



## AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, MARCH 21, 2022 AT 1:30 PM.

	<u>MOTION</u>
<b>1. CALL TO ORDER</b>	<b>X</b>
<b>2. ADOPTION OF THE AGENDA</b>	<b>X</b>
<b>3. ADOPTION OF THE MINUTES</b>	
ITEM No.3.1 Minutes for the February 22, 2022 Meeting of the Municipal Planning Commission	<b>X</b>
<b>4. BUSINESS ARISING FROM THE MINUTES</b>	
<b>5. ACTION ITEMS</b>	
ITEM No.5.1 DP 22-016 - 6231 65 Street - Moved on Building	<b>X</b>
ITEM No.5.2 DP 22-022 - 4233 60 Avenue - Driveway Variance	<b>X</b>
ITEM No.5.3 HO 22-001 - 4917 55 Avenue - Lawn Care	<b>X</b>
ITEM No.5.4 HO 22 -004 - 41 Prairie Sunset Avenue - Personal Training	<b>X</b>
ITEM No.5.5 Subdivision TT 22-0-001 - 3901 64 Ave.	<b>X</b>
ITEM No.5.6 Subdivision TT 22-0-002 - 5031 45 Avenue	<b>X</b>
ITEM No.5.7 Building Permit Statistics February 2022	<b>X</b>
ITEM No.5.8 Standing Items	<b>X</b>
<b>6. DELEGATIONS</b>	
<b>7. MEDIA INQUIRIES</b>	
<b>8. CLOSED SESSION</b>	
<b>9. OPEN SESSION</b>	
<b>10. CLOSE OF MEETING</b>	<b>X</b>



## Development Authority Request for Decision

**Meeting Date:** March 21, 2022

**Subject:**

Minutes for the February 22, 2022 Meeting of the Municipal Planning Commission

**Recommendation:**

That the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held February 22, 2022 as presented.

**Background:**

The minutes of the regular Municipal Planning Commission meeting held on February 22, 2022 are attached.

**Legislation / Authority:**

Section 203 of the Municipal Government Act allows the Municipal Planning Commission to adopt the minutes and perform other duties as delegated by Council.

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

There is no financial implication for the creation of minutes.

**Service Level / Staff Resource Implication:**

Time was required by Administration to record the minutes of the Municipal Planning Commission's regular meeting.

**Justification:**

Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission meeting held on February 22, 2022.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on February 22, 2022 with amendments.

**Attachment(s):** Minutes for February 22, 2022

**APPROVALS:**

**Originated By:**

Celina Newberry

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

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON TUESDAY, FEBRUARY 22, 2022, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Members**

Cody Fletcher  
Monica McLean  
Ron Hadden

**Absent**

Jack Brewin

**Staff**

Chris Eagan  
Celina Newberry  
Derrin Thibault  
Kattie Schlamp (Teleconferenced)

**CALL TO ORDER**

Meeting called to order by R. Miles at 1:31 pm

**Nominations for Chair and Vice Chair**

Secretary C. Newberry called for nominations from the floor for Chair of the Municipal Planning Commission.

R. Hadden nominated R. Miles for the position of Chair of the Municipal Planning Commission. R. Miles accepted the nomination. C. Newberry called for further nominations a second then a final time. Being as there were no further nominations R. Miles was declared the Chair of the Municipal Planning Commission.

Secretary C. Newberry called for nominations from the floor for Vice Chair of the Municipal Planning Commission.

R. Miles nominated R. Hadden for the position of Chair of the Municipal Planning Commission. R. Hadden accepted the nomination. C. Newberry called for further nominations a second then a final time. Being as there

were no further nominations R. Hadden was declared the Vice Chair of the Municipal Planning Commission.

At the conclusion of the election C. Newberry turned the meeting over to Chairperson Miles for the remainder of the meeting.

### **ADOPTION OF THE AGENDA**

RES 8/2022            MOVED by M. McLean that the Municipal Planning Commission adopts the Agenda of the regular Municipal Planning Commission meeting held on February 22, 2022.

CARRIED UNANIMOUSLY

### **ADOPTION OF THE MINUTES**

#### **Minutes for the January 17, 2022 Municipal Planning Commission Meeting**

RES 9/2022            MOVED by M. McLean that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held January 17, 2022 as presented.

CARRIED UNANIMOUSLY

### **BUSINESS ARISING FROM THE MINUTES**

None

### **ACTION ITEMS**

#### **DP 22-005 5202 55 Street - Multi-Unit Dwelling 8 Units**

RES 10/2022            MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 22-005 for a Multi-Unit Residential Building - 8 Units with Variances at 5202 55 Street, Lots 14-15, Block 20, Plan 5365L, with the following sixteen (16) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Street-Orientated Multiple Dwelling District (R-3);

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3. A front yard setback variance of 1.1 metres was granted by the Municipal Planning Commission on February 22, 2022. The front yard setback has been varied to 4.87 metres;
4. A rear yard setback variance of 0.98 metres was granted by the Municipal Planning Commission on February 22, 2022. The rear yard setback has been varied to 5.02 metres;
5. A driveway width variance of 12.19 metres was granted by the Municipal Planning Commission on February 22, 2022. The driveway width has been varied to 24.38 metres;
6. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
7. If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
8. New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
9. A landscaping plan demonstrating that all the requirements for multi-unit residential development have been met, shall be submitted to the Development Authority for approval, prior to the beginning of construction;
10. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
11. The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt

to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;

12. The developer shall enter into a Service Agreement with the Town of Taber, to provide new services to the property, before construction begins;
13. In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required. Per Section 2.15.2(1), each space designated for a particular unit through signage;
14. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
15. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);
16. Applicant shall provide an updated real property report and obtain a compliance certificate prior to occupancy.

CARRIED UNANIMOUSLY

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**DP 22-007 - 5613 58 Avenue - Mixed Use with 4 Residential Units**

RES 11/2022      MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 22-007 for Mixed Use Residential and Parking/Storage/Office Space at 5613 58 Avenue, Lot 12, Block 10, Plan 7710758, with the following fifteen (15) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Street-Orientated Multiple Dwelling District (R-3);
3. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
4. A deck height variance of 2.65 metres was approved for this development by the Municipal Planning Commission on February 22nd, 2022. The deck height for this parcel has been varied to 4.15 metres;
5. The developer shall enter into a Servicing Agreement with the Town of Taber, to provide new services to the property, before construction begins;
6. If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
7. New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
8. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified

professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;

9. An approved landscaping plan which demonstrates that the landscaping requirements of the site has been met shall be provided prior to construction commencing;
10. The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;
11. In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required. Per Section 2.15.2(1), each space designated for a particular unit through signage;
12. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a Compliance Certificate for the property;
13. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
14. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs



due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);

15. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED

**DP 22-008 6200 46 Avenue - Freestanding Sign**

RES 12/ 2022      MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 22-008 for Addition of Signage to an Existing Freestanding Sign at 6200 46 Avenue, Lot 2, Block 4, Plan 0512581, with the following four (4) conditions:

1. The sign is developed as per the attached site plan and as is presently located;
2. The development conforms to the district requirements of the Comprehensive Commercial District (CC);
3. The sign must conform to Illumination requirements in section 2.21.2 of the Town of Taber Land Use Bylaw 13-2020;
4. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**DP 22-009 - 25 Prairie Sunset Avenue - Driveway and Deck Variances**

RES 13/2022      MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 22-009 for Driveway and Deck Variances at 25 Prairie Sunset Avenue, Lot 11, Block 5, Plan 1611498, with the following nine (9) conditions:

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1. The site is developed as per the site plan submitted;
2. The development covered in this application conforms to the district requirements of the Residential Single Dwelling District (R-1);
3. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
4. A driveway width variance of 1.39 metres was approved for this parcel by the Municipal Planning Commission on February 22<sup>nd</sup>, 2022. The driveway width for this parcel has been varied to 8.23 metres;
5. A deck height variance of 0.40 metres was approved for this parcel by the Municipal Planning Commission on February 22<sup>nd</sup>, 2022. The deck height for this parcel has been varied to 1.9 metres;
6. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
7. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
8. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired.

Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);

9. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**DP 22-010 5404 46 Street - Secondary Garage**

RES 14/2022      MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 22-010 for a Secondary Garage with Variance at 5404 46 Street, Lot 8, Block 4, Plan 7710300, with the following thirteen (13) conditions:

1. The site is developed as per the attached site plan;
2. A height variance of 1.1 metres was approved for this parcel by the Municipal Planning Commission on February 22, 2022. The height for the garage has been varied to 6.1 metres;
3. A 12.4 square metre variance on the maximum allowable size for the garage was approved for garage by the Municipal Planning Commission on February 22, 2022. The maximum size for the garage has been varied to 112.4 square metres;
4. A separate demolition permit will be required for the removal of the existing garage;
5. The applicant will ensure that the foundation will be staked by a qualified professional;
6. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
7. The development conforms to the requirements of the Residential Single Dwelling District (R-1);

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8. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling;
9. Applicant to ensure water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties;
10. If the proposed garage is going to be used for a business, a Home Occupation License shall be required;
11. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2020);
12. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
13. In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this building shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit.

CARRIED UNANIMOUSLY

**DP 22-011 - 5113 47 Avenue - Signage**

RES 15/2022      MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 22-011 for 1 Freestanding Sign and 3 Fascia Signs at 5113 47 Avenue Lots 14-19, Block 2, Plan 5638L, with the following eight (8) conditions:

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1. The signs must meet any applicable Provincial Signage requirements;
2. The signs may only be located at the proposed locations as seen on the attached site plan and drawings;
3. The Municipal Planning Commission varied the number of fascia signs allowed from two to three for this development on February 22, 2022;
4. The signs must adhere to all Digital Media and Illumination Rules as outlined in The Town of Taber's Land Use Bylaw 13-2020;
5. The sign must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure;
6. Prior to installation of the signs, the applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
7. The development conforms to the district requirements of the Downtown District (DT);
8. The signs must not display third party advertising.

CARRIED UNANIMOUSLY

**PS 22-001 - 6200 46 Avenue - Portable Sign**

RES 16/2022      MOVED by M. McLean that the Municipal Planning Commission approves Development Permit PS 22-001 for a Portable Sign at 6200 46 Avenue, Lot 2, Block 4, Plan 0512581, with the following eight (8) conditions:

1. This permit is for a portable sign to be placed in the location shown on the attached map;
2. This permit is valid until June 22, 2022;
3. The sign must not be greater than 5.5m<sup>2</sup>, and must not exceed 3.5m in height;
4. The sign must be placed so that it meets the setback requirements of Land Use Bylaw 13-2020 and shall be at least 0.6m from a property

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- line and at least 45m from any other portable sign and from Residential Districts;
5. The name and phone number of the sign owner must be permanently affixed to the sign in a visually prominent location on the sign;
  6. The sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism;
  7. The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached;
  8. The sign must be removed, or the permit must be renewed on or before the expiry date.

CARRIED UNANIMOUSLY

### **Proposed Land Use Bylaw Amendment**

C. Newberry and K. Schlamp presented the proposed Land Use Bylaw Amendment. There was discussion about whether or not to move the uses of accessory structure and accessory use from discretionary uses to permitted uses in the Residential Manufactured Home District. There was also discussion on the addition of a requirement for election signage to be limited to 1 sign per candidate for every 15 meters. It was noted that there would be a second chance to discuss these items when the amendment is presented to council for a first reading.

RES 17/2022      MOVED by M. McLean that the Municipal Planning Commission accepts proposed Bylaw 2-2022 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council as presented.

CARRIED UNANIMOUSLY

### **January 2022 Building Statistics**

RES 18/2022      MOVED by R. Hadden that the Municipal Planning Commission accepts the January 2022 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

### **Standing Items**

None

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**DELEGATIONS**

None

**MEDIA INQUIRIES**

None

**CLOSED SESSION**

None

**OPEN SESSION**

None

**CLOSE OF MEETING**

RES 19/2022      MOVED by M. McLean that the meeting be closed  
at 2.57 pm.

CARRIED UNANIMOUSLY

\_\_\_\_\_  
CHAIRPERSON

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

## Development Authority Request for Decision

**Meeting Date: March 21, 2022**

**Subject:**

DP 22-016 - 6231 65 Street - Moved on Building

**Recommendation:**

That the Municipal Planning Commission approves Development Permit DP 22-016 for a Moved-on Building at 6231 65 Street, Lot 9, Block 7, Plan 9911451, with the following thirteen (13) conditions:

1. The site is to be developed as per the site plan submitted, to the satisfaction of the Development Authority;
2. The development shall conform to the Land Use Bylaw Medium Industrial District (M-2) Requirements;
3. The Moved in Building shall be painted to match the principal building and kept in good repair;
4. A grading and drainage plan must be submitted to, and approved by, the Development Authority prior to construction commencing;
5. A landscaping plan demonstrating the requirement for 10% landscaping of the site has been met shall be provided prior to construction commencing;
6. The applicant shall ensure that stormwater does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. Taber Irrigation District will require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass on-site landscaping, rain barrels or rain gardens, for example. Provision of these details should form part of the grading and drainage plan, or be provided on a landscaping plan;
7. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE), National Building Code 2019 (AE), and all other applicable codes;
8. If sprinkler permits are required under the National Building Code 2019 (AE), a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber;
9. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbour's property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject



to fines as indicated under Bylaw 13-2021). In addition, the addressing of the building is to remain clearly visible through all stages of construction;

10. In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
11. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber;
12. Upon completion of construction, the applicant will provide an updated Real Property Report to the Town of Taber;
13. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
- 14.

**Background:**

Administration has received an application for a Moved-on Building to be located a 6231 65 Street. Moved-on Buildings are a discretionary use in any district. This site is occupied by a trucking company and the moved-on building would be used additional shop space for their business.

The proposed building is already located on the site, because this property has several buildings that are located there temporarily due to the nature of their business. As they intend on placing this one on a foundation it will become a permanent building and requires all the appropriate permits. The applicant has provided an engineer's inspection report on the building and plans for the foundation. They will need to provide a grading and stormwater plan to satisfy conditions 4 and 6 of the permit prior to beginning construction.

