.</p> <p>Offsite and internal servicing concepts have been approved in the Meadows of Taber Concept Plan. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval prior to development.</p>
<b>Water Supply, Sewage Disposal and Solid Waste Disposal</b>	<p>Water services are proposed to be installed in a neighbouring property and brought in from the west.</p> <p>Sanitary sewer services are proposed to enter in the northwest corner of the development connecting to the existing main line.</p> <p>Offsite and internal servicing concepts have been approved in the Meadows of Taber Concept Plan. Engineered drawings reflecting design to tie into the municipal services have been reviewed and approved by Engineering services, any changes will need to be resubmitted for approval prior to development.</p>
<b>Subdivision Design - Roads, Accessibility, &amp; Circulation</b>	The plan of subdivision is intended to create 101 condominium units (91 residential units and 10 blocks for future subdivision). All roads and common spaces within the subdivision area will be owned by the condo association and not assumed by the town.
<b>Open Space / Parks</b>	The Meadows of Taber Concept Plan includes a park space, to include a playground and pathways around a stormwater retention pond.
<b>Reserves</b>	<p>This development will include the dedication of 4.8 ha (11.86 ac) of green space consisting of pathways, parks and stormpond. The pathways will provide connectivity through the site and over to the existing pathway system along the east side of 50<sup>th</sup> street.</p> <p>A school site and joint-use recreational site is also proposed in the Meadows of Taber Concept Plan adjacent to the subdivision area on the east side of 50<sup>th</sup> Street as part of a separate development.</p>
<b>Land Use Bylaw</b>	<b>DC-4 - 101 Lots</b> Area of Site: Minimum Standard required: 350.00 m <sup>2</sup> Minimum Standard provided: <b>404.69 m<sup>2</sup></b> Width of Site: Minimum Standard required: 13.0 m Minimum Standard provided: <b>13.70 m</b>



**Recommendation:**

That the subdivision application by the Town of Taber be **APPROVED** with the following conditions:

<b><i>Prior to entering into a Servicing Agreement</i></b>	<ol style="list-style-type: none"><li>1. That approval shall apply to a residential subdivision plan within E ½ of Sec. 7, Twp. 10, Rng. 16, W4M.</li><li>2. On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.</li><li>3. The developer will be required provide Community Mailbox locations to the approval of Canada Post and installed in accordance with Canada Post's Developer Requirements.</li></ol>
<b><i>Prior to construction commencing</i></b>	<ol style="list-style-type: none"><li>4. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles.</li><li>5. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds and erosion and sediment control during development of all phases of the subdivision.</li><li>6. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.</li><li>7. Any utility, road or driveway crossings, excavation work, or surface treatments to cross the Taber Irrigation District easement shall be approved by Taber Irrigation District through an Easement Agreement. The developer has provided copies of executed agreements with the Taber Irrigation District.</li><li>8. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications.</li></ol>

<b>Prior to plan endorsement</b>	<p>9. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.</p> <p>10. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.</p> <p>11. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</p>
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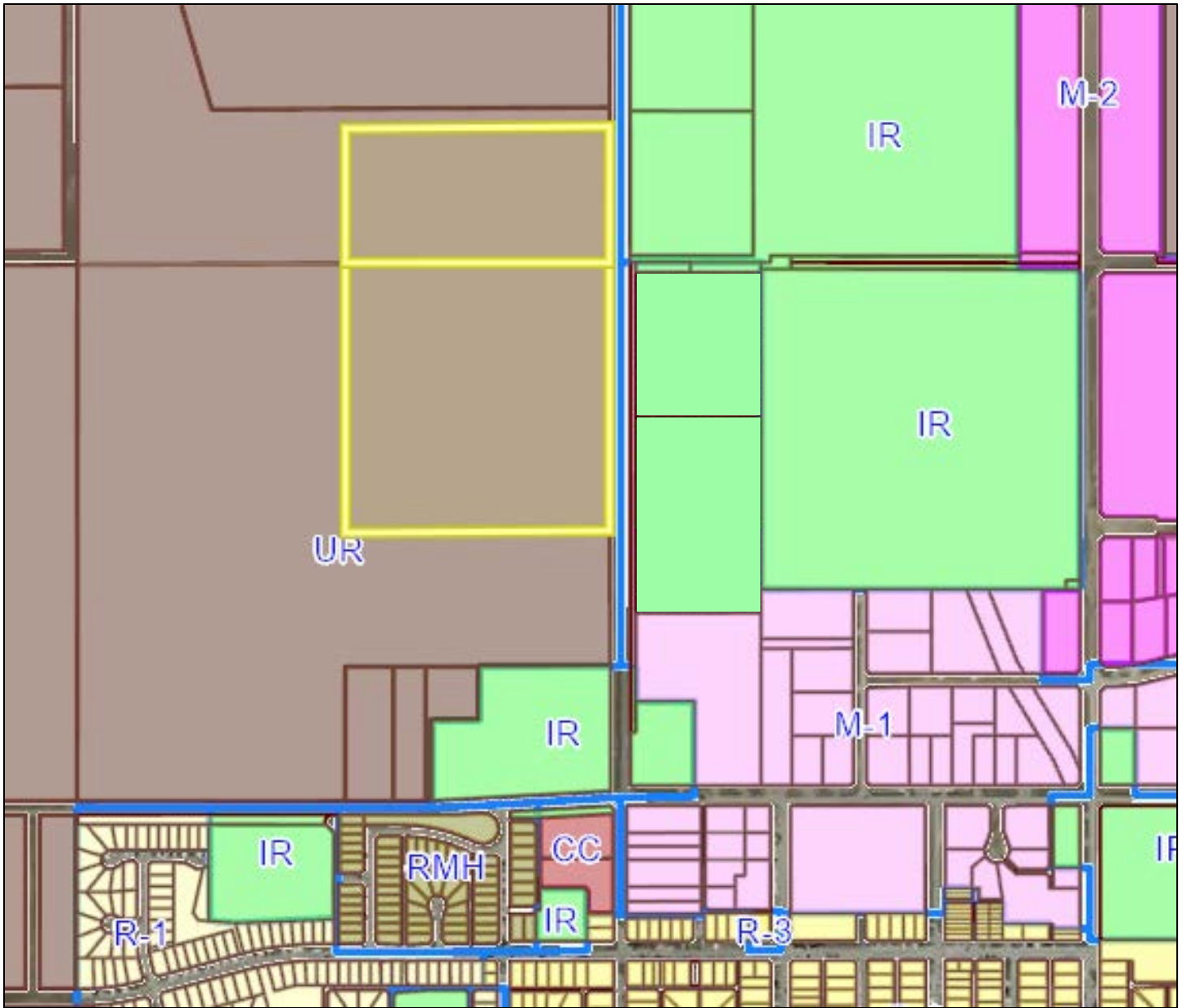
**Notations**

1. This approval is subject to all relevant environmental legislation and the Alberta Environmental Protection and Enhancement Act.
2. It is the developer's responsibility to ensure that boundary grades tie in with adjacent properties.
3. It is the developer's responsibility to determine whether the use approved by this tentative plan of subdivision is achievable or whether such use may be constrained or precluded by site conditions, including constraints on use resulting from environmental conditions or legislation or both.

<b>Author: Kattie Schlamp</b>
<b>Departmental Review:</b>

\_\_\_\_\_  
Subdivision Approving Authority

\_\_\_\_\_  
Approval Date



Land Use District Map for Proposed Subdivision TT 21-0-002

Properties subject to subdivision are indicated in yellow

**From:** [Circulations\\_HP](#)  
**To:** [Schlamp\\_Kattie](#)  
**Subject:** 21-1423 Response - Subdivision TT 21-0-002  
**Date:** Thursday, May 13, 2021 4:22:54 PM  
**Attachments:** [image004.png](#)  
[Titles.pdf](#)  
[Abandoned Well Map.pdf](#)  
[TT 21-0-002 - Application.pdf](#)  
[Plan of Subdivision.pdf](#)  
[Land Use District Map.pdf](#)

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Good Afternoon,

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Maira Wright on behalf of  
Isabel Solis-Jarek**

Sr. Administrative Coordinator | Operations Engineering | Gas Transmission  
ATCO Pipelines & Liquids Global Business Unit

**A:** 7210 42 Street, Edmonton, AB T6B 3H1

**E:** [Isabel.Solis@atco.com](mailto:Isabel.Solis@atco.com)

[ATCO.com](#) [Facebook](#) [Twitter](#) [LinkedIn](#)



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**From:** Schlamp, Kattie <[Kattie.Schlamp@taber.ca](mailto:Kattie.Schlamp@taber.ca)>

**Sent:** Monday, April 19, 2021 12:33 PM

**To:** AHS Referrals <[SHE.SouthZoneEPH@ahs.ca](mailto:SHE.SouthZoneEPH@ahs.ca)>; Alberta Transportation ([transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca)) <[transdevelopmentlethbridge@gov.ab.ca](mailto:transdevelopmentlethbridge@gov.ab.ca)>; Circulations, HP <[HP.Circulations@atco.com](mailto:HP.Circulations@atco.com)>; South District Engineering <[SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)>; Fortis Alberta ([landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)) <[landserv@fortisalberta.com](mailto:landserv@fortisalberta.com)>; jake.heide@horizon.ab.ca; Lisa Palmarin ([palmarinl@holyspirit.ab.ca](mailto:palmarinl@holyspirit.ab.ca)) <[palmarinl@holyspirit.ab.ca](mailto:palmarinl@holyspirit.ab.ca)>; Shaw Circulations (ProjectManagerSouthernAlberta@sjrb.ca) <[ProjectManagerSouthernAlberta@sjrb.ca](mailto:ProjectManagerSouthernAlberta@sjrb.ca)>; Taber Irrigation District ([tid@taberirrigationdistrict.ca](mailto:tid@taberirrigationdistrict.ca)) <[tid@taberirrigationdistrict.ca](mailto:tid@taberirrigationdistrict.ca)>; Telus Subdivision notices ([circulations@telus.com](mailto:circulations@telus.com)) <[circulations@telus.com](mailto:circulations@telus.com)>; Wendy Bauer ([Wendy.Bauer@canadapost.postescanada.ca](mailto:Wendy.Bauer@canadapost.postescanada.ca)) <[Wendy.Bauer@canadapost.postescanada.ca](mailto:Wendy.Bauer@canadapost.postescanada.ca)>