**Legislation / Authority:**

Bylaw 10-2018 - Subdivision and Development Authority and MPC Bylaw, Section 8(b) The Municipal Planning Commission shall be the Development Authority for Development Permit applications for Discretionary Uses.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The applicant has paid the appropriate application fees which will cover costs of advertising and notifications.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

Allowing for the addition of the Moved-on Building to this property located in an industrial district will provide the business with additional shop space with no obvious impacts to the neighbours.



**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 22-016 for a Moved-on Building at 6231 65 Street, Lot 9, Block 7, Plan 9911451, with amendments to the conditions.

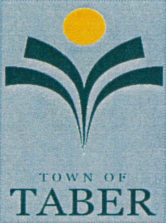
Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 22-016 for a Moved-on Building at 6231 65 Street, Lot 9, Block 7, Plan 9911451, with reasons.

**Attachment(s):** Application  
Site Plan and Drawings  
Inspection  
Check List

**APPROVALS:**

**Originated By:**  
Celina Newberry

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



# INDUSTRIAL/COMMERCIAL/INSTITUTIONAL DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Owner Information (if different from applicant)

OWNER NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Property Information (property to be developed)

MUNICIPAL ADDRESS:

LOT(S):  BLOCK:  PLAN:

## Description of Project

DESCRIBE YOUR PROJECT

Instaling a concrete foundation,  
The owner wants to move and place an existing shop in the yard onto this foundation

# Type of Development

TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Principal Building         | <input type="checkbox"/> Building Addition | <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Shipping Container     |
| <input checked="" type="checkbox"/> Outdoor Storage | <input type="checkbox"/> New Site Access   | <input type="checkbox"/> Change of Use      | <input type="checkbox"/> Intensification of Use |
| <input type="checkbox"/> Other                      | <input type="text"/>                       |   |   |

WILL ANY HAZARDOUS MATERIALS BE LOCATE ON-SITE?

- Yes  No

Note: if any hazardous materials or chemicals are to be located on the site, a list of all hazardous materials and estimated quantities must be attached to this application.

WHAT ARE THE TYPES, SIZES, AND AMOUNTS OF COMMERCIAL VEHICLES WILL BE ACCESSING THE SITE?

Existing site

# Start Date and Cost

START DATE:

March 01 2022

ESTIMATED COST:

190,000

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE:



DATE:

Feb 11, 2022

REGISTERED OWNER SIGNATURE:



DATE:

FEB 11/2022

PLANNING OFFICER SIGNATURE:



DATE:

March 5/2022

The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPP). Under Section 33 of the FOIPP Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPP coordinator at 403-223-5500 ext. 5519.

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction. Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of developing the principal building you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- Site Plan
  - Building Plan
  - Elevation/Drainage/Plot Plan
  - Security Deposit
- 

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Dimensions and locations of all existing and proposed structures (including structures under 10m<sup>2</sup>)
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures and property lines
  - Site access with dimensions
  - On-site parking stalls (6m x 3m per stall)
  - Landscaping (A minimum of 10% of the site must be landscaped)
  - Adjacent roads and lanes
  - North arrow
- 

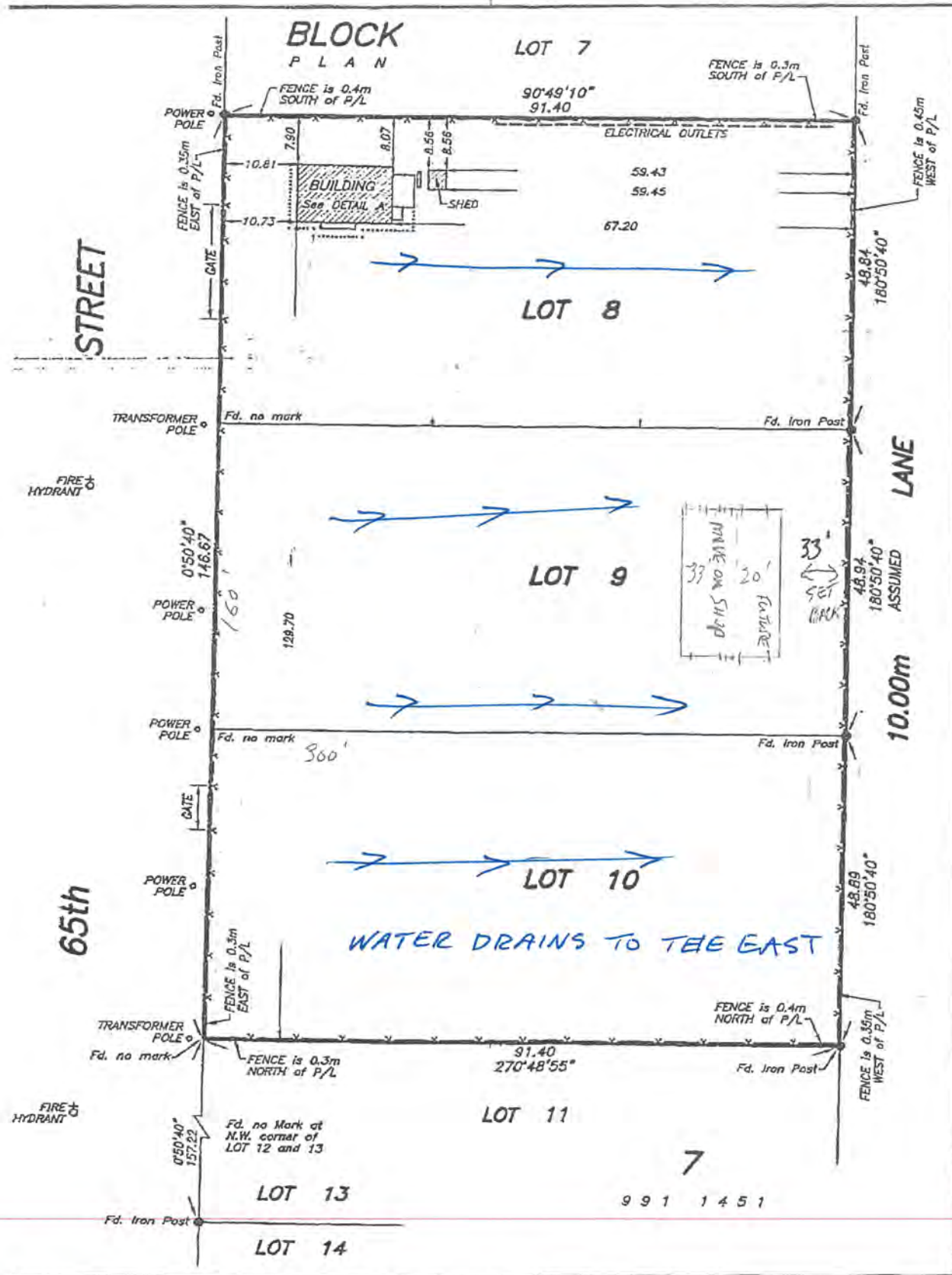
## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior rooms
  - Floor plan(s) of entire principal building
  - Building elevations and heights from finished grade
  - Exterior materials, architectural features, and colours to be used
- 

## ELEVATION/DRAINAGE/PLOT PLAN REQUIREMENTS

- Property boundary elevations
  - Building Foundation elevations
  - Proposed lot drainage patterns (must not impact neighbouring properties)
-

# DRAINAGE PLAN



Alberta  
**"REAL"**

**LEGAL DESCRIPTION**  
 PLAN 991 1451

**MUNICIPAL ADDRESS:**  
 6239 - 65th STREET,  
 TABER, ALBERTA

**DATE of SURVEY** 17,

**CERTIFICATION:** I hereby certify that this Report is a personal supervision and in Alberta Land Surveyors' As standards and as of the date of the

1. the Plan illustrates the improvements on the property, registered as to the property.
2. the improvements are shown on the plan.
3. no visible encroachments on adjoining property.
4. no visible encroachments on the extent of property.

**PURPOSE:** This Report is a personal supervision and in Alberta Land Surveyors' As standards and as of the date of the Property Report updated

Where applicable, registers of the property have been registered in the public records. The attached plan should be interpreted or modified in accordance with the information shown on the Property Report updated

This document is

**LEGEND:**

- Statutor
- Property
- Distance
- Dimension structure
- Fences
- Eaves and are

**HALMA**

918 - 3rd  
 LETHBRIDGE, ALBERTA, T1

# Alberta "REAL F"

**LEGAL DESCRIPTION**  
PLAN 991 1451

**MUNICIPAL ADDRESS:**  
6239 - 65th STREET,  
TABER, ALBERTA

**DATE of SURVEY** 17,

**CERTIFICATION:** I hereby certify that this Report is a personal supervision and in Alberta Land Surveyors' Association standards and as of the date of the survey.

1. the Plan illustrates the improvements on the property, registered as to the property.
2. the improvements are as shown on the plan.
3. no visible encroachments, on adjoining property.
4. no visible encroachments, the extent of property.

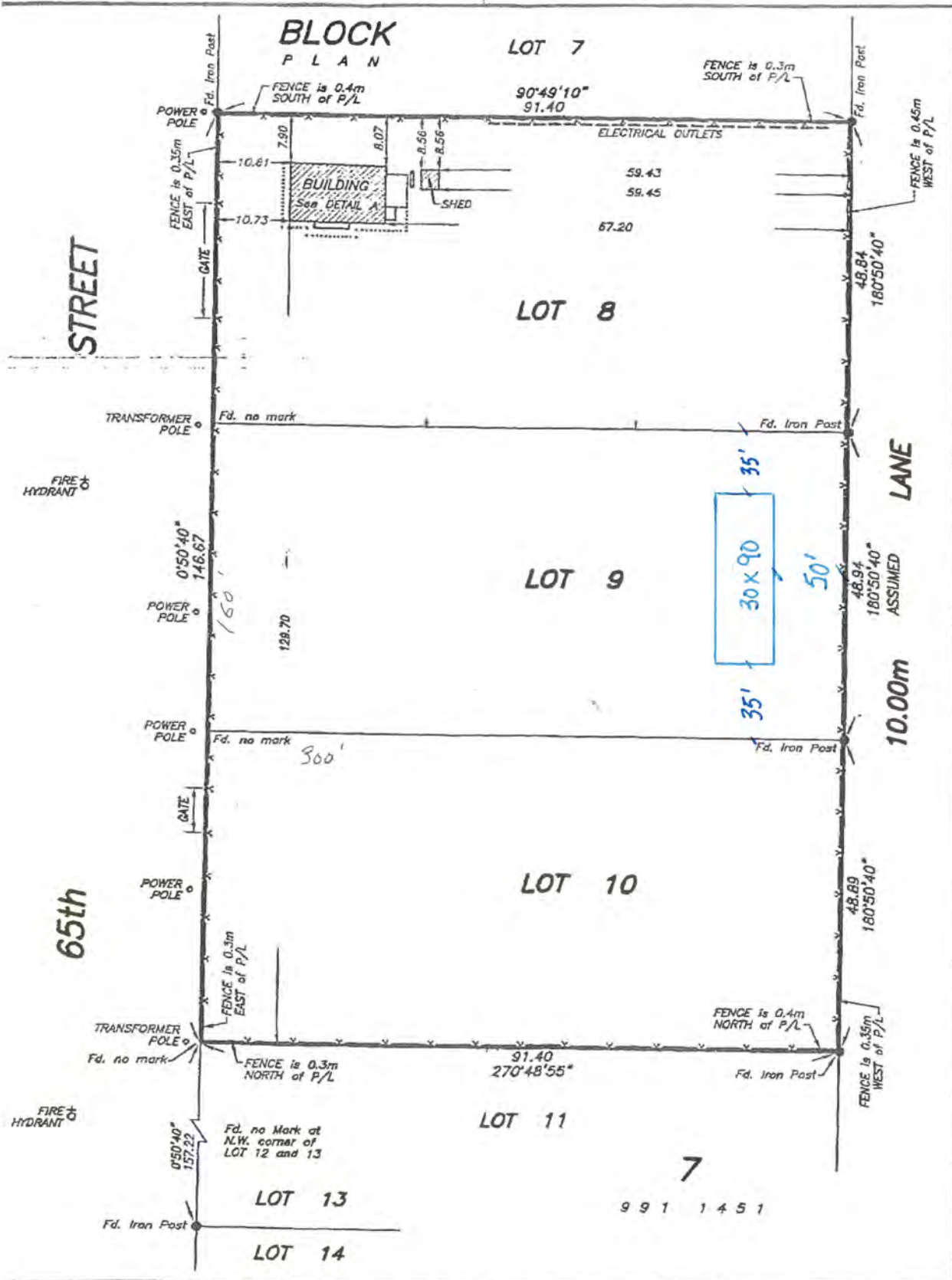
**PURPOSE:** This Report is for the Property owner, submitted to the Municipality for the purpose of a land conveyance, as a permit to the Municipality for the proposed improvements.

Where applicable, register of the property have been property corner markers. The attached plan should not be misinterpreted or modified. The information shown on this Property Report updated.

This document is

**LEGEND:**

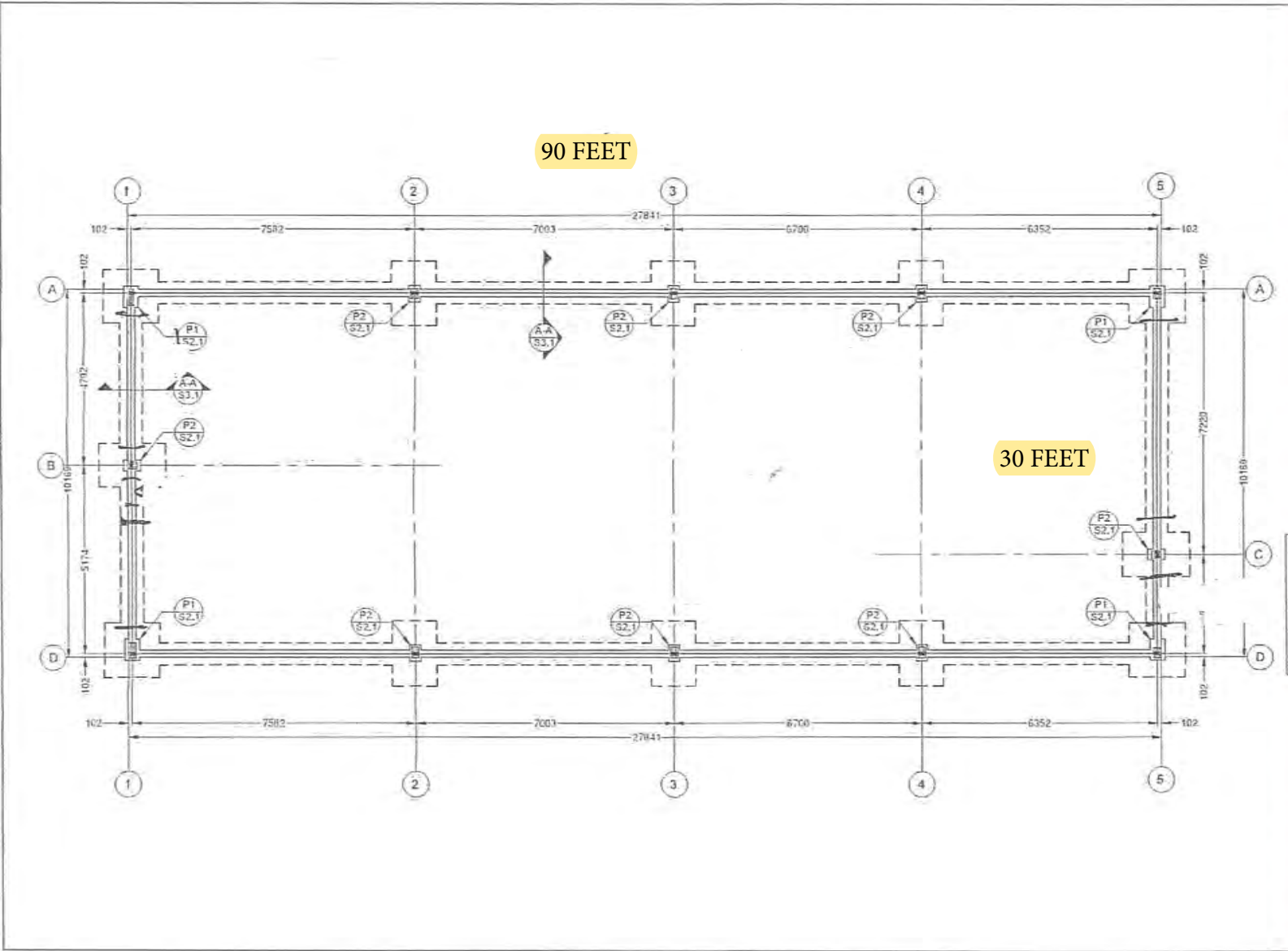
- Statutor
- Property
- Distance
- Dimension
- Structures
- Fences
- Eaves and are



9 9 1 1 4 5 1

**HALMA**  
918 - 3rd  
LETHBRIDGE, ALBERTA, T1

ISSUE	DRAWING STATUS / REVISION	DATE	BY
A	FOR APPROVAL	18.12.20	DWR



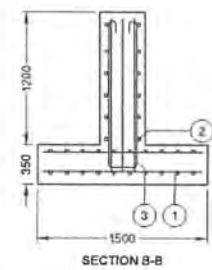
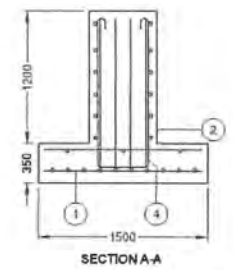
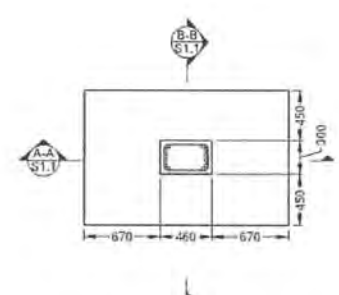
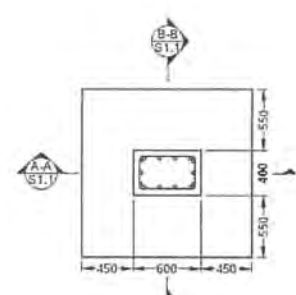
**PERMIT TO PRACTICE**  
**HASEGAWA ENGINEERING LTD.**  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
**PERMIT NUMBER: P8170**  
 The Association of Professional Engineers,  
 Geologists and Geophysical of Alberta



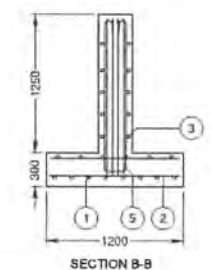
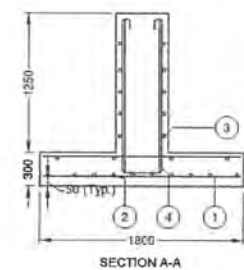
**RANDY LAROSE**  
**STEEL FRAME SHOP**  
**RELOCATION**  
**FOUNDATION PLAN**  
 18-053      S1.1



ISSUE	DRAWING STATUS / REVISION	DATE	BY
1	FOR APPROVAL	10/12/02	DPB



PILASTER 1  
SCALE=1:50



PILASTER 2  
SCALE=1:50

Position	Reinforcement	Shape	Steel
①	33 - No. 10; Length = 1400	————	Grade 500 R
②	7 - No. 10; Length = 1686	▭	Grade 500 R
③	4 - No. 15; Length = 3121	┆	Grade 400 R
④	3 - No. 15; Length = 3380	┆	Grade 400 R

Position	Reinforcement	Shape	Steel
①	14 - No. 10; Length = 1740	————	Grade 500 R
②	14 - No. 10; Length = 1140	————	Grade 500 R
③	6 - No. 10; Length = 1366	▭	Grade 400 R
④	4 - No. 15; Length = 3365	┆	Grade 400 R
⑤	2 - No. 15; Length = 3141	┆	Grade 400 R



PERMIT TO PRACTICE  
HASEGAWA ENGINEERING LTD.  
Signature \_\_\_\_\_  
Date \_\_\_\_\_  
PERMIT NUMBER: P8170  
The Association of Professional Engineers,  
Geologists and Geophysicist of Alberta

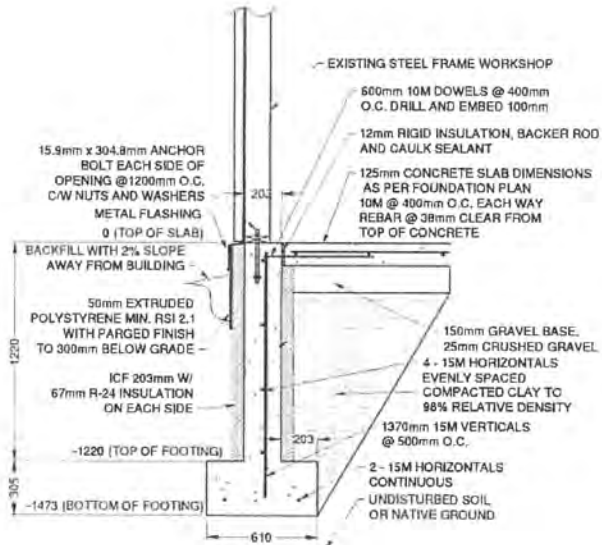


RANDY LAROSE

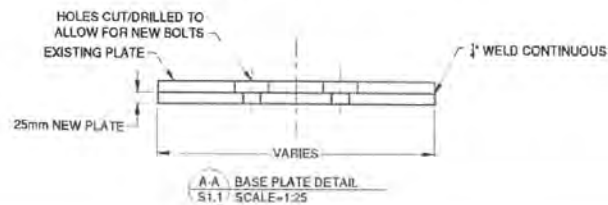
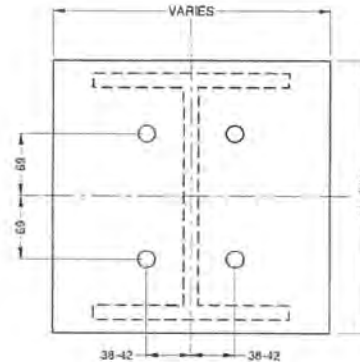
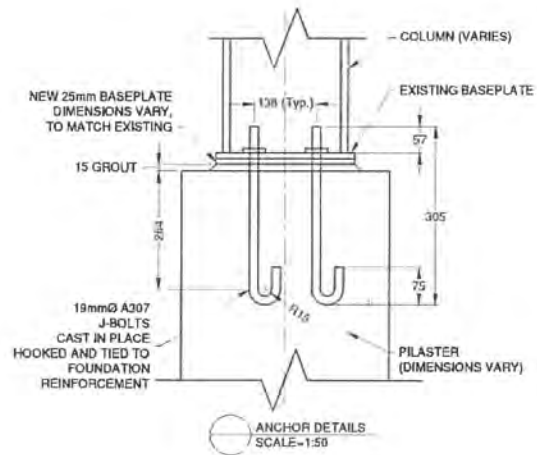
**STEEL FRAME SHOP RELOCATION**

**PILASTER DETAILS**

18-053      S2.1



A-A STRIP FOOTING DETAIL  
S1.1 SCALE=1:25



ISSUE	DRAWING STATUS / REVISION	DATE	BY
1	FOR APPROVAL	16/12/05	DPS



PERMIT TO PRACTICE  
**HASEGAWA ENGINEERING LTD**  
 Signature \_\_\_\_\_  
 Date \_\_\_\_\_  
**PERMIT NUMBER: P8170**  
 The Association of Professional Engineers,  
 Geologists and Geophysicists of Alberta



RANDY LAROSE  
**STEEL FRAME SHOP RELOCATION**  
**STRIP FOOTING AND ANCHOR BOLT DETAIL**  
**18-053 | S3.1**



March 2, 2022

**Our File #: 18-053**

**Re: Randy LaRose – Steel Frame Shop Relocation**  
**Location: Temporary Location - Wade's House Moving, 6239 65 Street, Taber, AB**

---

Hasegawa Engineering has been asked to inspect a steel frame shop building that is presently sitting in the yard of Wade's House Moving in Taber. The shop is being moved to a new location and the inspection is required prior to being placed onto a new foundation. The inspection is a visual structural inspection, it can only comment on what can be seen and is concerned only with structural members.

The building was inspected at 09:30 on March 2, 2022. At the time of inspection it had been moved into the yard at the above location and was sitting on blocks. A grid of steel beams had been bolted onto the frame to brace the structure for moving.

The structure consists of tapered columns along front and back walls. The columns have welded base plates for connecting to anchor bolts cast into the foundation. The roof is framed in with W-shape beams spanning from back to front columns – the beams have end plates welded at either end that bolt to the inside flanges on the columns.

Although the sheet metal cladding has torn away along the back wall and front left corner, the building is intact structurally. Structural members show no signs of damage or bending and metal is painted. Columns are plumb with the exception of one column along the front wall that is slightly out of plumb laterally. This column is in the area where the cladding is torn away and this may account for the lateral movement which should correct as the building is placed on its new foundation. Base plates are intact and appear to be free of distortion at edges and around bolt holes. Bolt holes appear original except for the first two columns on the front left side where the bolt holes have been elongated - apparently to accommodate anchor bolts that were out of tolerance. Baseplates around the elongated holes do not appear to be distorting and adequate edge distance remains in the baseplate material.

It is not known where the building was originally located to confirm the building is designed for the wind and snow loading in the new location. The building seems to be functioning as it was structurally designed and there are no apparent structural issues with this building.

If you have any questions or comments, please contact the undersigned.

Yours truly,



Mark Hasegawa, P. Eng.



**HASEGAWA ENGINEERING**  
DC/cms

<b>Project Name:</b>		<b>6231 65 Street</b>			
<b>Date Submitted:</b> 5-Mar-22		<b>District:</b> M-2		<b>Proposed Use:</b> Moved on Building	
<b>Permit Number:</b> 22-016		<b>Address:</b> 6231 65 Street		<b>Permitted?</b> Discretionary	
<b>Roll Number:</b> 6265090		<b>Lot, Block, Plan:</b> Lots 9, Block 7, Plan 9911451			
<b>Meeting and Notification Requirements</b>					
<b>Required?</b>		<b>Date</b>		<b>Required?</b>	
<b>Council</b>		<b>Required?</b>		<b>Dates</b>	
<b>MPC</b>		Yes		3/21/2022	

DP Submission	Required?	Completed	Notes	
Application Filled?	Yes	Yes		
Site Plan	Yes	Yes		
Drainage Plan	Yes	No		
Payment	Yes	Yes		
All materials submitted?	Yes	No		
DP Review	Required?	Completed	Notes	
LUB Review	Yes	Yes		
Waiver or Variance	No	No		
Internal Circulation	Yes	Yes		
Council or MPC	MPC	Yes		
Mail Outs	Yes	No		
Approval/Refusal	Yes	No		
Following Approval	Required?	Sent/Taken	Returned	Notes/Reasons for Decision:
Damage Deposit	Yes	No	No	
Send to Superior (if BP)	Yes	No	No	
Pre-Inspection Reports	Yes	No	No	
Post-Inspection Reports	Yes	No	No	

Lot Coverage Calculation		
Lot Size	4466.63	
Principle Building	250	
Attached Garage		
Poarch		0.055970609
Decks		0
Detached Garage		
Accessory Structures		
Accessory Structures	227.75	
Accessory Structures		0.050989225
Total Structures	477.75	
		0.106959833

Driveway Calculations		
Frontage for Lot	14.02	5.608
Driveway Width		
Percentage of Lot	0	
Allowable Waiver	1.402	7.01

Land Use Bylaw Checklist (units in metres)			
Principal Building Setbacks	Required	Proposed	Acceptable
Front Setback	7.5		No
Rear Setback	10	15.24	Yes
Side Setback 1	1.2	9.14	Yes
Side Setback 2	3.0	9.14	Yes
Accessory Setbacks	Required	Proposed	Acceptable
Front Setback	7.5		Yes
Rear Setback	0.6		Yes
Side Setback	0.6		Yes
Side Setback Adjacent Street	1.2		Yes
Principal Building	1.0		Yes
Coverages			
Max Building Coverage	60%	10.7%	Yes
Principal Building		5.6%	No
Accessory Buildings		5.1%	No
Decks		0.0%	Yes
Driveway Coverage	40%	0.0%	
Landscaping			
Amount required	10%		No
Parcel Size	Required	Proposed	Acceptable
Min. Parcel Area	1000	4466.63	Yes
Min. Parcel Width	30	48	Yes
Heights	Required	Proposed	Acceptable
Max Building Height	15		Yes
Max Deck Height			Yes
Max Accessory Height			Yes
Parking	Required	Proposed	Acceptable
Stalls			Yes
Handicap			Yes
Other	Required	Proposed	Acceptable
Corner Site Triangle			Yes

Parking Calculation			
Use(s)	1 Stall per		Stalls required
	Xm2	Area	
Automobile Supply			#DIV/0!
Automotive Sales			#DIV/0!
Note: Total always rounds up			Total #DIV/0!