**Subject:** Subdivision TT 21-0-002

**From:** Schlamp, Kattie  
**To:** [AHS Referrals: Alberta Transportation \(transdevelopmentlethbridge@gov.ab.ca\)](mailto:transdevelopmentlethbridge@gov.ab.ca); [Atco Circulations: Atco Gas Subdivision Notices \(southdistrictengineering1@atco.com\)](mailto:atco.com); [Fortis Alberta \(landserv@fortisalberta.com\)](mailto:landserv@fortisalberta.com); [Jake Heide \(jake.heide@horizon.ab.ca\)](mailto:jake.heide@horizon.ab.ca); [Lisa Palmarin \(palmarinl@holyspirit.ab.ca\)](mailto:palmarinl@holyspirit.ab.ca); [Shaw Circulations \(ProjectManagerSouthernAlberta@sjrb.ca\)](mailto:shawcirculations.com); [Taber Irrigation District \(tid@taberirrigationdistrict.ca\)](mailto:taberirrigationdistrict.ca); [Telus Subdivision notices \(circulations@telus.com\)](mailto:circulations@telus.com); [Wendy Bauer \(Wendy.Bauer@canadapost.postescanada.ca\)](mailto:Wendy.Bauer@canadapost.postescanada.ca)  
**Subject:** Subdivision TT 21-0-002  
**Date:** Monday, April 19, 2021 12:32:00 PM  
**Attachments:** [Land Use District Map.pdf](#)  
[Plan of Subdivision.pdf](#)  
[TT 21-0-002 - Application.pdf](#)  
[Abandoned Well Map.pdf](#)  
[Titles.pdf](#)  
[image001.png](#)

---

Hello,

Please see the attachments for the subdivision outlined below:

**APPLICATION FOR SUBDIVISION OF LAND**

Our File: TT 21-0-002

Subject: **SUBDIVISION APPLICATION**

**PART OF E 1/2 SEC 7 TWP 10 RNG 16 W4M**

**(C of T 181 090 891)**

**7000 50 St., Taber, AB**

The applicant has applied, on behalf of the Town of Taber, to subdivide two lots into 101 condominium units. The lots have been recently re-designated from the Urban Reserve (UR) land use district to Direct Control 4 (DC-4) district. Please see the attached application form and Plan of Subdivision for further details.

In accordance with Section 5 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision by noon on May 12, 2021.

Please contact this office at 403-223-6009 or email [kattie.schlamp@taber.ca](mailto:kattie.schlamp@taber.ca) if you require any further information.

Thank you,

***Kattie Schlamp***

Subdivision and Development Officer

Town of Taber

Phone: 403.223.6009

[www.taber.ca](http://www.taber.ca)

Twitter: @TaberEcDev

LinkedIn: Taber Economic Development

**From:** [Danny Lo](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002  
**Date:** Wednesday, May 5, 2021 8:19:43 AM  
**Attachments:** [image004.png](#)  
[image001.png](#)

---

Hi Kattie, no concerns noted.

Ting (Danny) Lo, BSc, BTech, CPHI(C)  
Executive Officer/Public Health Inspector (Taber & Area)  
Lethbridge Community Health Centre  
801 1 Avenue S  
Lethbridge, AB T1J 4L5  
Email: [ting.lo@ahs.ca](mailto:ting.lo@ahs.ca)/[danny.lo@ahs.ca](mailto:danny.lo@ahs.ca)  
Phone: 587-787-3367  
Fax: 403-320-0145  
After Hours: 1-844-388-6691



**From:** [Rex, Erica](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002  
**Date:** Thursday, April 22, 2021 12:56:10 PM  
**Attachments:** [image004.png](#)

---

ATCO has no concern with the proposed subdivision.

Thank you,

**Erica Rex, P. Eng., M.Sc.**

Engineer, South District Engineering  
Natural Gas

E. [Erica.Rex@ATCO.com](mailto:Erica.Rex@ATCO.com)

D. [SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)

T. 587-220-5685

A. 410 Stafford Dr. N, Lethbridge, Alberta, Canada, T1H 2A9

OH. 7:30am – 4:00pm Mon-Fri

[ATCO.com](http://ATCO.com) [Facebook](#) [Twitter](#) [LinkedIn](#)



**From:** [Chris Rvachew](#) on behalf of [circulations](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002  
**Date:** Wednesday, April 21, 2021 1:15:53 PM  
**Attachments:** [image005.png](#)

---

Good Afternoon,

TELUS Communications Inc. has no objections to the mentioned circulation.

Thanks,

**Chris Rvachew | Real Estate Specialist**  
**Customer Network Implementation | TELUS | Rights of Way**  
2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
Phone: (403) 384-3066 | [circulations@telus.com](mailto:circulations@telus.com)

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to [circulations@telus.com](mailto:circulations@telus.com).

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[Download the app](#) today!



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*Not to be forwarded or copied without express consent of the originator.*

AT File Reference: RSDP035424  
Our Reference: 2512-E½ 7-10-16-W4M (864)  
Your Reference: TT21-0-002

April 22, 2021

Kattie Schlamp  
[Kattie.schlamp@taber.ca](mailto:Kattie.schlamp@taber.ca)  
Subdivision & Development Officer  
Town of Taber  
Administration Office  
A 4900 – 50 Street  
Taber, AB T1G 1T1

Dear Ms. Schlamp:

**RE: PROPOSED SUBDIVISION  
PORTION OF E½ 7-10-16-W4M  
TOWN OF TABER**

Reference your file to create 101 condominium units for residential use at the above noted location.

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017("the regulation").

Alberta Transportation's primary objective is to allow subdivision and development of properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the parcels to be created will gain indirect access to the provincial highway network solely by way of the local street system. Given this, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the 101 condominium units as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding the foregoing, the applicant is advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.



The subject property is within the noted control lines; however, given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in this instance, a permit from Alberta Transportation will not be required, and development of the condominium units could proceed under the direction, control, and management of the Town of Taber subdivision and development land use authority. The applicant could contact the undersigned, at Lethbridge 403-388-3105, in this regard

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application.

Yours truly,

Leah Olsen  
Development/Planning Technologist  
403-388-3105

LO



Erin Aldcroft  
Land Department

**FortisAlberta Inc.**  
320 - 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 587-775-6331  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email: [erin.aldcroft@fortisalberta.com](mailto:erin.aldcroft@fortisalberta.com)

May 4, 2021

Town of Taber  
4900A 50 Street  
Taber, Alberta  
T1G 1T1

**Attention:** Kattie Schlamp

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320096737

**MD File No.:** 21-0-002

**Location/Legal Description:** E 07-10-16-W4

**Customer Name:** The Town of Taber

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Erin Aldcroft'.

Erin Aldcroft

RE: 320096737

May 12, 2021

Kattie Schlamp,  
Subdivision and Development Officer  
Town of Taber  
A – 4900 50 St.  
TABER, Alberta T1G 1T1

**Re: Subdivision Application within E ½ 07-10-W4M  
(C of T 181 090 891)  
7000 50 St., Taber  
Your File: TT21-0-002**

---

Dear Kattie;

The Taber Irrigation District (TID) has reviewed the above-referenced application and tentative plan Dwg. No. 21-15187. TID has no objection to the proposed plan subject to acknowledgement and follow up to the comments submitted April 09, 2021 on The Meadows of Taber Concept Plan.

Please refer again to these comments (enclosed), as several need to be addressed at the Town's and/or developer's earliest convenience.

Sincerely,



Christopher W. Gallagher, P. Eng.  
District Manager

cc: K. Ross, C. Haugan, B. Jensen

encl: TID Comments on Concept Plan for The Meadows (April 09, 2021)

April 09, 2021

Kattie Schlamp,  
Subdivision Development Officer  
Town of Taber  
A – 4900 50 St.  
Taber, Alberta T1G 1T1

**Re: The Meadows of Taber Concept Plan**

---

Dear Kattie;


The Taber Irrigation District (TID) has reviewed the above-referenced concept plan and submits the following comments:

1. The Town of Taber has 38 irrigation acres on this parcel that must be removed because the residential designation does not allow these to remain. Instructions from the Town are that the irrigation acres are to be sold back to TID and the equivalent value used to purchase allocation under the existing Water Conveyance Agreement for park irrigation purposes under TID's amended water license. Paperwork for this is in process awaiting confirmation from the Town on particulars.
2. The plan appears to show a green strip over a majority of the TID pipeline easement running diagonally from the southwest to the northeast through the southern portion of the development and along the east border of the northern portion. This meets our general requirements for surface enjoyment of the easement. Please ensure that this is maintained and used as a green strip, gravel parking area or other land use that would comply with the easement. Do not construct paved pathways, plant trees or large shrubs, or install any structures or services within pipeline easement without prior written consent of TID. Unauthorized encroachments will be removed at the owner's (developer → Town) cost.
3. The owner will be responsible for all costs to maintain/restore surface works during the life of the development. TID will not be responsible for any costs associated with disturbance within the pipeline easement due to pipeline leaks or when exercising our rights of access. This includes any pipeline maintenance and repair, or construction of new irrigation works within the easement.

4. The developer is to notify District Superintendent Barry Jensen (403-330-1070) as each significant reach of the park area is complete so that pipeline warning signage can be installed. The owner is to protect the warning signs from damage or removal and advise TID of any required replacements.
5. The owner will allow reasonable access of vehicles, equipment and supplies to the TID pipeline easement by TID or as assigned, using the route of least disturbance and not limited to roads and trails within the development. Where this is not reasonable, TID will access through the park along the TID easement.
6. Where required infrastructure and utilities cross the pipeline easement, obtain a crossing agreement or agreements from TID that covers all crossing occurrences for each crossing type. This includes but is not limited to roads, sidewalks, water, sanitary, stormwater (pipe/surface), power, gas and communications. The developer must make every effort to minimize and consolidate crossings. Contact Engineering Services Manager Colin Haugan at the TID office to arrange for the appropriate agreements. TID is registered with Alberta One-Call and will respond to locate requests. Crossings that require exposure of the TID pipeline other than hydrovac verification of location/elevation/grade are to be designed and constructed in compliance with the crossing agreement and the instructions of a TID engineer and shall not take place while the TID pipeline is in operation without prior written consent of TID.
7. TID requests that the developer reconfigures Meadows Cres. (46 St.), 47 St. and Meadows Lane in the southwest corner of the development to eliminate one of these road crossings, or at least the intersection of Meadows Cres. and Meadows Lane directly over the TID pipeline.
8. As the yard associated with the maintenance shop is directly over the pipeline easement, please ensure this area is not paved (gravel is acceptable), and that no permanent structures are constructed. It is advised that parking and stockpiling of materials over this area be minimized as TID may need access on short notice.
9. Please ensure the concrete gutter/swale passing over the TID pipeline easement into the storm pond is adequately protected from downcutting erosion and seepage. This is to prevent any adverse effects on the graded TID pipeline backfill, bedding and haunch material. This is to avoid the potential costs of repair that the owner would incur under item 3 above. Ensure the storm water system, including the storm pond is designed and operated to similarly prevent adverse effects to the TID pipeline.
10. TID has existing irrigation deliveries near the southwest corner of the development by the proposed Maintenance Shop and Yard, and near the east border of the development north of where the pipeline/park turns north. The Town is permitted to use TID irrigation water accessed from these turnouts for irrigating the park areas through amendment to the existing Water Conveyance Agreement with TID for this purpose, as referenced in item 1. Confirm amendment to the Water Conveyance Agreement through Land Technician Kyla Ross at the TID office, and access to TID turnouts through District Superintendent Barry Jensen (403-330-1070).

TID appreciates the opportunity to comment on the Concept Plan and for the early consultations made before, during and subsequent to preparation of the plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Gallagher", is written over a light grey rectangular background.

Christopher W. Gallagher, P. Eng.  
District Manager

cc: TID Board of Directors, K. Ross, C. Haugan, B. Jensen

**From:** Schlamp, Kattie  
**To:** [Cory Armfelt \(Cory.Armfelt@taber.ca\)](mailto:Cory.Armfelt@taber.ca); [Donna Weiss \(Donna.Weiss@taber.ca\)](mailto:Donna.Weiss@taber.ca); [Flaherty, Christopher](mailto:Flaherty.Christopher); [Gary Scherer \(Gary.Scherer@taber.ca\)](mailto:Gary.Scherer@taber.ca); [Graham Abela \(gabela@taber.ca\)](mailto:Graham.Abela@taber.ca); [Hamilton, Brent](mailto:Hamilton.Brent); [Janzen, Rob](mailto:Janzen.Rob); [Kerry Van Ham \(admin@taber.ca\)](mailto:Kerry.Van.Ham@taber.ca); [Phillips, Dawn](mailto:Phillips.Dawn); [Phyllis Monks \(Phyllis.Monks@taber.ca\)](mailto:Phyllis.Monks@taber.ca); [Ramin Lahiji \(Ramin.Lahiji@taber.ca\)](mailto:Ramin.Lahiji@taber.ca); [Steve Munshaw \(Fire.Chief@taber.ca\)](mailto:Steve.Munshaw@taber.ca)  
**Subject:** Subdivision TT 21-0-002 - The Meadows of Taber  
**Date:** Monday, April 19, 2021 12:30:00 PM  
**Attachments:** [Abandoned Well Map.pdf](#)  
[Titles.pdf](#)  
[image001.png](#)  
[TT 21-0-002 - Application.pdf](#)  
[Plan of Subdivision.pdf](#)  
[Land Use District Map.pdf](#)

---

Good Afternoon,

Please see the attachments for the subdivision outlined below:

**APPLICATION FOR SUBDIVISION OF LAND**

Our File: TT 21-0-002

Subject: **SUBDIVISION APPLICATION**

**PART OF E ½ SEC 7 TWP 10 RNG 16 W4M**

**(C of T 181 090 891)**

**7000 50 St., Taber, AB**

The applicant has applied, on behalf of the Town of Taber, to subdivide two lots into 101 condominium units. The lots have been recently re-designated from the Urban Reserve (UR) land use district to Direct Control 4 (DC-4) district. Please see the attached application form and Plan of Subdivision for further details.

To assist with creating conditions of subdivision for this file, please respond with comments by **noon on May 12, 2021**. If you have no comments, please reply with "No Comments". This subdivision will be taken to the May 17 MPC meeting and May 25 Subdivision Authority meeting.

Thank you,

*Kattie Schlamp*

Subdivision and Development Officer

Town of Taber

Phone: 403.223.6009

[www.taber.ca](http://www.taber.ca)

Twitter: @TaberEcDev

LinkedIn: Taber Economic Development



Taber  
Economic  
Development

**From:** [Munshaw, Steve](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002 - The Meadows of Taber  
**Date:** Monday, April 19, 2021 12:52:54 PM  
**Attachments:** [image005.png](#)

---

No comment.

Thanks

*Steve Munshaw*

Fire Chief

Town of Taber

\*\*\*Please note our address change\*\*\*

5207A 49 Avenue (4897)

Taber, Alberta T1G 2E1

Phone (403) 223-6016

E-mail: [fire.chief@taber.ca](mailto:fire.chief@taber.ca)



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**From:** [Scherer, Gary](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002 - The Meadows of Taber  
**Date:** Thursday, May 6, 2021 9:19:41 AM  
**Attachments:** [image001.png](#)

---

No concerns

Gary Scherer

Director of Engineering and Public Works Town of Taber

Phone: (403) 223-6017

Cell: (403) 634-6365

Fax: (403) 223-5565

Web Site: <http://www.taber.ca>

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**From:** [Ostrup, Kory](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002 - The Meadows of Taber  
**Date:** Monday, April 19, 2021 1:49:57 PM  
**Attachments:** [image001.png](#)

---

No comment

---

**From:** [Flaherty, Christopher](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002 - The Meadows of Taber  
**Date:** Tuesday, April 20, 2021 7:29:15 AM  
**Attachments:** [image001.png](#)

---

No comment

Thanks,  
Chris

---

**From:** [Monks, Phyllis](#)  
**To:** [Van Ham, Kerry](#); [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-002 - The Meadows of Taber  
**Date:** Monday, April 19, 2021 5:08:46 PM  
**Attachments:** [Notice of Cancellation - 7000 50 Street.pdf](#),  
[image002.png](#),  
[image007.png](#)

---

Megan Sushelnitski send a cancellation. Kattie we can put this on our file as well.

### *Phyllis Monks*

Director of Planning & Economic Development

Town of Taber

A-4900 50<sup>th</sup> Street

Taber AB T1G 1T1

Phone (403) 223-5524

E-mail: [Phyllis.Monks@taber.ca](mailto:Phyllis.Monks@taber.ca)



Taber  
Economic  
Development

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---

**From:** Van Ham, Kerry <[admin@taber.ca](mailto:admin@taber.ca)>  
**Sent:** Monday, April 19, 2021 1:26 PM  
**To:** Schlamp, Kattie <[Kattie.Schlamp@taber.ca](mailto:Kattie.Schlamp@taber.ca)>  
**Cc:** Monks, Phyllis <[Phyllis.Monks@taber.ca](mailto:Phyllis.Monks@taber.ca)>  
**Subject:** RE: Subdivision TT 21-0-002 - The Meadows of Taber

Hello Kattie,

I believe that there is a current contract that takes into account the agricultural opportunities through purchasing for this piece. I couldn't find that there was a cancellation sent for this area.

Thank you.

Regards,

*Kerry Van Ham*  
Administrative Services Manager  
FOIP Coordinator  
Commissioner for Oaths



March 3, 2021

File: 420-S11/20-002

[REDACTED]  
[REDACTED]  
[REDACTED],  
[REDACTED]

**Re: NOTICE OF CANCELLATION - TABER AGRICULTURAL PROPERTIES**

Please accept this letter as written notice of cancellation and as per the outlines in Section 3 (Termination) of "quality weed control services" on the following Town owned agricultural parcel identified as part of contract no. 420-S11/20-002:

1. 7000 50<sup>th</sup> Street
  - 59 acres

This notice pertains to the aforementioned property only. A map with the highlighted property is attached to this letter. Please ensure all trees, debris and all extraneous materials are removed from the above noted property by Friday, April 2, 2021.

We thank you for your service to the Town of Taber, and look forward to continuing the working relationship as it pertains to the other properties stipulated in our agreement.