## Development Authority Request for Decision

**Meeting Date: March 21, 2022**

**Subject:**

DP 22-022 - 4233 60 Avenue - Driveway Variance

**Recommendation:**

That the Municipal Planning Commission approves Development Permit DP 22-022 for a Driveway Width Variance at 4233 60 Avenue, Lot 5, Block 6, Plan 1910155, with the following nine (9) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
3. A driveway width variance of 4.26 metres was approved for this parcel by the Municipal Planning Commission on March 21<sup>st</sup>, 2022. The driveway width for this parcel has been varied to 10.36 metres;
4. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
5. The architectural controls and vertical grade points must be approved by the developer;
6. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
7. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
8. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);

9. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

**Background:**

The town has received an application for a driveway width variance. The proposed driveway would be for a three-car garage and requires a variance of 4.26 metres. The driveway would be at 67 % of the lot frontage which is over the 40% allowed. The single detached dwelling was approved under DP 22-021, as it met all the Land Use requirements. This is a larger lot, but it is long and narrow, which is why the variance is required.

**Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Section 1(8)(c) The Municipal Planning Commission shall be the Development Authority for development permits applications for permitted uses which require a variance in excess of Ten Percent (10%) of a measurable standard established in the Land Use Bylaw or any other variance for which the Municipal Planning Commission is specifically authorized to provide in the Land Use Bylaw.

**Strategic Plan Alignment:**

Develop Community and Promote Growth #2: Review Town policies and regulations that pertain to development.

**Financial Implication:**

The applicant has paid the appropriate application fees which will cover costs of advertising and notifications.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

This would allow the applicant to build the driveway as originally designed. There are several other homes in this development with three car garages which have driveways of similar width.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 22-022 for a Driveway Width Variance at 4233 60 Avenue, Lot 5, Block 6, Plan 1910155, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 22-022 for a Driveway Width Variance at 4233 60 Avenue, Lot 5, Block 6, Plan 1910155, with reasons.





**Attachment(s):** Application  
Drawing for Driveway  
Overview of the Area  
Check List

**APPROVALS:**

**Originated By:**  
Celina Newberry

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



# RESIDENTIAL DWELLING DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Owner Information (if different from applicant)

OWNER NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Property Information (property to be developed)

MUNICIPAL ADDRESS:

LOT(S):  BLOCK:  PLAN:

## Description of Project

DESCRIBE YOUR PROJECT

Construct a 1428 square foot single family dwelling on serviced bare lot

# Type of Development

## TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Semi-detached Dwelling | <input type="checkbox"/> Duplex Dwelling       |
| <input type="checkbox"/> Row House Dwelling                | <input type="checkbox"/> Multi-unit Residential | <input type="checkbox"/> Mixed-use Development |
| <input type="checkbox"/> Moved-in Dwelling                 | <input type="checkbox"/> Addition               | <input type="checkbox"/> Renovation            |
| <input type="checkbox"/> Other                             | <input type="text"/>                            |  |

## DOES THE DEVELOPMENT REQUIRE ANY WAIVERS?

Note that all waiver requests must go to the Municipal Planning Commission.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Setback          | <input type="checkbox"/> Deck Height (1.5m max)          | <input type="checkbox"/> Parking (Min. 2 / dwelling unit) |
| <input checked="" type="checkbox"/> Other | <input type="text" value="Variance for driveway width"/> |   |

# Start Date and Cost

ESTIMATED START DATE:  ESTIMATED COST:

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE:  DATE: 03/10/2022

REGISTERED OWNER SIGNATURE:  DATE: 03/10/2022

PLANNING OFFICER SIGNATURE:  DATE: 03/14/2022

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- |   |  |
|---|--|
| <input type="checkbox"/> Site Plan                    | <input type="checkbox"/> Building Plan                                   |
| <input type="checkbox"/> Elevation/Drainage/Plot Plan | <input type="checkbox"/> New Home Warranty Documentation                 |
| <input type="checkbox"/> Security Deposit             | <input type="checkbox"/> Architectural Controls Approval (if applicable) |
- 

## SITE PLAN REQUIREMENTS:

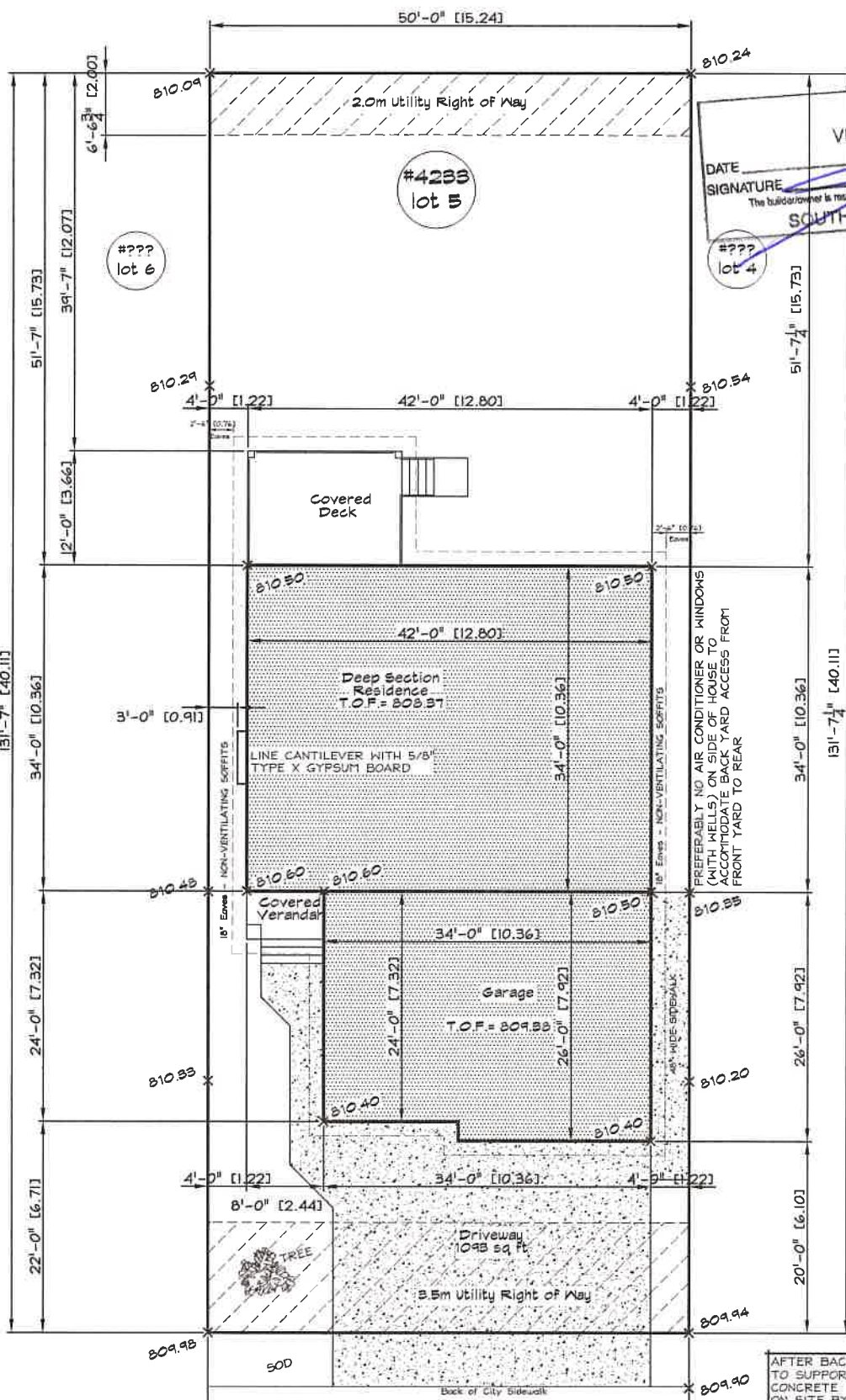
- Lot dimensions
  - Dimensions and locations of all existing and proposed structures (including structures under 10m<sup>2</sup>)
  - Dimensions, locations, and heights of all existing and proposed decks/patios
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures and property lines
  - Site access with dimensions
  - On-site parking stalls (6m x 3m per stall)
  - Landscaping
  - Adjacent roads and lanes
  - North arrow
- 

## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior rooms
  - Floor plan(s) of entire dwelling
  - Building elevations and heights from finished grade
  - Exterior materials, architectural features, and colours to be used
- 

## ELEVATION/DRAINAGE/PLOT PLAN REQUIREMENTS

- Property boundary elevations
  - Building Foundation elevations
  - Proposed lot drainage patterns (must not impact neighbouring properties)
-



APPROVED  
VERTICAL GRADES  
DATE: 03/10/2020  
SIGNATURE: [Signature]  
The builder/owner is responsible for the approved vertical grades shown on this plan.  
SOUTH ALTA TRADING CO. LTD.

PREFERABLY NO AIR CONDITIONER OR WINDOWS (WITH WELLS) ON SIDE OF HOUSE TO ACCOMMODATE BACK YARD ACCESS FROM FRONT YARD TO REAR

AFTER BACKFILL, DRILL 12"x72" PILES TO SUPPORT SIDEWALK & FILL WITH CONCRETE - LOCATION TO BE DECIDED ON SITE BY BACKFILLER

LANDSCAPING FEATURES AS PER ARCHITECTURAL CONTROL GUIDELINES DICTATE (IF ANY)

60th Avenue  
50'-0" [15.24]

Site Description	Area <sup>m<sup>2</sup></sup>	Percent
LOT ZONING CLASSIFICATION		
LOT AREA	6579.642	
PRINCIPAL BUILDING	1428.50 FT	
GARAGE (DETACHED OR ATT.)	856	
FRONT VERANDA	40	
REAR DECK (TOTAL DECK AREA)	112	30.24%
TOTAL AREA	2516	38.24%

DECKS & VERANDA STAIRS, LANDINGS, COVERED PATIO AREAS ARE NOT INCLUDED AREAS

Elevation Description	Elevation	
HIGHEST ROOF PEAK	5.84	
TOP OF MAIN FLOOR	811.38	
TOP OF HOUSE CONC. WALL	810.81	B.O.F. =
TOP OF HOUSE FOOTING (FRONT)	809.97	806.17
TOP OF GARAGE CONC. WALL	810.60	B.O.F. =
TOP OF GARAGE FOOTING (FRONT)	809.38	809.15
SANITARY SEWER INVERT	807.70	
LOWEST TOP OF FOOTING	N/A	
LOWEST BOTTOM OF FOOTING	N/A	

GRADING GUIDELINES (AS CALCULATED FROM THE AREA'S LOT GRADING PLAN) - FIN. OR AWAY FOR THE FIRST 3m AROUND THE BUILDING, FINISH OR THEREAFTER (IF AT MORE THAN 2% - FIN. 0.5m (16') AWAY WHERE DISTANCE TO PROPERTY IS LESS THAN 3m (16'-0" SIDE YARD))  
\* IN THE EVENT WHERE THE FINISH FRONT AND REAR GRADES ARE DETERMINED BY THE DEVELOPER AND / OR LAND SURVEYOR, THESE DETERMINED GRADES SHALL BE USED.