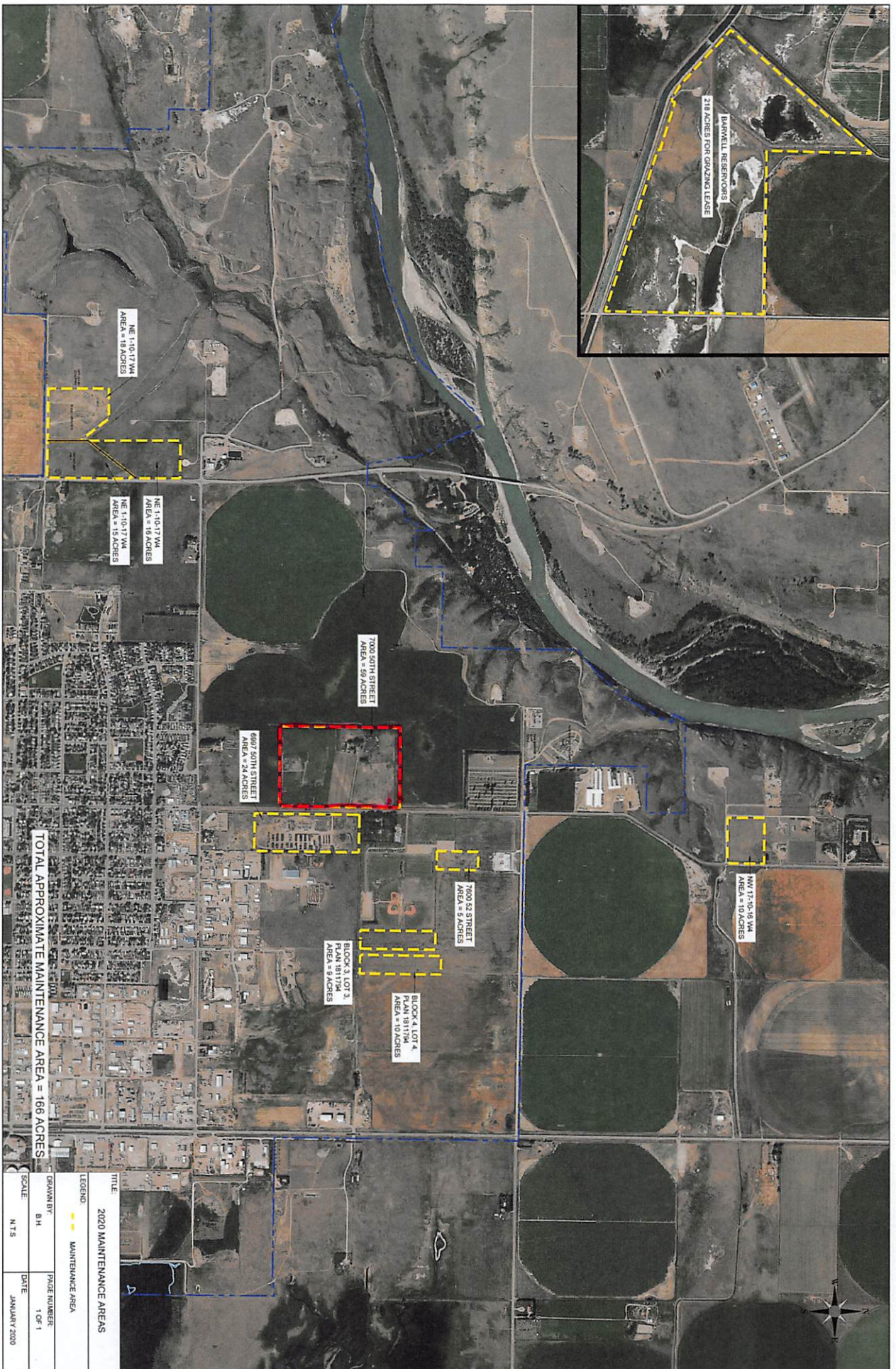
Please do not hesitate to contact me directly should you have any questions about the content of this letter.

Best Regards,

*Megan Sushelnitski, PSPP*  
Procurement Specialist

/attach

cc: Gary Scherer, Town of Taber  
John Orwa, Town of Taber  
Phyllis Monks, Town of Taber  
Louise Parsons, Town of Taber



TOTAL APPROXIMATE MAINTENANCE AREA = 166 ACRES

TITLE		2020 MAINTENANCE AREAS	
LEGEND		MAINTENANCE AREA	
SCALE	DATE	PAGE NUMBER	DATE
8/14	JANUARY 2020	1 OF 1	
N.T.S.			

**Record of Discussion - Phone Call Between Kattie Schlamp and Hiromu Urano**

**Date:** April 22, 2021

**Time** 9:43-10:10 am

**Topic:** RE: Subdivision TT 21-0-002 – The Meadows of Taber

- Mr. Urano wished to express his opposition for the subdivision of the E. ½ Sec. 7; Twp. 10; Rge. 16; W4M, known as the Meadows of Taber.
- Mr. Urano stated that the sewer line to service this subdivision could not cross through his property and this was the reason for his opposition to the subdivision.

**Discussion**

**Points:**

- Mr. Urano indicated the sewer line should be placed east and north through Town streets to service the subdivision and avoid any use of his land.
- Mr. Urano expressed his desire to be engaged in the project from the beginning so he could have shared his feelings about servicing the subdivision prior to a design being finalized.

By signing below, I agree this record is an accurate summary of the phone call in regards to Subdivision TT 21-0-002.

X 

Hiromu Urano  
Property Owner

X 

Kattie Schlamp  
Subdivision and Development Officer

X 

Witness:



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0036 939 767            4;16;10;7;NE,SE                      181 090 891

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 16 TOWNSHIP 10  
SECTION 7  
THE SOUTH 1980 FEET OF THE NORTH 3960 FEET  
OF THE EAST 1320 FEET OF THE EAST HALF  
CONTAINING 24.3 HECTARES (60.0 ACRES) MORE OR LESS  
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES (MORE OR LESS)
ROAD WIDENING	789JK	0.304	0.75

EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 151 288 718

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
181 090 891	04/05/2018	TRANSFER OF LAND	\$1,200,000	\$1,200,000

---

OWNERS

THE TOWN OF TABER.  
OF A4900 50 ST  
TABER  
ALBERTA T1G 1T1

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
8025LI	16/10/1972	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE TABER IRRIGATION DISTRICT

---

( CONTINUED )

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
731 020 489	06/06/1973	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "PORTION DESCRIBED"
771 013 238	03/02/1977	CAVEAT CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION. DEFERRED RESERVE CAVEAT
971 279 287	19/09/1997	CAVEAT RE : EASEMENT CAVEATOR - BOARD OF DIRECTORS OF THE TABER IRRIGATION DISTRICT. ADMIN BLDG, 4900D-50 ST TABER ALBERTA

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 10 DAY OF  
FEBRUARY, 2021 AT 04:16 P.M.

ORDER NUMBER: 41011499

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).



## Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 3/19/2021

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



### Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
  - Primary Divided
  - Primary Undivided 4L
  - Primary Undivided 2L
  - Primary Undivided 1L
  - Interchange Ramp
  - Secondary Divided
  - Secondary Undivided 4L



## Subdivision Authority Request for Decision

**Meeting Date: May 25, 2021**

**Subject:** Subdivision TT 21-0-003 - 5211 & 5215 43 Ave.

**Recommendation:**

That the Subdivision Authority approve Subdivision TT 21-0-003, Lots 20-24 inclusive, Block 30, Plan 2325 S, civically described as 5211 & 5215 43 Ave., with the following (11) conditions:

1. That approval shall apply to a residential subdivision plan within Lots 20-24 inclusive, Block 30, Plan 2325S.
2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing Agreement with the Town of Taber to provide separate services to each lot.
3. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
4. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any development permit applications.
5. The Developer shall provide a stormwater analysis to the Director of Planning and Economic Development for approval by Taber Irrigation District. The analysis shall show post-development flows do not exceed pre-development flows by using Low Impact Development techniques, or other suitable mitigation to ensure no additional stormwater will contribute to the system as a result of this development.
6. The Developer is responsible to provide new gas services to each lot or enter into easement agreements with Atco Gas to the satisfaction of Atco Gas.
7. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
8. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
9. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.
10. Party Wall Agreements shall be created between Lots 29 & 30 and Lots 31 & 32 and shall be registered on Title. It shall identify improvement costs and provide all parties with direction for any future disputes.
11. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

---

**Background:**

Administration has received a complete subdivision application on April 15, 2021 to create 4 lots in an existing neighbourhood. VHL Construction has applied to consolidate 5 lots for subdivision into 4 lots of the same size. VHL intends to build two semi-detached dwellings on the lots, with each unit having its own Title. The lots are currently designated as Residential Single and Two Dwelling (R-2) District and will remain as R-2 after subdivision.

The package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on April 19, 2021. Comments have been considered in the subdivision conditions and are attached for review.

Atco Gas has requested that the applicant determine the location of all services and ensure separate gas services be located wholly within each lot or that the developer enter into easement agreements with Atco to protect services that cross lot lines and register them on title. Additionally, Administration requires each lot to be serviced separately, with Town services to be located wholly within each lot.

The Development Permits for the semi-detached dwellings was approved by the Development Authority on April 19, 2021 as each permit required driveway width variances. A notice to neighbours within 100 m of the development was sent out so neighbours were aware of the conditionally approved permit, no responses from neighbours were received.

The subdivision was recommended for approval by the Development Authority at the April 17, 2021 Municipal Planning Commission meeting.

**Legislation / Authority:**

Bylaw 10-2018 Part 3(17)(b) Subdivision and Development Authority.

**Strategic Plan Alignment:**

Develop Community and Promote Growth

**Financial Implication:**

The cost of advertising and registering the subdivision is covered by the subdivision fees.

**Service Level / Staff Resource Implication:**

Processing subdivisions is a part of the ongoing responsibilities of the Planning and Economic Development Department.

**Justification:**

Approval of this subdivision will allow the Developer to provide 4 new semi-detached units in Taber to continue to provide a variety of housing options.



---

**Alternative(s):**

That the Subdivision Authority approve Subdivision TT 21-0-003, Lots 20-24 inclusive, Block 30, Plan 2325S, civically described as 5211 & 5215 43 Ave., with amendments to the conditions:

That the Subdivision Authority does not approve Subdivision TT 21-0-003, Lots 20-24 inclusive, Block 30, Plan 2325S, civically described as 5211 & 5215 43 Ave., with reasons.

**Attachment(s):**      Subdivision Application  
  
                                 Plan of Subdivision TT 21-0-003  
  
                                 Subdivision Report TT 21-0-003  
  
                                 Land Use District Map  
  
                                 Circulation Responses  
  
                                 Land Title 1  
  
                                 Land Title 2  
  
                                 Abandoned Well Map

**APPROVALS:**

**Originated By:**  
Kattie Schlamp

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_



Application for Subdivision Approval

Planning and Economic Development  
 A-4900 50<sup>th</sup> St.  
 Taber, Alberta T1G 1T1  
 Phone: 403-223-6009  
 Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: <b>R-2</b>	Roll No: <b>4357700/4357730</b>	
Subdivision No: <b>T121-0-003</b>	Subdivision Fee \$: <b>1350.00</b>	Off-Site Levy: \$	Security Deposit: \$
Application Received: <b>April 15, 2021</b>	Date Advertised:	Permit Effective:	Total Fees: \$ <b>1350.00</b>

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new Certificate of Title. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the following:
  - Application fee
  - Service Agreement (3 copies)
  - Current Copy of Certificate of Title
  - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor (Include a digital copy)

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

<b>Applicant:</b>	Name: Brown Okamura & Associates Ltd.		
	Address: Box 655 (514 Stafford Drive North)		
	Town: Lethbridge	Postal Code: T1J 3Z4	
	Phone Res: Office 403-329-4688 ext. 29	Phone Cell:	
	Email: d.amantea@bokamura.com		
	Business License#: David J. Amanlea, ALS, P.Eng		
	Interest in the proposed subdivision, if not the registered owner: <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
<b>Registered Owner:</b> (if different from applicant)	Name: VHL Construction (Abraham Klassen)		
	Address: 5331-48th Avenue		
	Town: Taber	Postal Code: T1G 2E1	
	Phone Res: 403-223-9411	Phone Cell: 403-634-9389	
	Email: abe@vhlconstruction.com		
<b>Legal Description of Land to be Subdivided:</b>	All/Part of the <u>NW</u> $\frac{1}{4}$ of Section <u>32</u> Township <u>9</u> Range <u>16</u> W4M		
	Being all/part of: Lot/Unit <u>20-24</u> Block <u>30</u> Plan <u>2325S</u>		
	Municipal Address (if applicable): 5211 - 43rd Avenue, Taber		
<b>Location of Land to be Subdivided:</b>	The land is situated in the Municipality of: <u>Town of Taber</u>		
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of Municipality:
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No: <u>3</u>
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>Use of Land to be Subdivided:</b>	Total Number of lots to be created: <u>4</u>	Size of Lot(s) or range: <u>0.037 ha</u>	
	Describe the existing use of the land: <u>Residential</u>		
	Describe the proposed use of the land: <u>property line adjustment and duplex</u>		
	Current land use designation: <u>R-2</u>		
	Proposed land use designation: <u>R-2</u>		
<b>Characteristics of the Land to be Subdivided</b>	Describe any existing buildings: <u>Buildings have been removed</u>		
	Will any structures be demolished or moved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, explain: <u>Already Complete</u>

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.



**Application for Subdivision Approval  
Form E  
Planning and Economic Development**  
A-4900 50<sup>th</sup> St.  
Taber, Alberta T1G 1T1  
Phone: 403-223-6009  
Fax: 403-223-5530

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	<u>Flat</u>
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	<u>Grass</u>
Type of soil (sand, loam, clay, etc.):	<u>Unknown</u>
Describe the manner of providing water and sewage services:	<u>Town</u>

I (we), David J. Amantea, ALS, CLS, P,Eng hereby certify that I am (we are)  
Print full name(s)

- the registered owner(s)  
 authorized to act on behalf of the registered owner(s)

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Signed:  Date: April 13, 2021  
Applicant

Signed:  Date: Apr 14, 2021  
Registered Owner (if different than applicant)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Development Officer

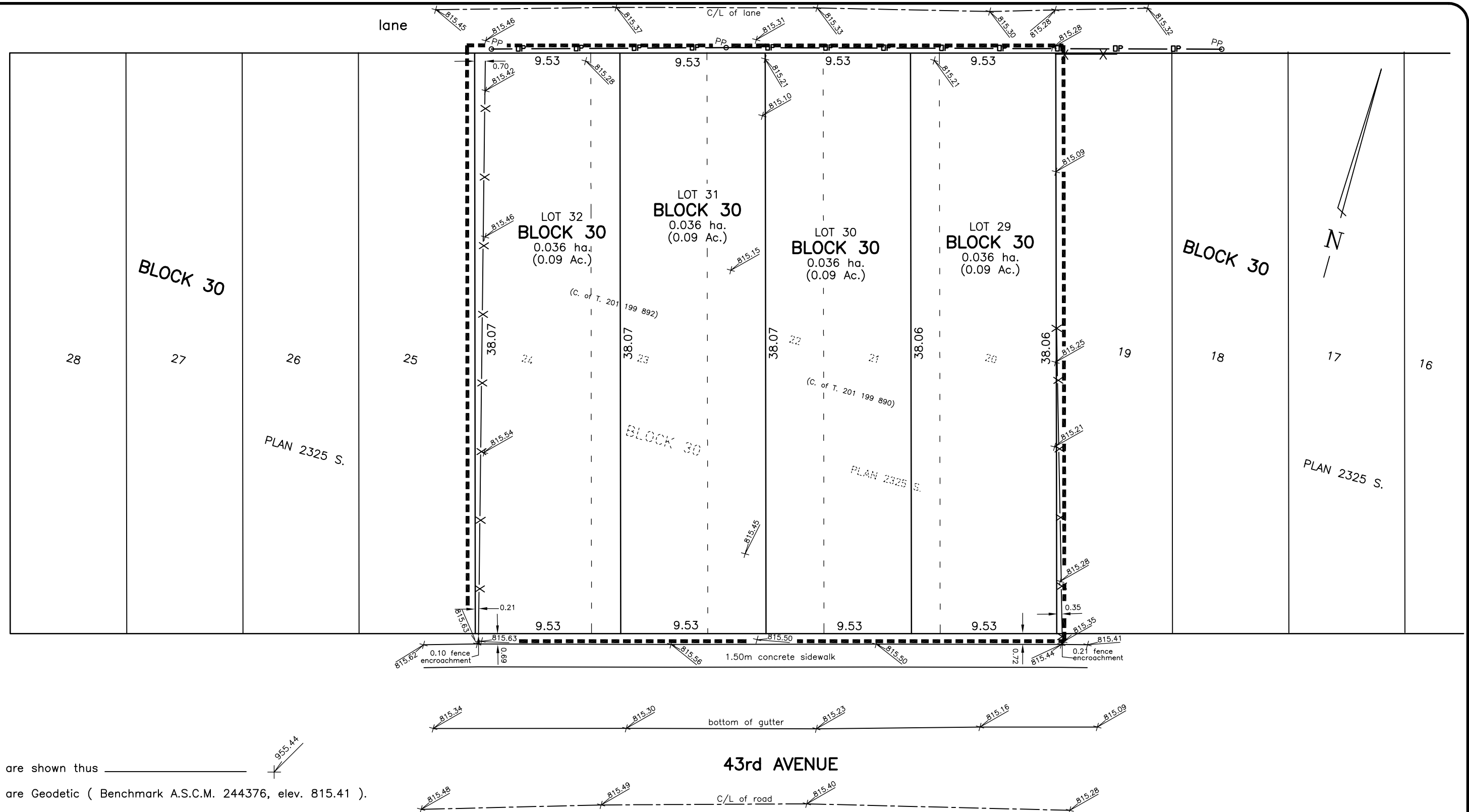
**To be completed by the registered owner(s):**

**Right of Entry:**  
I, Abraham Klassen, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the *Municipal Government Act*.

Signed:  Date: Apr 14, 2021  
Registered Owner

52nd STREET



Elevations are shown thus \_\_\_\_\_

Elevations are Geodetic ( Benchmark A.S.C.M. 244376, elev. 815.41 ).

**VHL CONSTRUCTION LTD.**

TENTATIVE PLAN SHOWING SUBDIVISION  
of part of  
LOTS 20 TO 24 INCLUSIVE; BLOCK 30; PLAN 2325 S.  
(5211 - 5215 - 43rd Avenue)  
all within  
N.W.1/4 SEC. 32; TWP. 9; RGE. 16; W.4 M.  
TOWN OF TABER



**brown okamura & associates ltd.**

Professional Surveyors  
2830 - 12th Avenue North, Lethbridge, Alberta

NO.	REVISION	DATE	BY

Improvements shown were surveyed on March 11th, 2021

NOTE : Portion to be approved is outlined thus **-----**  
and contains approximately 0.144 ha.  
Distances are in metres and decimal parts thereof.  
Overhead line is shown thus **-----OP-----OP-----**  
PP stands for utility pole.  
Fence lines are shown thus **-----X-----X-----**  
Distances and areas are approximate and are  
subject to change upon final survey.

APPROVED  D. J. Amantea, A.L.S.	DRAWN CJB	DATE APRIL 13/21
	CHECKED DJA	JOB 21-15207
	SCALE 1:250	DRAWING 21-15207T

**SUBDIVISION APPROVING AUTHORITY  
DECISION REPORT**

**Subject:** TENTATIVE PLAN OF SUBDIVISION – 5211 & 5215 43 Ave.

**Date:** May 13 2021

**Subdivision Application No:** TT 21-0-003

**Proposed Subdivision Summary:**

<b><i>Applicant</i></b>	Brown Okamura & Associates Ltd.
<b><i>Owner/Developer</i></b>	VHL Construction
<b><i>Legal Description</i></b>	Lots 20-24, Block 30, Plan 2325 S.
<b><i>Location</i></b>	5211 5215 43 Ave.
<b><i>Subdivision Area</i></b>	0.144 ha (0.356 ac)
<b><i>Proposed Lots</i></b>	4 semi-detached lots
<b><i>MDP Designation</i></b>	Taber Town Plan Bylaw 7-2016
<b><i>Community ASP</i></b>	None.
<b><i>Neighbourhood Structure Plan (NSP)</i></b>	None.
<b><i>LUB District</i></b>	Residential Single and Two Dwelling (R-2) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<b><i>Existing Uses</i></b>	Two existing homes have been demolished from the site.

**Internal / External Circulation:**

Circulation was sent out on April 19, 2021, all relevant comments are addressed within the Planning Considerations and Conditions of approval. All circulation comments are on file for review as required.