IF SIDEWALK IS OVER SEWER DITCH, BRING 12" SONO TUBE FROM BOTTOM OF DITCH TO GRADE BEFORE BACKFILL TO SUPPORT SIDEWALK - LOCATION TO BE DECIDED ON SITE BY BACKFILLER

TS Drafting & Design Ltd. Office: 403-942-1974 Cell: 403-360-7532 email: tsdrafting@shaw.ca web: tsdrafting.ca

Prairie Lake Estates Ph. 4  
Lot 5, Block 6  
Plan # 191 0155

\*\*NOTE\*\* PLOT PLAN IS PRINTED 1 : 150 METRIC SCALE  
**#4233 - 60th Avenue - Taber, Alta**

SAN = 807.70  
LTF = N/A  
M.G. = 810.39

- \* Any grades that do not comply with approved stamped grades set by Architect, Architectural Controller, Design Review Committee OR Local Authority may result in the use and/or construction of retaining walls. This will be the responsibility of the home builder/purchaser.
- \* If neighboring grades of existing structures, buildings and/or construction projects prevent the proposed grades for the above property to be possible, the home builder/owner of the above mentioned property is responsible for notifying the owners of neighboring properties in attempt for resolution.
- \* Any estimated grades are based on KNOWN grades supplied by land developer or surveyor. "Est." grades may be modified to accommodate neighboring or existing grades.
- \* Any concrete floor (Basement or garage) to be on minimum of 6" compacted gravel fill on undisturbed soil. Some walkout lots have inappropriate engineered fill and may require more gravel.
- \* Grades around residence/garage are set as "Finished" grades - and are based on engineered surveyed grades supplied by land developer and/or surveyor.
- \* If soil is disturbed at Bottom of Footing level, excavator may be required to continue excavation until soil is undisturbed and proper soil bearing is achieved.
- \* T.O.F. = Top of Footing



<b>Project Name:</b>		<b>4233 60 Avenue</b>			
<b>Date Submitted:</b> 14-Mar-22		<b>District</b> R-2		<b>Proposed Use</b> SFD	
<b>Permit Number:</b> 22-022		<b>Address</b> 4233 60 Avenue		<b>Permitted?</b> Permitted	
<b>Roll Number:</b> 4360500		<b>Lot, Block, Plan</b> 1910155			
<b>Meeting and Notification Requirements</b>					
	<b>Required?</b>	<b>Date</b>		<b>Required?</b>	<b>Dates</b>
<b>Council</b>	No		<b>Newspaper</b>	No	
<b>MPC</b>	No		<b>Mailout</b>	No	
			<b>Payments</b>		
			<b>Amount</b>	<b>Paid?</b>	<b>Date</b>
			DP Application Fee	No	
			Damage Deposit in	No	
			Const. Water Fee	No	
			<b>Total</b>	0	
			Deposit Returned?	No	

<b>DP Submission</b>	<b>Required?</b>	<b>Completed</b>	<b>Notes</b>	
Application Filled?	Yes	Yes		
Site Plan	Yes	Yes		
Drainage Plan	N/A	No		
Payment	Yes	No		
All materials submitted?	Yes	No		
<b>DP Review</b>	<b>Required?</b>	<b>Completed</b>	<b>Notes</b>	
LUB Review	Yes	Yes		
Waiver or Variance	Yes	No		
Internal Circulation	Yes	No		
Council or MPC	MPC	No		
Mail Outs	No	No		
Approval/Refusal	Yes	No		
<b>Following Approval</b>	<b>Required?</b>	<b>Sent/Taken</b>	<b>Returned</b>	<b>Notes/Reasons for Decision:</b>
Damage Deposit	Yes	No	No	
Send to Superior (if BP)	Yes	No	No	
Pre-Inspection Reports	Yes	No	No	
Post-Inspection Reports	Yes	No	No	

<b>Lot Coverage Calculation</b>			
Lot Size	611.27		
Principle Building	132.66		
Attached Garage	80		
Poarch	3.72	0.353984328	
Decks	17.84	0.029185139	
Detached Garage			
Accessory Structures			
Accessory Structures			
Accessory Structures		0	
Total Structures	234.22		
		0.383169467	

<b>Driveway Calculations</b>			
Frontage for Lot	15.24	6.096	
Driveway Width	10.36		
Percentage of Lot	0.679790026		
Allowable Waiver	1.524	7.62	

<b>Land Use Bylaw Checklist (units in metres)</b>			
<b>Principal Building Setbacks</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Front Setback	6	6.1	Yes
Rear Setback	6	12.07	Yes
Side Setback 1	1.2	1.2	Yes
Side Setback 2	1.2	1.2	Yes
<b>Accessory Setbacks</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Front Setback	6		Yes
Rear Setback	0.6		Yes
Side Setback	0.6		Yes
Side Setback Adjacent Street	1.2		Yes
Principal Building	1.0		Yes
<b>Coverages</b>			
Max Building Coverage	50%	38.3%	Yes
Principal Building	50	35.4%	Yes
Accessory Buildings		0.0%	Yes
Decks	50	2.9%	Yes
Driveway Coverage	40%	68.0%	No
<b>Landscaping</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Amount required	Review		#VALUE!
<b>Parcel Size</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Min. Parcel Area	Review		#VALUE!
Min. Parcel Width	Review		#VALUE!
<b>Heights</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Max Building Height	10.5	5.84	Yes
Max Deck Height	1.5	0.28	Yes
Max Accessory Height			Yes
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Stalls			Yes
Handicap			Yes
<b>Other</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Corner Site Triangle			Yes

<b>Parking Calculation</b>			
<b>Use(s)</b>	<b>1 Stall per X m2</b>	<b>Area</b>	<b>Stalls required</b>
Automobile Supply			#DIV/0!
Automotive Sales			#DIV/0!
Note: Total always rounds up			<b>Total</b> #DIV/0!

## Development Authority Request for Decision

**Meeting Date: March 21, 2022**

**Subject:**

HO 22-001 - 4917 55 Avenue - Lawn Care

**Recommendation:**

That the Municipal Planning Commission approves Development Permit HO 22-001 for Lawn Care Business at 4917 55 Avenue, Lots 28 – 29 and the Westernmost Portion of Lot 30, Block 30, Plan 4348R, with the following nine (9) conditions:

1. The development shall conform to the district requirements of the Residential Single & Two Dwelling District (R-2), the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020 and the Town of Taber Business License Bylaw 14-2018;
2. No more than five customer visits per day are allowed;
3. If required, the applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical and Gas permits;
4. The applicant must maintain Quiet Hours as per Bylaw;
5. Any used oil and other hazardous materials from the maintenance of the equipment shall not be disposed of in the Towns garbage, recycling or compost. All oil and hazardous materials shall be disposed of in accordance with the Environmental Protection and Enhancement Act and the Waste Control Regulation.
6. The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;
7. The applicant may have one vehicle related to the business and must provide parking on the property for that vehicle;
8. There shall be no more than 1 non-resident employee working at this property other than the resident of the property;
9. The approval shall be applicable for a period of five year after, which a new home occupation permit must be applied for. Any changes to the intensity or use of the business would require a new application.

**Background:**

Administration has received an application for a home occupation for a lawn care business. The proposed business would be using a detached garage to store and do maintenance on the equipment. They would also have a vehicle associated on the business and the property does provide parking for it on site. They would also possibly be storing oil and gas for the equipment on





site and a clause has been included in the permit for how to handle the disposal of hazardous materials.

The proposed business would not have any client visits to the site, but would be allowed up to five visits if necessary. Most of the work related to this business would be off site, with just the maintenance for the equipment related to the business taking place on the property.

**Legislation / Authority:**

Bylaw 10-2018 - Subdivision and Development Authority and MPC Bylaw, Section 8(b) The Municipal Planning Commission shall be the Development Authority for Development Permit applications for Discretionary Uses.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The applicant has paid the appropriate application fees which will cover costs of advertising and notifications.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

This would allow the resident of the property to run their business from their home with a negligible impact to the surrounding neighbourhood.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit HO 22-001 for Lawn Care Business at 4917 55 Avenue, Lots 28 – 29 and the Westernmost Portion of Lot 30, Block 30, Plan 4348R, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit HO 22-001 for Lawn Care Business at 4917 55 Avenue, Lots 28 – 29 and the Westernmost Portion of Lot 30, Block 30, Plan 4348R, with reasons.

**Attachment(s):**      Application  
                                    Photo

**APPROVALS:**

**Originated By:**  
Celina Newberry

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



# HOME OCCUPATION PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Property Information (home occupation location)

MUNICIPAL ADDRESS: 4917 55ave

LOT(S): 29 BLOCK: 30 PLAN: 4348R

## Applicant Information

APPLICANT NAME: [REDACTED]

MAILING ADDRESS: [REDACTED]

TOWN: [REDACTED] POSTAL CODE: [REDACTED]

EMAIL: [REDACTED] PHONE NUMBER: [REDACTED]

## Owner Information (if different from applicant)

OWNER NAME: [REDACTED]

MAILING ADDRESS: [REDACTED]

TOWN: [REDACTED] POSTAL CODE: [REDACTED]

EMAIL: [REDACTED] PHONE NUMBER: [REDACTED]

## Description of Home Occupation

DESCRIBE YOUR HOME OCCUPATION

Yard Care

## Business License

DO YOU HAVE A VALID TOWN OF TABER BUSINESS LICENSE?

Yes  No

BUSINESS LICENSE NUMBER:

\_\_\_\_\_

# Activities Occurring at the Property

HOME OCCUPATION OPERATIONS WILL OCCUR:

On-site     Off-site     Both

WILL CLIENTS BE VISITING THE PREMISE?

Yes     No

HOURS OF OPERATION: 8-5

HOW MANY VISITS PER DAY (on average)? \_\_\_\_\_

## ON-SITE ACTIVITIES THAT WILL OCCUR AS PART OF THE HOME OCCUPATION (check all that apply)

- |  |   |                                     |   |
|--|---|-------------------------------------|---|
| <input type="checkbox"/> Personal Services                             | <input type="checkbox"/> Construction               | <input type="checkbox"/> Foodstuffs | <input type="checkbox"/> Pet Training           |
| <input type="checkbox"/> Deliveries/pickups                            | <input checked="" type="checkbox"/> Outdoor Storage | <input type="checkbox"/> Lessons    | <input checked="" type="checkbox"/> Home Office |
| <input checked="" type="checkbox"/> Other <u>equipment maintenance</u> |   |                                     |   |

## Business Start Date

ESTIMATED START DATE: Jan, 20, 2022

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: Jan 20, 2022

REGISTERED OWNER SIGNATURE: \_\_\_\_\_ DATE: Jan 20, 2022

PLANNING OFFICER SIGNATURE: Celia Neys DATE: Jan 20, 2022

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.



Maintenance Work on  
Equipment would take  
place here



## Development Authority Request for Decision

**Meeting Date: March 21, 2022**

**Subject:**

HO 22 -004 - 41 Prairie Sunset Avenue - Personal Training

**Recommendation:**

That the Municipal Planning Commission approves Development Permit HO 22-004 for Personal Training at 41 Prairie Sunset Avenue, Lot 40, Block 3, Plan 1611498, with the following eight (8) conditions:

1. The maximum number of onsite client visits allowed per day is 5;
2. Onsite client visits shall only be allowed between 7 am and 8 pm;
3. All client parking must be located entirely on the property and shall not cause any interference with the use of the public roadway and or laneway (no parking on the street or in the lane is allowed);
4. The development shall conform to the district requirements of the Residential Single Dwelling District (R-1), the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020 and the Town of Taber Business License Bylaw 14-2018;
5. If required, the applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
6. The applicant must maintain Quiet Hours as per the Community Standards Bylaw;
7. The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;
8. The approval shall be applicable for a period of five year after, which a new home occupation permit must be applied for. Any increase to the number client visits to the property would require a new application.

**Background:**

Administration has received an application for a Home Occupation. The proposed business would be for personal training services. These would be provided primary though the production of online content. This application would also allow the applicant to provide in person personal training onsite with a maximum of 5 client visits per day.

The applicant does intend to setup a space in the near future at another location to provide classes and personal training, this would be in an area that is zoned to allow for the more intense use of a gym or fitness studio. A home occupation would allow them to use their home to produce online



content and see clients at the property for personal training, until they have arranged for the other space. The online portion of the home business would remain at the home after this time.

**Legislation / Authority:**

Bylaw 10-2018 - Subdivision and Development Authority and MPC Bylaw, Section 8(b) The Municipal Planning Commission shall be the Development Authority for Development Permit applications for Discretionary Uses.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The applicant has paid the appropriate application fees which will cover costs of advertising and notifications.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

This would allow the applicant to use their home to help further their business in a way that should have a negligible impact on the neighbouring properties.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit HO 22-004 for Personal Training at 41 Prairie Sunset Avenue, Lot 40, Block 3, Plan 1611498 with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit HO 22-004 for Personal Training at 41 Prairie Sunset Avenue, Lot 40, Block 3, Plan 1611498 with reasons.

**Attachment(s):** Application  
Home Business Plan

**APPROVALS:**

**Originated By:**  
Celina Newberry

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



# HOME OCCUPATION PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Property Information (home occupation location)

MUNICIPAL ADDRESS: 41 Prairie Sunset Ave.

LOT(S): 40 BLOCK: 3 PLAN: 1611498

## Applicant Information

APPLICANT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TOWN: Taber POSTAL CODE: \_\_\_\_\_

EMAIL: ~~properfitnessathletic~~ Socbox6@gmail.com PHONE NUMBER: \_\_\_\_\_

## Owner Information (if different from applicant)

OWNER NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TOWN: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

## Description of Home Occupation

DESCRIBE YOUR HOME OCCUPATION

- I intend to start a personal training studio, and online training studio. It will only be 1 person training at a time. I have another space im working on for members + group training.

## Business License

DO YOU HAVE A VALID TOWN OF TABER BUSINESS LICENSE?

Yes  No

BUSINESS LICENSE NUMBER: \_\_\_\_\_

# Activities Occurring at the Property

HOME OCCUPATION OPERATIONS WILL OCCUR:

On-site     Off-site     Both

WILL CLIENTS BE VISITING THE PREMISE?

Yes     No

HOURS OF OPERATION: 6 AM - 8 PM

HOW MANY VISITS PER DAY (on average)? 4-8

**ON-SITE ACTIVITIES THAT WILL OCCUR AS PART OF THE HOME OCCUPATION (check all that apply)**

- Personal Services     Construction     Foodstuffs     Pet Training  
 Deliveries/pickups     Outdoor Storage     Lessons     Home Office  
 Other \_\_\_\_\_

## Business Start Date

ESTIMATED START DATE: April, 30/2022

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

REGISTERED OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PLANNING OFFICER SIGNATURE: Col. King DATE: March 04/2022

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPPA). Under Section 33 of the FOIPPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPPA coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.



# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- Site Plan
- Building Floor Plans
- Business License Application (if required)

*Note: if any internal or external construction of rooms, walls, or structures are required, Development and Building permits may also be required.*

---

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Site access with dimensions
  - On-site parking stalls (6m x 3m per stall)
  - Adjacent roads and lanes
  - North arrow
- 

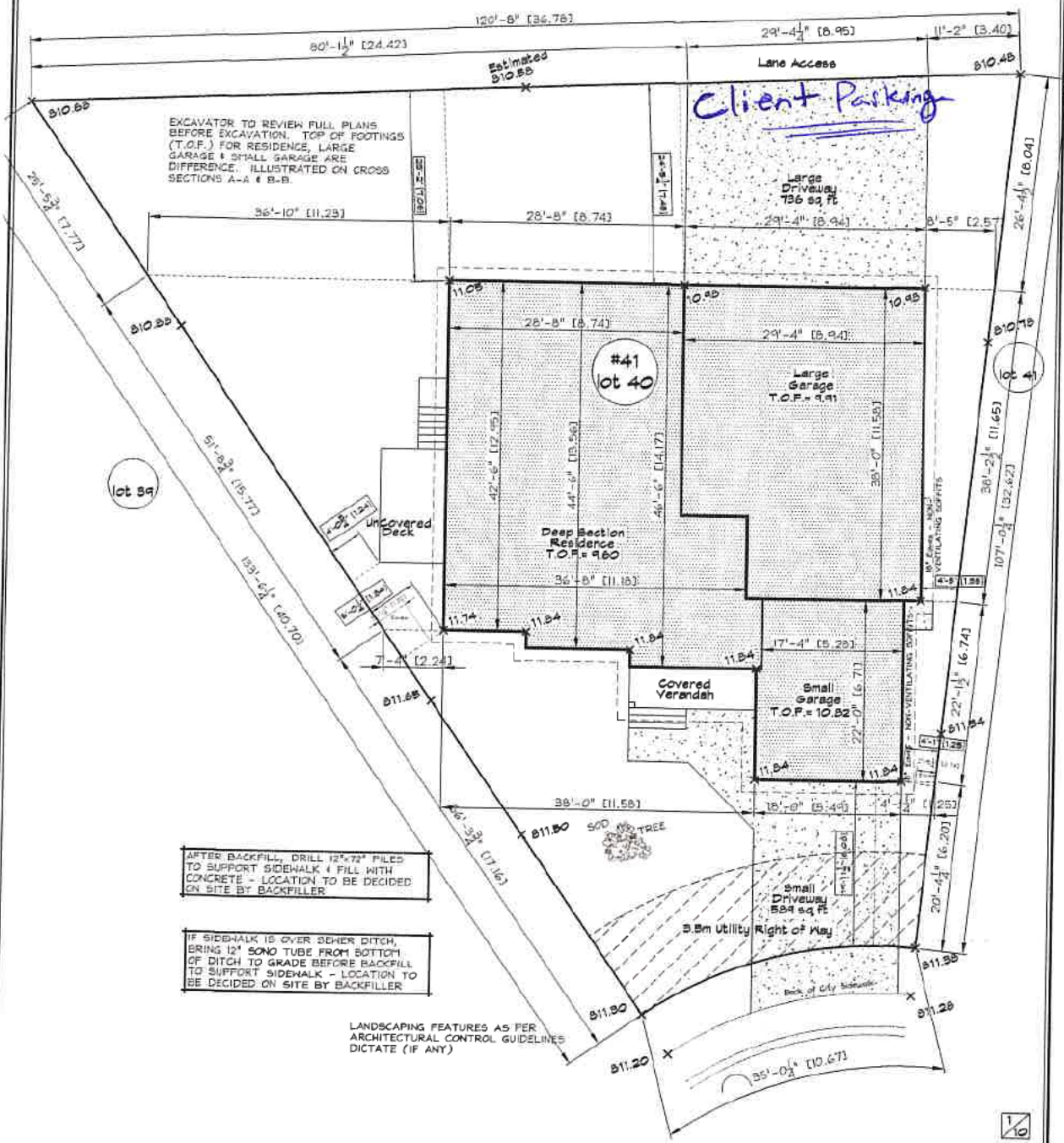
## BUILDING FLOOR PLANS:

- Scale and dimensions of exterior walls and interior rooms
  - Floor plan(s) of dwelling
  - Indication of interior areas used for home business
- 

## BUSINESS LICENSE APPLICATION (if a Town of Taber business license has not yet been obtained):

- Completed Business License Application Form
  - Business License Application Fee
-

LOCATION OF DROPPED FOOTINGS TO BE LOCATED ON SITE BY EXCAVATOR. GRADERS/GENERAL CONTRACTOR. EXACT LOCATION MAY VARY FROM BLUEPRINTS DUE TO NEIGHBORING GRADES/ NATURAL GRADES AND/OR ON SITE CONDITIONS



EXCAVATOR TO REVIEW FULL PLANS BEFORE EXCAVATION. TOP OF FOOTINGS (T.O.F.) FOR RESIDENCE, LARGE GARAGE & SMALL GARAGE ARE DIFFERENCE, ILLUSTRATED ON CROSS SECTIONS A-A & B-B.

AFTER BACKFILL, DRILL 12"x72" PILES TO SUPPORT SIDEWALK & FILL WITH CONCRETE - LOCATION TO BE DECIDED ON SITE BY BACKFILLER

IF SIDEWALK IS OVER SEWER DITCH, BRING 12" SOD TUBE FROM BOTTOM OF DITCH TO GRADE BEFORE BACKFILL TO SUPPORT SIDEWALK - LOCATION TO BE DECIDED ON SITE BY BACKFILLER

LANDSCAPING FEATURES AS PER ARCHITECTURAL CONTROL GUIDELINES DICTATE (IF ANY)

Site Description	Area <sup>m<sup>2</sup></sup>	Percent
LOT ZONING CLASSIFICATION	8463	
LOT AREA	1433	
PRINCIPAL BUILDING	300-1056	
GARAGE (DETACHED OR ATT.)	77	
FRONT VERANDA	12	
SEAR DECK (TOTAL DECK AREA)	3056	25.10%
TOTAL AREA	3056	25.10%

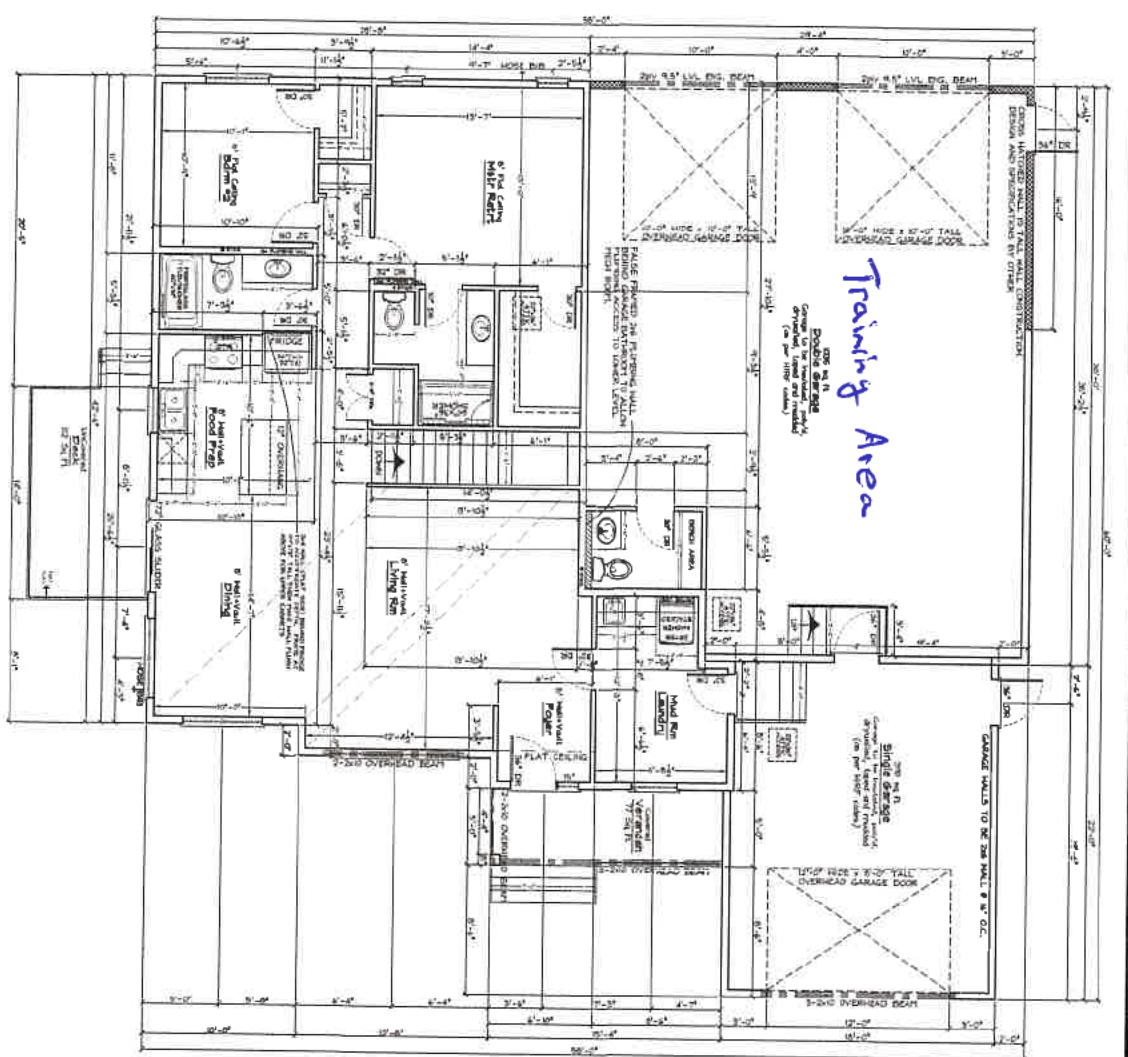
DECKS & VERANDA STAIRS, LANDINGS, COVERED PATIO AREAS ARE NOT INCLUDED AREAS

Elevation Description	Elevation
HIGHEST ROOF PEAK	8.94
TOP OF MAIN FLOOR	12.04
TOP OF HOUSE CONC. WALL	12.04
TOP OF HOUSE FOOTING (FRONT)	9.60
TOP OF GARAGE CONC. WALL	9.40
TOP OF GARAGE FOOTING (FRONT)	10.82
LOWEST TOP OF FOOTING	7.98
SANITARY SEWER INVERT	5.01
LOWEST BOTTOM OF FOOTING	7.98

GRADING GUIDELINES: (AS CALCULATED FROM THE AREA'S LOT GRADING PLANS) - THE GRADING SHALL BE THE FIRST ON AROUND THE BUILDING, PROPERTY IS THEREAFTER TO BE FINE THAN 1" IN 100' (25.4MM) UNLESS OTHERWISE SPECIFIED. DISTANCE TO PROPERTY IS LESS THAN 2M (20' SIDE YARD) IN THE FRONT YARD THE FINISH FRONT AND REAR GRADERS ARE DETERMINED BY THE SURVEYOR AND 7' ON LAND SURVEYOR. TOPS DETERMINED GRADERS WILL BE USED.

TS Drafting & Design Ltd. Office: 403-942-1974 Cell: 403-360-7532 email: tsdrafting@shaw.ca web: tsdrafting.ca  
 Prairie Lake Estates Ph 3 Lot 40, Block 3 Plan # 161 149B  
 #NOTE# PLOT PLAN IS PRINTED 1 : 150 METRIC SCALE  
 #41 Prairie Sunset Avenue  
 SAN = 809.08  
 LTR = ?????  
 O.S. = ?????

\* Any grades that do not comply with approved stamped grades set by Architect, Architectural Controller, Design Review Committee OR Local Authority may result in the use and/or construction of retaining walls. This will be the responsibility of the home builder/purchaser.  
 \* If neighboring grades of existing structures, buildings and/or construction projects prevent the proposed grades for the above property to be possible, the home builder/owner of the above mentioned property is responsible for notifying the owners of neighboring properties in attempt for resolution.  
 \* Any estimated grades are based on KNOW grades supplied by land developer or surveyor. \* E.S.L. grades may be modified to accommodate neighboring or existing grades.  
 \* Any concrete floor (Basement or garage) to be on minimum of 4" compacted gravel fill on undisturbed soil. Some walkout lots have inappropriate engineered fill and may require more gravel.  
 \* Grades around residence/garage are set as 'finished' grades - and are based on engineered surveyed grades supplied by land developer and/or surveyor.  
 \* If soil is disturbed at Bottom of Footing level, excavator may be required to continue excavation until soil is undisturbed and proper soil bearing is achieved.  
 \* T.O.F. = Top of Footing



CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DRAWING & DESIGN LTD. OF ANY DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.  
DIMENSIONAL ERRORS, GRADE REQUIREMENTS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.  
75 Prairies & Design Ltd. Office: 409-542-1874 Cell: 409-560-7592 Email: info@prairiesanddesign.com Web: www.prairiesanddesign.com

Client: **Norrell** / Millwright Construction / Address: **441 Prairie Sunset Avenue** / Page Title: **Main Floor Plan** / Plan Floor: **1482 SQ FT** / Bonus Rm.  
Plans/Blueprints to be verified by home owner/purchaser and/or project/construction manager before construction begins. All trades & workmanship to conform to national, provincial and municipal building codes, practices and city by-laws.

SCALE: 3/16"=1'-0" / Date: **Sept. 15th, 2021**

From: [REDACTED]  
To: [Newberry, Celina](#)  
Subject: [REDACTED]  
Date: Wednesday, March 16, 2022 12:58:40 PM

---

Hey Celina sorry it took me so long to get this to you.

So basically my plan for the personal space at home is to have just an online training studio and then see less than 5 people per day at home only if need be. I have another space that I am working on, that will be where I run all of my classes and group training etc. The plan moving forward is try to expand what I'm offering online so if everything works out to plan there will be nbody in the gym other than me working out in front of the camera.

Thank you, have a great day and talk soon!

[REDACTED]

## Development Authority Request for Decision

**Meeting Date: March 21, 2022**

**Subject:** Subdivision TT 22-0-001 - 3901 64 Ave.

**Recommendation:**

That the Development Authority recommend that the Subdivision Authority approve Subdivision TT 22-0-001, Lot 2, Block 1, Plan 061 0282, within SE ¼ Sec. 12, Twp. 10, Rge. 17, W4M, civically described as 3901A & 3901B 64 Ave., with the following eighteen (18) conditions:

1. That approval shall apply to a residential subdivision plan within Lot 2, Block 1, Plan 061 0282.
2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing Agreement or Deferred Servicing Agreement, to be registered on Title via Caveat, with the Town of Taber to provide separate services and access to the newly created lot.
3. A soils analysis and report prepared by a qualified professional shall be required at the time of Development Permit application to demonstrate the site is suitable for a septic field system to the satisfaction of the Director of Planning and Economic Development.
4. 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.
5. 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.
6. The subject property is within the noted control lines of Alberta Transportation, any new development on the lots shall require a permit from Alberta Transportation.
7. 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.
8. 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.
9. The Developer shall register an easement and/or right of way against the land to protect existing Telus facilities, to the satisfaction of Telus.
10. The Developer shall register an easement and/or right of way against the land to protect existing Atco facilities, to the satisfaction of Atco Gas.

11. The Developer shall ensure legal access and conveyance from the Taber Irrigation District designated point of delivery to the point of use on each parcel for which irrigation water is intended to be used.
12. The newly subdivided parcel is subject to water use agreement if irrigation water is intended to be used on it.
13. All outstanding charges owing to the Taber Irrigation District shall be paid to The Taber Irrigation District prior to endorsement.
14. 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.
15. Compliance is to be maintained with existing policy documents including but not limited to Municipal District of Taber Land Use Bylaw 1979, to the satisfaction of the Development Authority.
16. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.
17. Copies of the new Titles are to be sent to Taber Irrigation District and the applicant is responsible for the cost to discharge or add any necessary instruments with respect to the new subdivision.
18. Any further subdivision of the parcel shall be considered a triggering event as defined in the Town of Taber Notice of Annexation & Annexation Negotiations Report finalized in May 2019.

**Background:**

Administration received a complete subdivision application on January 31, 2022 to subdivide one residential lot from a larger remainder lot. The current owner intends to sell the newly created lot for future development of a single-detached dwelling.

The subject property was annexed into the Town of Taber in 2020. In accordance with the Annexation Agreement, the property owner is entitled to subdivide their property once to create a total of two lots without triggering a change from the stipulations outlined in the agreement. This means the newly created lot and the remainder lot will continue to be a part of the Rural/Urban Fringe (R/UF) Land Use District and subject to the requirements of the Municipal District of Taber's Land Use Bylaw 1979. The proposed subdivision does meet the MD of Taber subdivision standards. Due to its location, connection to Town services is not possible at this time and alternative servicing will be required.

The application package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on February 1, 2022. Comments have been considered in the subdivision conditions and are attached for review. The subdivision was also advertised in the Taber times on February 9 & 16, 2022.

**Legislation / Authority:**

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



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**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 the subdivision will be inline with the annexation agreement made between the Town of Taber and private land owners. The subdivision will allow for a new residential lot within the Town of Taber.

**Alternative(s):**

That the Development Authority recommend that the Subdivision Authority approve Subdivision TT 22-0-001, Lot 2, Block 1, Plan 061 0282, within SE ¼ Sec. 12, Twp. 10, Rge. 17, W4M, civically described as 3901A & 3901B 64 Ave., with amendments to the conditions.

That the Development Authority recommend that the Subdivision Authority does not approve Subdivision TT 22-0-001, Lot 2, Block 1, Plan 061 0282, within SE ¼ Sec. 12, Twp. 10, Rge. 17, W4M, civically described as 3901A & 3901B 64 Ave., with reasons.

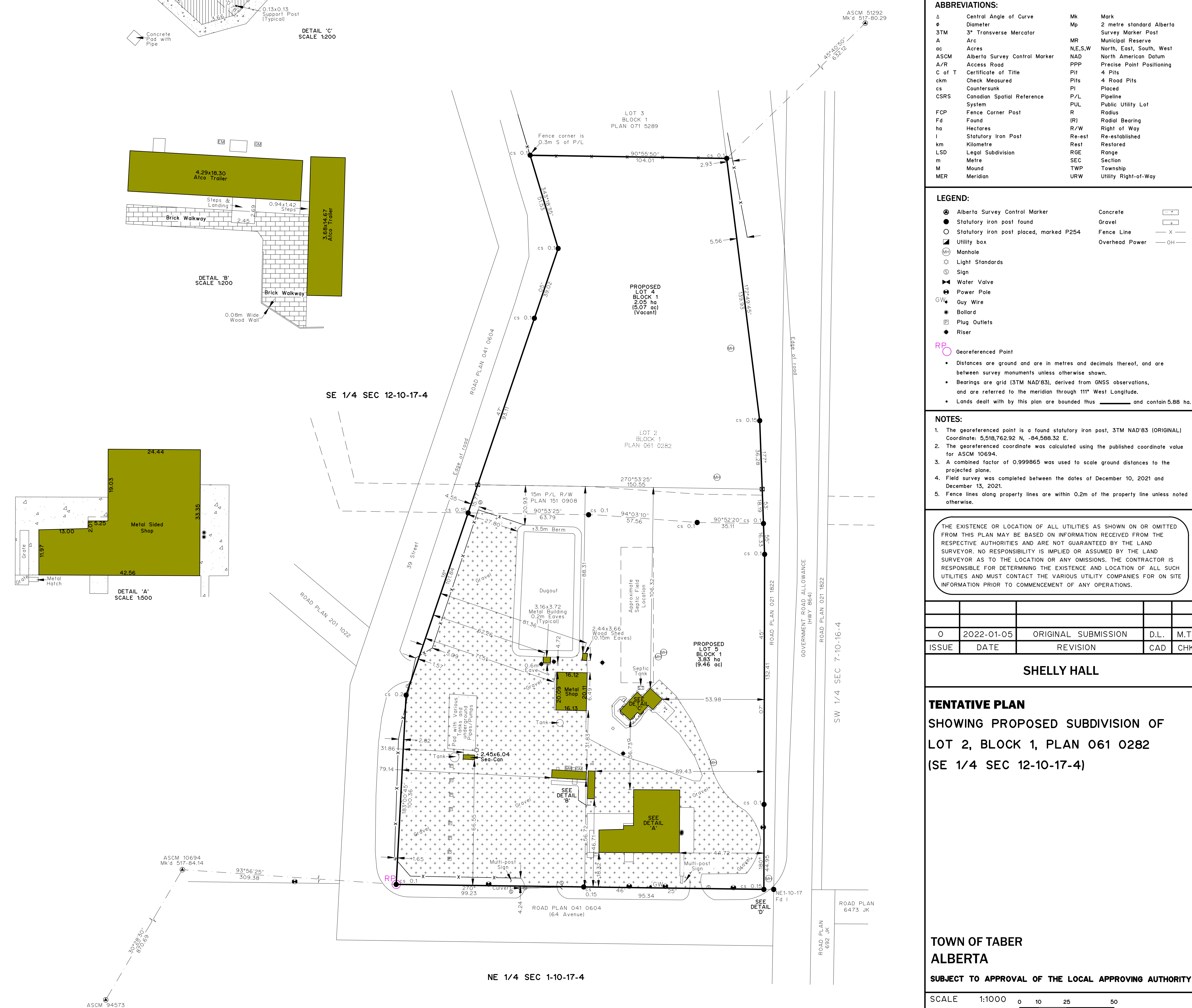
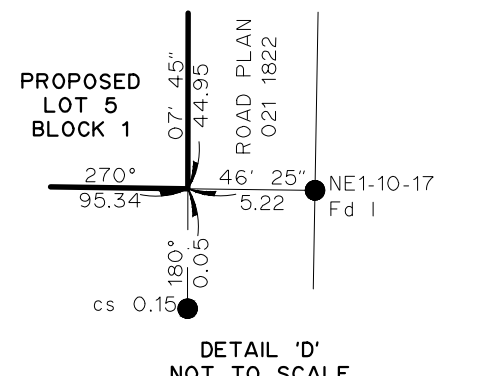
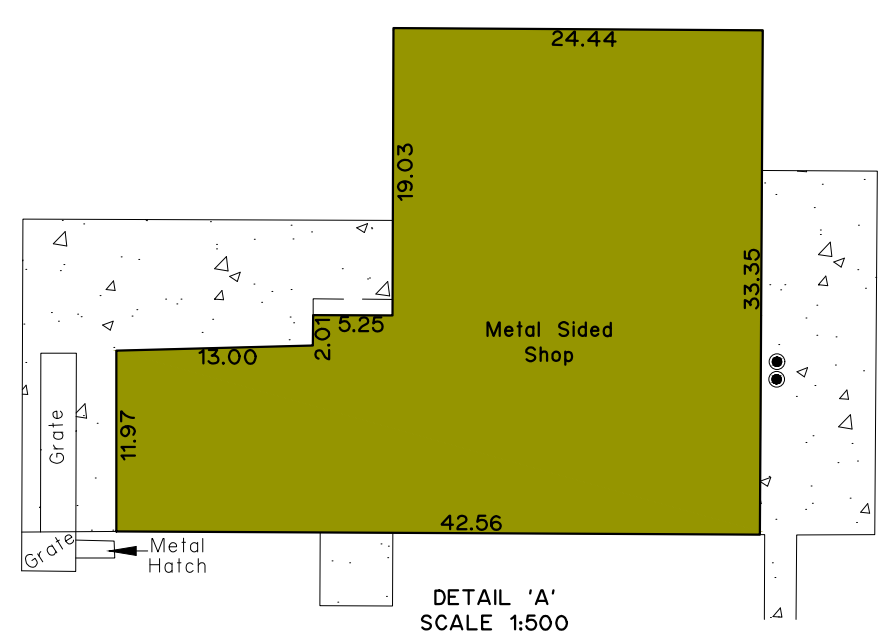
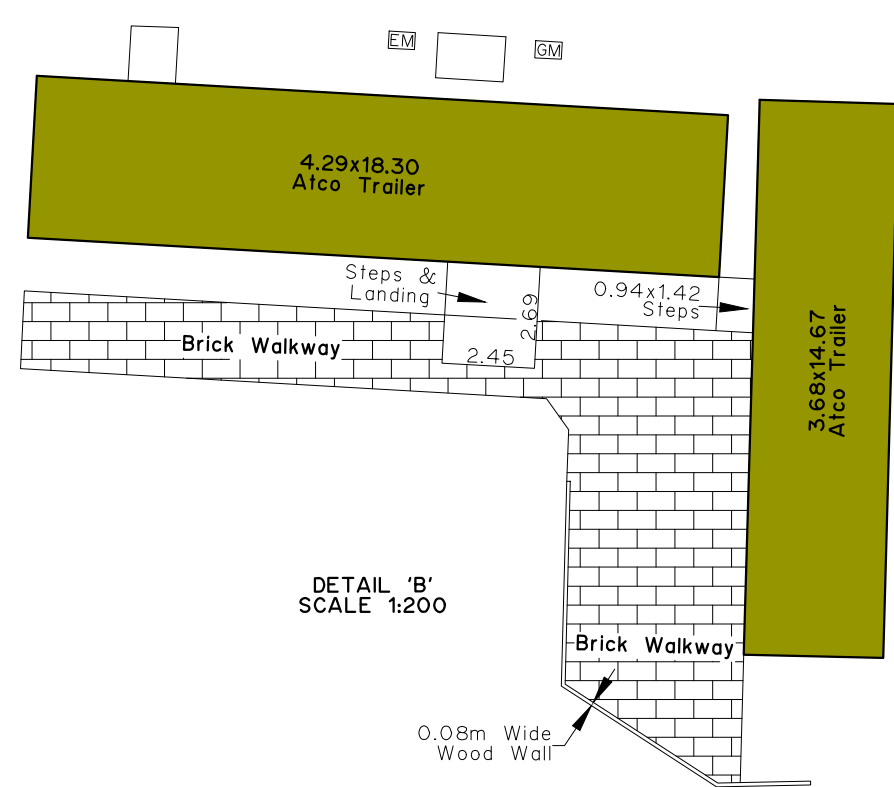
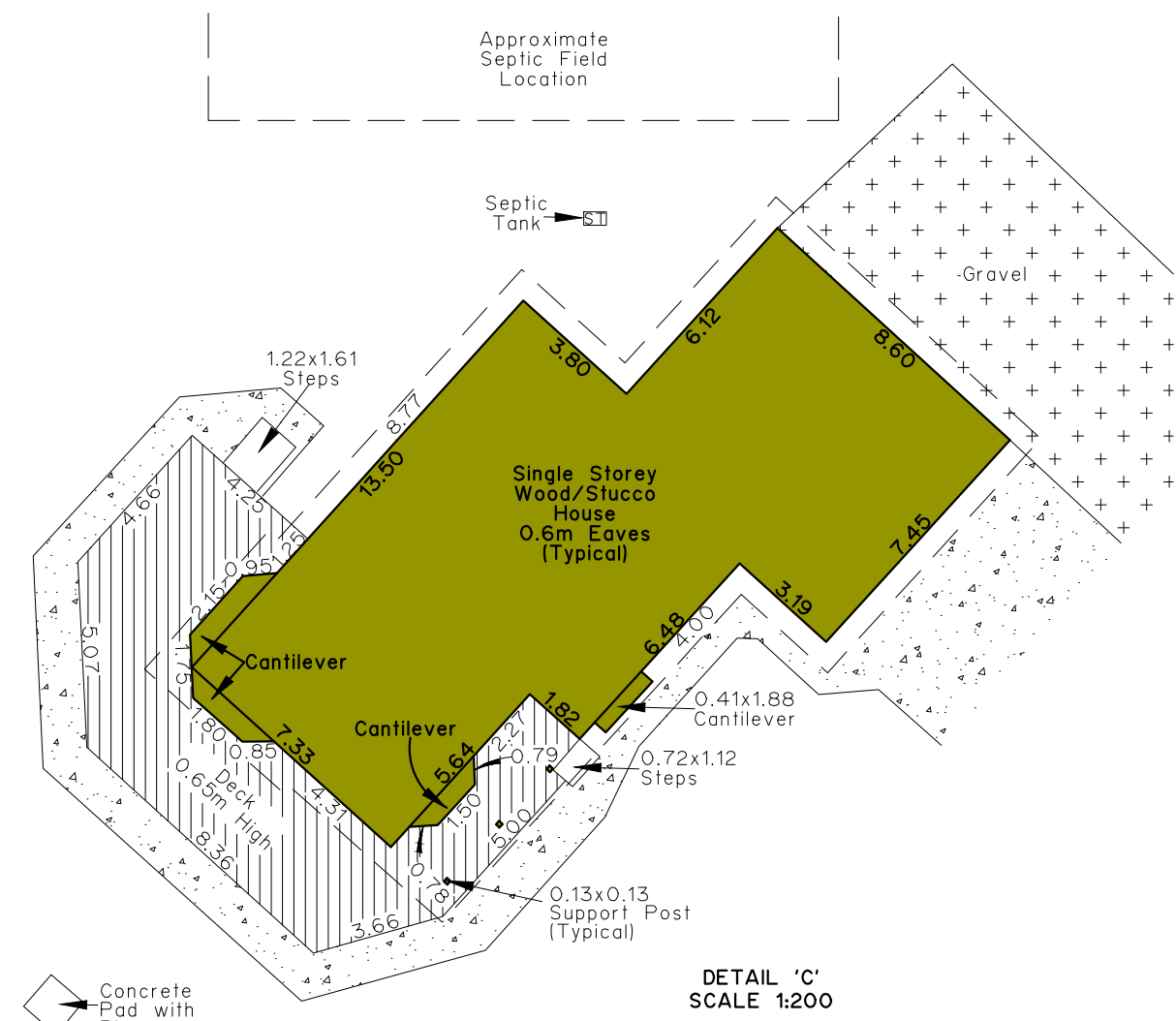
**Attachment(s):** Subdivision TT 22-0-001 - Plan of Subdivision  
Subdivision Application  
Subdivision Report  
Subdivision TT 22-0-001 - Site Map  
Land Title  
Abandoned Well Map  
Circulation Responses