**Planning Considerations:**

<b>Topography/Soil Characteristics/ Physical Characteristics</b>	The subject lands are mainly flat as the site is within a developed residential area.
<b>Storm Water &amp; Collection</b>	Existing, any changes are to be approved by the Development Authority.
<b>Water Supply, Sewage Disposal and Solid Waste Disposal</b>	Services are located in the street along 43 <sup>rd</sup> Ave. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval prior to development.
<b>Subdivision Design - Roads, Accessibility, &amp; Circulation</b>	The plan of subdivision is intended to create four semi-detached lots.  Site access is existing from 43 <sup>rd</sup> Ave. the driveways have been approved under Development Permits 21-041 & 21-042.
<b>Open Space / Parks Reserves</b>	N/A
<b>Land Use Bylaw</b>	<b>R-2 - 4 Lots Semi-Detached</b> Area of Site: Minimum Standard required: 225.00 m <sup>2</sup> Minimum Standard provided: 364.22 m <sup>2</sup> Width of Site: Minimum Standard required: 7.2 m Minimum Standard provided: <b>9.53 m</b>

**Recommendation:**

That the subdivision application by the Town of Taber be **APPROVED** with the following conditions:

<b>Prior to entering into a Servicing Agreement</b>	1. That approval shall apply to a residential subdivision plan within Lots 20-24 inclusive, Block 30, Plan 2325S.
<b>Prior to construction commencing</b>	2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing Agreement with the Town of Taber to provide separate services to each lot. 3. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision. 4. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any development permit applications. 5. The Developer shall provide a stormwater analysis to the Director of Planning and Economic Development for approval by Taber Irrigation District. The analysis shall show post-development flows do not exceed pre-development flows by using Low Impact Development techniques, or other suitable mitigation to ensure no additional stormwater will contribute to the system as a result of this development.



<b>Prior to plan endorsement</b>	<ol style="list-style-type: none"> <li>6. The Developer is responsible to provide new gas services to each lot or enter into easement agreements with Atco Gas to the satisfaction of Atco Gas.</li> <li>7. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.</li> <li>8. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.</li> <li>9. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.</li> <li>10. Party Wall Agreements shall be created between Lots 29 &amp; 30 and Lots 31 &amp; 32 and shall be registered on Title. It shall identify improvement costs and provide all parties with direction for any future disputes.</li> <li>11. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</li> </ol>
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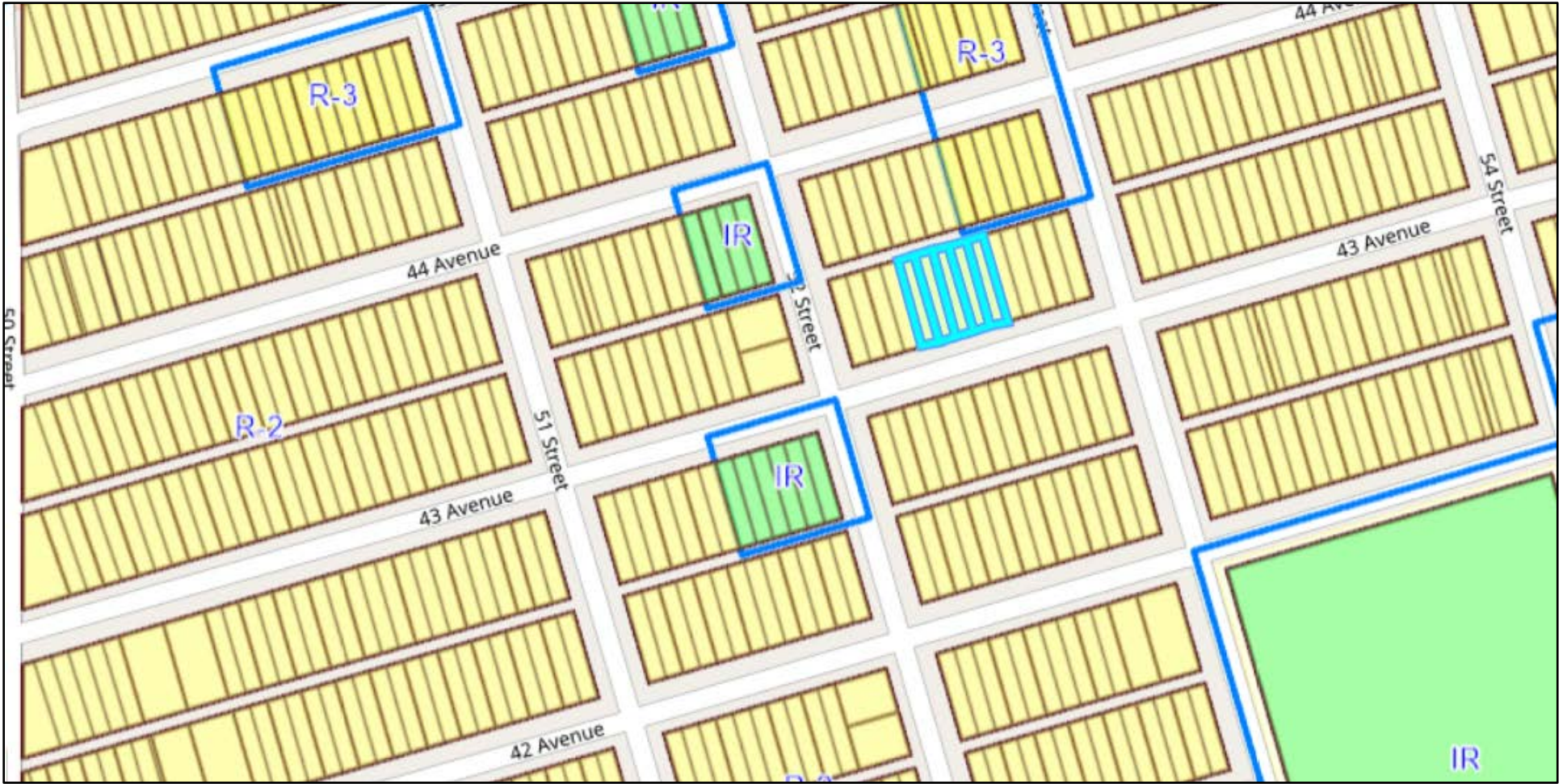
**Notations**

1. This approval is subject to all relevant environmental legislation and the Alberta Environmental Protection and Enhancement Act.
2. It is the developer's responsibility to ensure that boundary grades tie in with adjacent properties.
3. It is the developer's responsibility to determine whether the use approved by this tentative plan of subdivision is achievable or whether such use may be constrained or precluded by site conditions, including constraints on use resulting from environmental conditions or legislation or both.

<b>Author: Kattie Schlamp</b>
<b>Departmental Review:</b>

\_\_\_\_\_  
Subdivision Approving Authority

\_\_\_\_\_  
Approval Date



Land Use District Map for Proposed Subdivision TT 21-0-003

Properties subject to the subdivision are shown in blue.

**From:** [Circulations\\_HP](#)  
**To:** [Schlamp\\_Kattie](#)  
**Subject:** 21-1431 Response - Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Saturday, May 15, 2021 8:46:48 AM  
**Attachments:** [image004.png](#)  
[Plan of Subdivision.pdf](#)  
[Land Use District Map.pdf](#)  
[Application - Subdivision TT 21-0-003.pdf](#)  
[Title2.pdf](#)  
[Title1.pdf](#)  
[Abandoned Well Map.pdf](#)

---

Good Morning,

ATCO Transmission high pressure pipelines has no objections.

Questions or concerns related to ATCO high pressure pipelines can be forwarded to [hp.circulations@atco.com](mailto:hp.circulations@atco.com).

Thank you,

**Maira Wright on behalf of  
Isabel Solis-Jarek**

Sr. Administrative Coordinator | Operations Engineering | Gas Transmission  
ATCO Pipelines & Liquids Global Business Unit

**A:** 7210 42 Street, Edmonton, AB T6B 3H1

**E:** [Isabel.Solis@atco.com](mailto:Isabel.Solis@atco.com)

[ATCO.com](#) [Facebook](#) [Twitter](#) [LinkedIn](#)



---

**From:** Schlamp, Kattie <Kattie.Schlamp@taber.ca>

**Sent:** Monday, April 19, 2021 2:54 PM

**To:** AHS Referrals <SHE.SouthZoneEPH@ahs.ca>; Alberta Transportation (transdevelopmentlethbridge@gov.ab.ca) <transdevelopmentlethbridge@gov.ab.ca>; Circulations, HP <HP.Circulations@atco.com>; South District Engineering <SouthDistrictEngineering1@atco.com>; Fortis Alberta (landserv@fortisalberta.com) <landserv@fortisalberta.com>; jake.heide@horizon.ab.ca; Lisa Palmarin (palmarinl@holyspirit.ab.ca) <palmarinl@holyspirit.ab.ca>; Shaw Circulations (ProjectManagerSouthernAlberta@sjrb.ca) <ProjectManagerSouthernAlberta@sjrb.ca>; Taber Irrigation District (tid@taberirrigationdistrict.ca) <tid@taberirrigationdistrict.ca>; Telus Subdivision notices (circulations@telus.com) <circulations@telus.com>; Wendy Bauer (Wendy.Bauer@canadapost.postescanada.ca) <Wendy.Bauer@canadapost.postescanada.ca>

**From:** Rex, Erica <Erica.Rex@atco.com>  
**Sent:** Thursday, April 22, 2021 1:38 PM  
**To:** Schlamp, Kattie <Kattie.Schlamp@taber.ca>  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.

Hi Kattie,

The developer must determine the exact location of the existing service line(s). This can be determined by arranging for an in-field location with Alberta 1st Call at 1-800-242-3447. If any portion of any existing service line is not located wholly within the parcel it will serve, that service line will have to be relocated at the developer's expense. Alternatively, an easement, of a size and specification satisfactory to ATCO Gas may be registered to protect the portion of the service line not wholly located within the lot or parcel it serves. All costs associated with the acquisition and registration of such an easement are to be borne by the developer.

Thank you,

**Erica Rex, P. Eng., M.Sc.**

Engineer, South District Engineering  
Natural Gas

E. [Erica.Rex@ATCO.com](mailto:Erica.Rex@ATCO.com)

D. [SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)

T. 587-220-5685

A. 410 Stafford Dr. N, Lethbridge, Alberta, Canada, T1H 2A9

OH. 7:30am – 4:00pm Mon-Fri

[ATCO.com](http://ATCO.com) [Facebook](#) [Twitter](#) [LinkedIn](#)



**From:** [Chris Rvachew](#) on behalf of [circulations](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Thursday, April 22, 2021 11:13:13 AM  
**Attachments:** [image005.png](#)

---

Good Morning,

TELUS Communications Inc. has no objections to the mentioned circulation.

Thanks,

**Chris Rvachew | Real Estate Specialist**  
**Customer Network Implementation | TELUS | Rights of Way**  
2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
Phone: (403) 384-3066 | [circulations@telus.com](mailto:circulations@telus.com)

Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to [circulations@telus.com](mailto:circulations@telus.com).

*TELUS Restricted – Privileged & Confidential*  
*Not to be forwarded or copied without express consent of the originator.*



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Please do NOT e-mail me directly. To avoid delays in processing, send all e-mails to [rightofwayAB@telus.com](mailto:rightofwayAB@telus.com).

**From:** [Brandi Penney](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** FW: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Thursday, April 22, 2021 3:54:48 PM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image013.png](#)  
[Plan of Subdivision.pdf](#)  
[Land Use District Map.pdf](#)  
[Application - Subdivision TT 21-0-003.pdf](#)  
[Abandoned Well Map.pdf](#)  
[Title1.pdf](#)  
[Title2.pdf](#)

---

"No Comments"

Thanks!

**Brandi Penney** Planner II  
Shaw Communications Inc. 1232 3 Ave S Lethbridge, AB  
**DigShaw Call Line:** 1-866-DIGSHAW | **W:** [digshaw.ca](http://digshaw.ca)  
**T:** 403-380-7359 **F:** 403-320-1675  
**E:** [brandi.penney@sjrb.ca](mailto:brandi.penney@sjrb.ca)

**Shaw) | Dig Shaw**



*This message is confidential and may contain privileged information. We ask that you not use or disclose this message other than with our consent.*

*If you are not an intended recipient, please immediately notify us and delete this message. Thank-you.*

**From:** [BAUER, Wendy](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Tuesday, April 20, 2021 3:47:15 PM  
**Attachments:** [image001.png](#)

---

Hi Kattie,

Canada Post has no comment.

Thanks,

Wendy Bauer  
Officer, Delivery Planning  
Canada Post Corporation  
Phone: 403-974-2000 EXT 42106  
Cell:587-284-4225  
Fax: 403-974-2195



Is it necessary to print this document?

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**From:** [Danny Lo](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Wednesday, May 5, 2021 8:23:14 AM  
**Attachments:** [image004.png](#)  
[image001.png](#)

---

Hi Kattie, no concerns noted.

Ting (Danny) Lo, BSc, BTech, CPHI(C)  
Executive Officer/Public Health Inspector (Taber & Area)  
Lethbridge Community Health Centre  
801 1 Avenue S  
Lethbridge, AB T1J 4L5  
Email: [ting.lo@ahs.ca](mailto:ting.lo@ahs.ca)/[danny.lo@ahs.ca](mailto:danny.lo@ahs.ca)  
Phone: 587-787-3367  
Fax: 403-320-0145  
After Hours: 1-844-388-6691



AT File Reference: RSDP035428  
Our Reference: 2512-NW 32-9-16-W4M (3)  
Your Reference: TT21-0-003

April 22, 2021

Kattie Schlamp  
[Kattie.schlamp@taber.ca](mailto:Kattie.schlamp@taber.ca)  
Subdivision & Development Officer  
Town of Taber  
Administration Office  
A 4900 – 50 Street  
Taber, AB T1G 1T1

Dear Ms. Schlamp:

**RE: PROPOSED SUBDIVISION  
PART OF LOTS 20-24, BLOCK 30, PLAN 2325S  
PORTION OF NW 32-9-16-W4M  
TOWN OF TABER**

---

Reference your file to create four (4) consolidated lots for residential use at the above noted location.

The proposal is contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, consolidated up to 188/2017("the regulation").

Alberta Transportation's primary objective is to allow subdivision and development of properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway network.

To that end, the parcels to be created will gain indirect access to the provincial highway network solely by way of the local street system. Given this, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the four (4) consolidated lots as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance, Alberta Transportation grants a waiver of said Sections 14 and 15(2).

Notwithstanding the foregoing, the applicant is advised that any development within the right-of-way or within 300 metres beyond the limit of the highway or within 800 metres from the center point of the intersection of the highway and another highway would require the benefit of a permit from Alberta Transportation. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.



The subject property is within the noted control lines; however, given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in this instance, a permit from Alberta Transportation will not be required, and development of the four (4) consolidated lots could proceed under the direction, control, and management of the Town of Taber subdivision and development land use authority. The applicant could contact the undersigned, at Lethbridge 403-388-3105, in this regard

Alberta Transportation accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Further, should the approval authority receive any appeals in regard to this application and as per Section 678(2.1) of the Municipal Government Act and Section 5(5)(d) of the regulation, Alberta Transportation agrees to waive the referral distance for this particular subdivision application. As far as Alberta Transportation is concerned, an appeal of this subdivision application may be heard by the local Subdivision and Development Appeal Board provided that no other provincial agency is involved in the application.

Yours truly,

Leah Olsen  
Development/Planning Technologist  
403-388-3105

LO

May 12, 2021

Kattie Schlamp,  
Subdivision and Development Officer  
Town of Taber  
A – 4900 50 St.  
TABER, Alberta T1G 1T1

**Re: Subdivision Application within NW ¼ 32-09-16-W4M  
Part of Lots 20-24 Inclusive, Block 30, Plan 2325 S  
5211 & 5215 43 Avenue, Taber  
Your File: TT21-0-003**

---

Dear Kattie;

The Taber Irrigation District (TID) has reviewed the above-referenced application and tentative plan Dwg. No. 21-15207. TID has no infrastructure in the area, however the proposed development is located within subcatchment J3 of the Town Storm Water Management Plan, draining to Taber Reservoir.

As per TID most recent comments on a Town development permit:

*“The above condition will be waived subject to the Town of Taber providing confirmation to TID’s satisfaction and approved through a signed Water Conveyance Agreement, that the East Storm Water Management Facility will be sized to store and treat the inflow from all contributing catchment areas at the approved discharge rate to a suitable flood frequency, and that the Town will participate at least proportionally with their urban municipal counterparts in funding of the Horsefly Emergency Spillway project for accepting discharges in excess of such suitable flood frequency.”*

The Town has signed the Water Conveyance Agreement that covers these conditions, however the Town recently approached TID with a design change that affects the performance within the Agreement. The conditions for TID receiving storm water from the Town of Taber are currently being negotiated in concert with the approval of the design of the East Storm Water Management Facility and associated conveyance and storage infrastructure and including the Taber East Constructed Wetland. The 25% design shows a significant change in which runoff

generated within Catchment J of the current Town of Taber Storm Water Master Plan, is diverted through to Taber Reservoir, with flow rates up to the 1:5 event conveyed to the East Storm Water Management Facility, and excess flow overtopping emergency spill weirs into Taber Reservoir at two locations. TID comments on the 25% design submitted in a Technical Memo dated March 26, 2021 include item 18, based on discussions held in a March 15, 2021 meeting with Gary Scherer, Director of Engineering and Public works and co-acting CAO, and representatives of MPE Engineering, the designer. Item 18 states: "Verify that the operations plan will limit new developments within contributing catchments to pre-development flow up to a 1:5 event and store the rest."

TID expects that the subsequent and current limitation that *"The amount of water flowing into the Town's storm-water management system as a result of this development must not be greater than pre-construction levels. Any increase must be remedied by the applicant at their own expense"*, remain in place unless and until this is waived in writing by TID.

Please ensure the developer provides an analysis comparing pre-and post-development and, together with any Low Impact Development (LID), or other suitable mitigation, meets the intent of the current limitation of no net volumes to TID works.

Sincerely,



Christopher W. Gallagher, P. Eng.  
District Manager

cc: K. Ross, C. Haugan, B. Jensen

**From:** [Van Ham, Kerry](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Monday, April 19, 2021 3:37:23 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

No comments.

Regards,



*Kerry Van Ham*  
Administrative Services Manager  
FOIP Coordinator  
Commissioner for Oaths  
Town of Taber  
A - 4900 50 Street  
Taber AB T1G 1T1

Phone: (403) 223-5519  
Fax: (403) 223-5530

**From:** [Munshaw, Steve](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Monday, April 19, 2021 2:49:00 PM  
**Attachments:** [image005.png](#)

---

No concern

Thanks

*Steve Munshaw*

Fire Chief

Town of Taber

\*\*\*Please note our address change\*\*\*

5207A 49 Avenue (4897)

Taber, Alberta T1G 2E1

Phone (403) 223-6016

E-mail: [fire.chief@taber.ca](mailto:fire.chief@taber.ca)



**From:** [Scherer, Gary](#)  
**To:** [Schlamp, Kattie](#)  
**Cc:** [Monks, Phyllis](#)  
**Subject:** Re: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Date:** Thursday, May 13, 2021 10:43:41 AM  
**Attachments:** [image001.png](#)

---

Hi Kattie

Yes your email reflects our discussion today.

Thanks

Gary Scherer

On May 13, 2021, at 10:33 AM, Schlamp, Kattie <Kattie.Schlamp@taber.ca> wrote:

Hi Gary,

To put our phone call into writing for the record could you please confirm that this is what we discussed. On our call you indicated that you would like each lot to have its own set of new services and I had confirmed that this will be covered as a condition of the subdivision.

Thank you,

***Kattie Schlamp***

Subdivision and Development Officer

Phone: 403.223.6009

[www.taber.ca](http://www.taber.ca)

---

**From:** Schlamp, Kattie  
**Sent:** Wednesday, May 12, 2021 4:27 PM  
**To:** Scherer, Gary <Gary.Scherer@taber.ca>  
**Cc:** Monks, Phyllis <Phyllis.Monks@taber.ca>  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.  
**Importance:** High

Hi Gary,

I am following up on this as I did not hear back. I am finalizing the subdivision conditions, if you could let me know your concerns first thing tomorrow I can try to address them within the Subdivision Conditions.