**APPROVALS:**

**Originated By:**

Kattie Schlamp

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



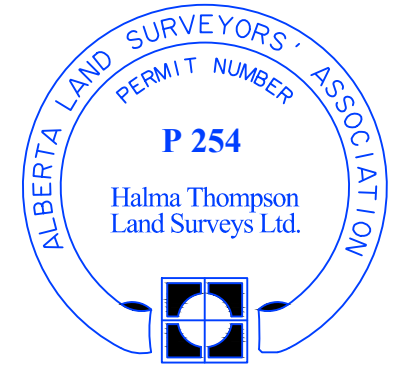
**SUBDIVISION AUTHORITY**  
TOWN OF TABER

**FILE:**

**CLIENT:**  
SHELLY HALL  
BOX 4793  
TABER, AB  
T1G 2E1

**DESCRIPTION OF PROPERTY:**  
CIVIC ADDRESS: 3901A & 3901B 64 AVENUE  
ATS DESCRIPTION: SE 1/2 SEC 12, TWP 10, RGE 17, W 4th MER  
C of T 061 036 095

REGISTERED OWNERS: TIMOTHY J HALL  
SHELLY L HALL



**ABBREVIATIONS:**

Δ	Central Angle of Curve	Mk	Mark
φ	Diameter	Mp	2 metre standard Alberta Survey Marker Post
3TM	3 <sup>rd</sup> Transverse Mercator	MR	Municipal Reserve
A	Arc	N,E,S,W	North, East, South, West
ac	Acres	NAD	North American Datum
ASCM	Alberta Survey Control Marker	PPP	Precise Point Positioning
A/R	Access Road	PI	4 Pits
C of T	Certificate of Title	Pl	Placed
ckm	Check Measure	P/L	Pipeline
cs	Countersunk	PUL	Public Utility Lot
CSRS	Canadian Spatial Reference System	R	Radius
FCP	Fence Corner Post	R/W	Right of Way
Fd	Found	(R)	Radial Bearing
ha	Hectares	Re-est	Re-established
I	Stalutary Iron Post	Rest	Restored
km	Kilometre	RGE	Range
LSD	Legal Subdivision	SEC	Section
m	Metre	TWP	Township
M	Mound	URW	Utility Right-of-Way
MER	Meridian		

**LEGEND:**

●	Alberta Survey Control Marker	Concrete	
●	Statutory iron post found	Gravel	
○	Statutory iron post placed, marked P254	Fence Line	
◻	Utility box	Overhead Power	
⊗	Manhole		
⊙	Light Standards		
⊙	Sign		
⊙	Water Valve		
⊙	Power Pole		
⊙	Guy Wire		
⊙	Ballard		
⊙	Plug Outlets		
⊙	Riser		
RP	Georeferenced Point		

**NOTES:**

- The georeferenced point is a found statutory iron post, 3TM NAD'83 (ORIGINAL) Coordinate: 5,518,762.92 N, -84,588.32 E.
- The georeferenced coordinate was calculated using the published coordinate value for ASCM 10694.
- A combined factor of 0.999865 was used to scale ground distances to the projected plane.
- Field survey was completed between the dates of December 10, 2021 and December 13, 2021.
- Fence lines along property lines are within 0.2m of the property line unless noted otherwise.

THE EXISTENCE OR LOCATION OF ALL UTILITIES AS SHOWN ON OR OMITTED FROM THIS PLAN MAY BE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES AND ARE NOT GUARANTEED BY THE LAND SURVEYOR. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE LAND SURVEYOR AS TO THE LOCATION OR ANY OMISSIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL SUCH UTILITIES AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR ON SITE INFORMATION PRIOR TO COMMENCEMENT OF ANY OPERATIONS.

ISSUE	DATE	REVISION	CAD	CHK
0	2022-01-05	ORIGINAL SUBMISSION	D.L.	M.T.

**SHELLY HALL**

**TENTATIVE PLAN**  
SHOWING PROPOSED SUBDIVISION OF  
LOT 2, BLOCK 1, PLAN 061 0282  
(SE 1/4 SEC 12-10-17-4)

**TOWN OF TABER**  
**ALBERTA**  
SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY

SCALE 1:1000

**HALMA THOMPSON LAND SURVEYS LTD.**  
200-410 Stafford Drive S  
Lethbridge AB, T1J 2L2  
Phone (403) 381-1320  
Fax (403) 381-1366

JOB H53321  
DRAWING H53321T





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:	Roll No:	
Subdivision No:	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

- 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:	Hedma Thompson Land Surveys Ltd.		
	Address:	200 - 410 Stafford Dr. S		
	Town:	Lethbridge	Postal Code:	T1J 2L2
	Phone Res:	403-381-1320	Phone Cell:	
	Email:	mthompson@htlandsurveys.ca		
	Business License#:			
	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:	[Redacted]		
	Address:	[Redacted]		
	Town:	Taber	Postal Code:	[Redacted]
	Phone:	[Redacted]	Phone Cell:	[Redacted]
	Email:	[Redacted]		
<b>Legal Description of Land to be Subdivided:</b>	All/Part of the	SE ¼ of Section 12	Township 10	Range 17 W4M
	Being all/part of:	Lot/Unit 2	Block 1	Plan 061 0282
	Municipal Address (if applicable):	3901A/3901B 64 Ave		
<b>Location of Land to be Subdivided:</b>	The land is situated in the Municipality 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No: 864	
	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:	2	Size of Lot(s) or range:	See Plan
	Describe the existing use of the land:	Rural Residential		
	Describe the proposed use of the land:	Rural Residential		
	Current land use designation:	R/UF		
	Proposed land use designation:	R/UF		
<b>Characteristics of the Land to be Subdivided</b>	Describe any existing buildings:	See Plan		
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, explain:	

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>Tree rows, Pasture</u>
Type of soil (sand, loam, clay, etc.):	<u>Sandy clay</u>
Describe the manner of providing water and sewage services:	<u>Septic Field, Cistern</u>

I (we), Michael Thompson, ALS 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:** [Signature] **Date:** Jan. 5, 2022  
Applicant

**Signed:** \* **Date:** \_\_\_\_\_  
Registered Owner (if different than applicant)

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
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

\* See attached pages gms



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	Roll No.	
Subdivision No.	Subscription Fee \$	Off-Site Levy \$	Security Deposit \$
Application Received	Date Advertised	Permit Effective	Total Fees \$

- 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.
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  - 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.

Applicant:	Name	Halma Thompson Land Surveys Ltd.				
	Address	200-410 Stafford Dr. S				
	Town	Lethbridge	Postal Code	T1J 2L2		
	Phone Res	403-381-1320	Phone Cell			
	Email	mthompson@htlandsurveys.ca				
	Business License					
Registered Owner: (if different from applicant)	Name	[Redacted]				
	Address	[Redacted]				
	Town	Taber	Postal Code	[Redacted]		
	Phone Res	[Redacted]	Phone Cell	[Redacted]		
	Email	[Redacted]				
	Business License	[Redacted]				
Legal Description of Land to be Subdivided:	All/Part of the	SE	1/4 of Section	12 Township	10 Range	17 W4M
	Being all/part of.	Lot/Unit	2 Block	1 Plan	061 0282	
	Municipal Address (if applicable)	3901A/3901B 64 Ave				
Location of Land to be Subdivided:	The land is situated in the Municipality of:	Taber				
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
	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			
	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			
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			
Use of Land to be Subdivided:	Total Number of lots to be created:	2	Size of Lot(s) or range:	See Plan		
	Describe the existing use of the land:	Rural Residential				
	Describe the proposed use of the land:	Rural Residential				
	Current land use designation:	R/UF				
	Proposed land use designation:	R/UF				
Characteristics of the Land to be Subdivided	Describe any existing buildings:	See Plan				
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No			

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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>Tree rows, Pasture</u>
Type of soil (sand, loam, clay, etc)	<u>Sandy clay</u>
Describe the manner of providing water and sewage services:	<u>Septic Field, Cistern</u>

I (we), Michael Thompson, ALS hereby certify that I am (we are)  
(Print full name(s))

- (be 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: [Signature] Date: Jan. 5, 2022  
Applicant

Signed: [Redacted] Date: JAN 5, 2022  
Registered Owner (if different than applicant)

Signed: [Signature] Date: JAN 5 2022  
Development Officer

To be completed by the registered owner(s):

Right of Entry:  
 I, [Redacted], 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: [Redacted] to: JAN 5-2022  
Registered Owner

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

**SUBDIVISION APPROVING AUTHORITY  
DECISION REPORT**

<b>Subject:</b>	<b>TENTATIVE PLAN OF SUBDIVISION – Address 3901A &amp; 3901B 64 Ave.</b>
<b>Date:</b>	<b>March 16, 2022</b>
<b>Subdivision Application No:</b>	<b>TT 22-0-001</b>

**Proposed Subdivision Summary:**

<b>Applicant</b>	Halma Thompson Land Surveys Ltd.
<b>Owner/Developer</b>	Shelly Hall
<b>Legal Description</b>	Lot 2, Block 1, Plan 061 0282
<b>Location</b>	3901A & 3901B 64 Ave.
<b>Subdivision Area</b>	5.88 ha (14.53 ac)
<b>Proposed Lots</b>	1 new residential lot and 1 remainder residential lot.
<b>MDP Designation</b>	Taber Town Plan Bylaw 7-2016
<b>Community ASP</b>	None.
<b>Neighbourhood Structure Plan (NSP)</b>	None.
<b>LUB District</b>	Rural/Urban Fringe District MD of Taber Land Use Bylaw 1979 – As per Annexation Agreement
<b>Existing Uses</b>	Residential and Commercial – An existing single-detached dwelling exists on the remainder lot in addition to two metal shops, two Atco trailers, two sheds, and a dugout

**Internal / External Circulation:**

Circulation was sent out on February 1, 2022, 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>	Town Services are not within proximity to the subdivision area.
<b>Subdivision Design - Roads, Accessibility, &amp; Circulation</b>	The plan of subdivision is intended to create one lot for future residential development and one remainder lot that is already developed. The newly created lot will require a new access to be created from 39 Ave.
<b>Open Space / Parks</b>	N/A
<b>Reserves</b>	N/A
<b>Land Use Bylaw</b>	<b>R/UF - 2 Lots</b> <b>Primary Single-Family Dwelling</b> Area of Site: Minimum Standard required: 2 acre Minimum Standard provided: 5.07 acres Width of Site: Minimum Standard required: N/A Minimum Standard provided: <b>N/A</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 Lot 2, Block 1, Plan 061 0282.
<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 or Deferred Servicing Agreement, to be registered on Title via Caveat, with the Town of Taber to provide separate services and access to the newly created lot. 3. A soils analysis and report prepared by a qualified professional shall be required at the time of Development Permit application to demonstrate the site is suitable for a septic field system to the satisfaction of the Director of Planning and Economic Development. 4. 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. 5. 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. 6. The subject property is within the noted control lines of Alberta Transportation, any new development on the lots shall require a permit from Alberta Transportation. 7. 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>8. 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>9. The Developer shall register an easement and/or right of way against the land to protect existing Telus facilities, to the satisfaction of Telus.</li> <li>10. The Developer shall register an easement and/or right of way against the land to protect existing Atco facilities, to the satisfaction of Atco Gas.</li> <li>11. The Developer shall ensure legal access and conveyance from the Taber Irrigation District designated point of delivery to the point of use on each parcel for which irrigation water is intended to be used.</li> <li>12. The newly subdivided parcel is subject to water use agreement if irrigation water is intended to be used on it.</li> <li>13. All outstanding charges owing to the Taber Irrigation District shall be paid to The Taber Irrigation District prior to endorsement.</li> <li>14. 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>15. Compliance is to be maintained with existing policy documents including but not limited to Municipal District of Taber Land Use Bylaw 1979, to the satisfaction of the Development Authority.</li> <li>16. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</li> <li>17. Copies of the new Titles are to be sent to Taber Irrigation District and the applicant is responsible for the cost to discharge or add any necessary instruments with respect to the new subdivision.</li> <li>18. Any further subdivision of the parcel shall be considered a triggering event as defined in the Town of Taber Notice of Annexation &amp; Annexation Negotiations Report finalized in May 2019.</li> </ol>