Thanks,

***Kattie Schlamp***

Subdivision and Development Officer

Phone: 403.223.6009

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**From:** Schlamp, Kattie

**Sent:** Thursday, May 6, 2021 10:14 AM

**To:** Scherer, Gary <[Gary.Scherer@taber.ca](mailto:Gary.Scherer@taber.ca)>

**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.

Hi Gary,

VHL has already applied for their Development Permits because they had to be approved by the Municipal Planning Commission. MPC conditionally approved the permits at their April meeting so we are not able to add any additional conditions to the Development Permit. A condition of the subdivision will be that they need to provide separate services to each lot and enter into a servicing agreement to do so.

What are the specific concerns? I will address them in the subdivision conditions.

Thanks,

***Kattie Schlamp***

Subdivision and Development Officer

Phone: 403.223.6009

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**From:** Scherer, Gary  
**Sent:** Thursday, May 6, 2021 9:19 AM  
**To:** Schlamp, Kattie <[Kattie.Schlamp@taber.ca](mailto:Kattie.Schlamp@taber.ca)>  
**Subject:** RE: Subdivision TT 21-0-003 - 5211 43 Ave.

Hi Kattie

No concerns on the subdivision.  
We have servicing concerns i.e. water and sewer but I believe those can come later in the building permit.

Thanks

Gary Scherer  
Director of Engineering and Public Works Town of Taber  
Phone: (403) 223-6017  
Cell: (403) 634-6365  
Fax: (403) 223-5565  
Web Site: <http://www.taber.ca>

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**From:** Schlamp, Kattie  
**Sent:** Monday, April 19, 2021 2:47 PM  
**To:** CAO <[CAO@taber.ca](mailto:CAO@taber.ca)>; Weiss, Donna <[Donna.Weiss@taber.ca](mailto:Donna.Weiss@taber.ca)>; Flaherty, Christopher <[Chris.Flaherty@taber.ca](mailto:Chris.Flaherty@taber.ca)>; Scherer, Gary <[Gary.Scherer@taber.ca](mailto:Gary.Scherer@taber.ca)>; Abela, Graham <[gabela@taberpolice.ca](mailto:gabela@taberpolice.ca)>; Hamilton, Brent <[Brent.Hamilton@taber.ca](mailto:Brent.Hamilton@taber.ca)>; Janzen, Rob <[Rob.Janzen@taber.ca](mailto:Rob.Janzen@taber.ca)>; Van Ham, Kerry <[admin@taber.ca](mailto:admin@taber.ca)>; Phillips, Dawn <[Dawn.Phillips@taber.ca](mailto:Dawn.Phillips@taber.ca)>; Monks, Phyllis <[Phyllis.Monks@taber.ca](mailto:Phyllis.Monks@taber.ca)>; Lahiji, Ramin <[Ramin.Lahiji@taber.ca](mailto:Ramin.Lahiji@taber.ca)>; Munshaw, Steve <[Fire.Chief@taber.ca](mailto:Fire.Chief@taber.ca)>  
**Subject:** Subdivision TT 21-0-003 - 5211 43 Ave.

Hello,

Please see the attachments for the subdivision outlined below:

**APPLICATION FOR SUBDIVISION OF LAND**

Our File: TT 21-0-003

Subject: **SUBDIVISION APPLICATION**

**PART OF LOTS 20-24 INCLUSIVE, BLOCK 30, PLAN 2325 S.  
NW ¼ SEC 32 TWP 9 RNG 16 W4M  
5211 & 5215 43 Ave. Taber, AB**

The applicant has applied, to consolidate the existing five lots and subdivide into four lots for the development of two semi-detached dwellings. The lots are in the Residential Single and Two Dwelling (R-2) land use district and all developments must conform to the R-2 District requirements. Please see the attached application form and Plan of Subdivision for further details.

In accordance with Section 5 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision by noon on May 12, 2021.

Please contact this office at 403-223-6009 or email [kattie.schlamp@taber.ca](mailto:kattie.schlamp@taber.ca) if you require any further information.

Thank you,

***Kattie Schlamp***

Subdivision and Development Officer

Town of Taber

Phone: 403.223.6009

[www.taber.ca](http://www.taber.ca)

Twitter: @TaberEcDev

LinkedIn: Taber Economic Development

<image001.png>

<image002.jpg>

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LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0014 102 875            2325S;30;23,24            201 199 892

LEGAL DESCRIPTION  
PLAN 2325S  
BLOCK 30  
LOTS 23 AND 24  
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;16;9;32;NW

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 171 012 994

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 199 892	30/10/2020	TRANSFER OF LAND	\$50,000	CASH

---

OWNERS  
VHL CONSTRUCTION LTD.  
OF BOX 4779  
TABER  
ALBERTA T1G 2E1

---

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
931 001 331	04/01/1993	ENCROACHMENT AGREEMENT OVER LOTS 20 TO 22 IN BLOCK 30 ON PLAN 2325 S FOR BENEFIT OF LOTS 23 AND 24 IN BLOCK 30 ON PLAN 2325 S

---

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 2 DAY OF MARCH,  
2021 AT 03:37 P.M.

ORDER NUMBER: 41135857

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

---

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0020 123 634            2325S;30;20-22            201 199 890

LEGAL DESCRIPTION  
PLAN 2325S  
BLOCK 30  
LOTS 20 TO 22 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE  
ATS REFERENCE: 4;16;9;32;NW

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 171 012 994 +1

---

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
201 199 890	30/10/2020	TRANSFER OF LAND	\$75,000	CASH

---

OWNERS

VHL CONSTRUCTION LTD.  
OF BOX 4779  
TABER  
ALBERTA T1G 2E1

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
931 001 331	04/01/1993	ENCROACHMENT AGREEMENT OVER LOTS 20 TO 22 IN BLOCK 30 ON PLAN 2325 S FOR BENEFIT OF LOTS 23 AND 24 IN BLOCK 30 ON PLAN 2325 S

TOTAL INSTRUMENTS: 001

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TITLE REPRESENTED HEREIN THIS 2 DAY OF MARCH,  
2021 AT 03:37 P.M.

ORDER NUMBER: 41135857

CUSTOMER FILE NUMBER:

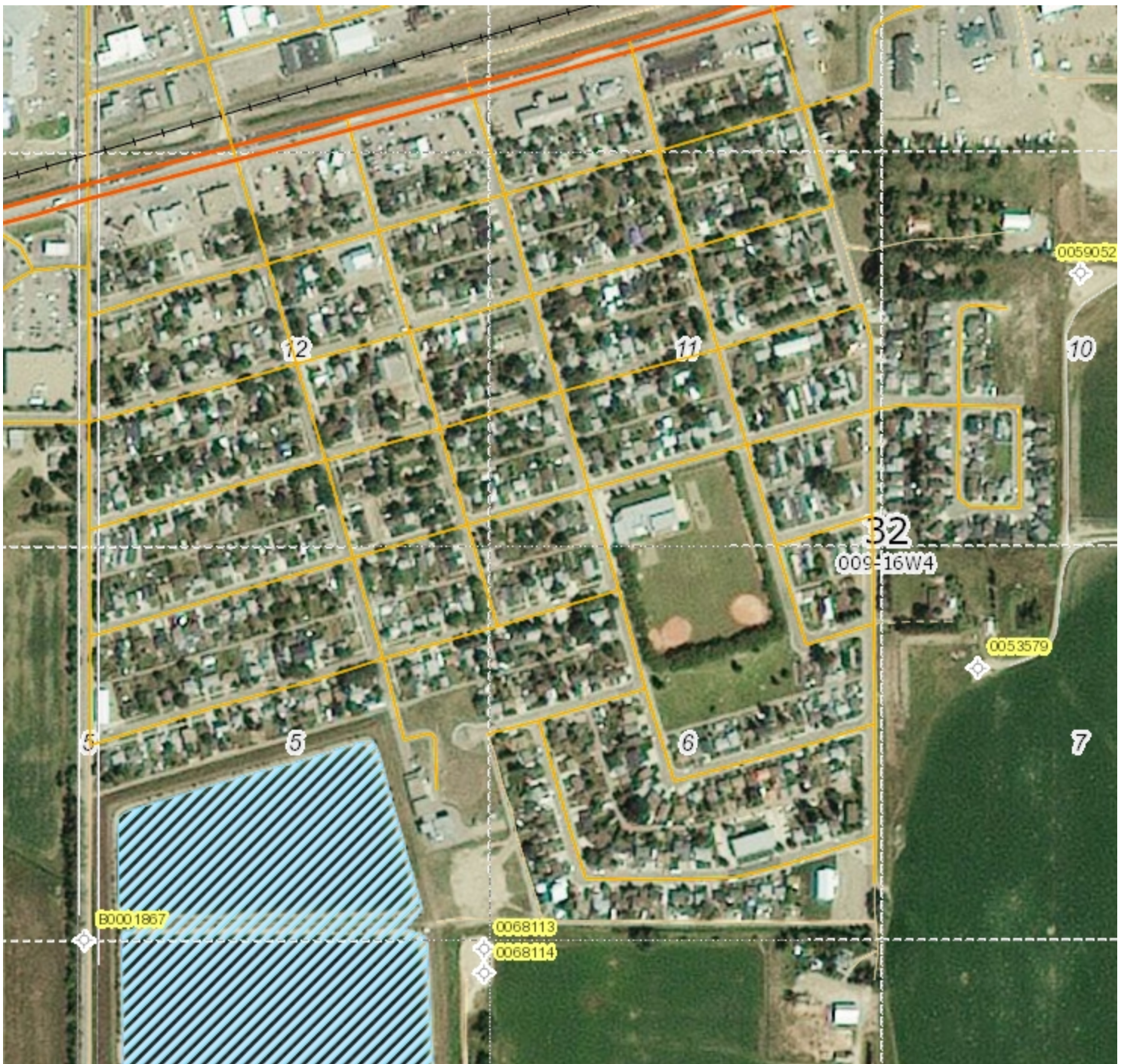


\*END OF CERTIFICATE\*

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### Abandoned Well Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 4/13/2021

Date Date (if applicable)

#### Legend

- ◆ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)**
- Primary Divided
- Primary Undivided 4L
- Primary Undivided 2L
- Primary Undivided 1L
- Interchange Ramp
- Secondary Divided
- Secondary Undivided 4L

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Scale: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere

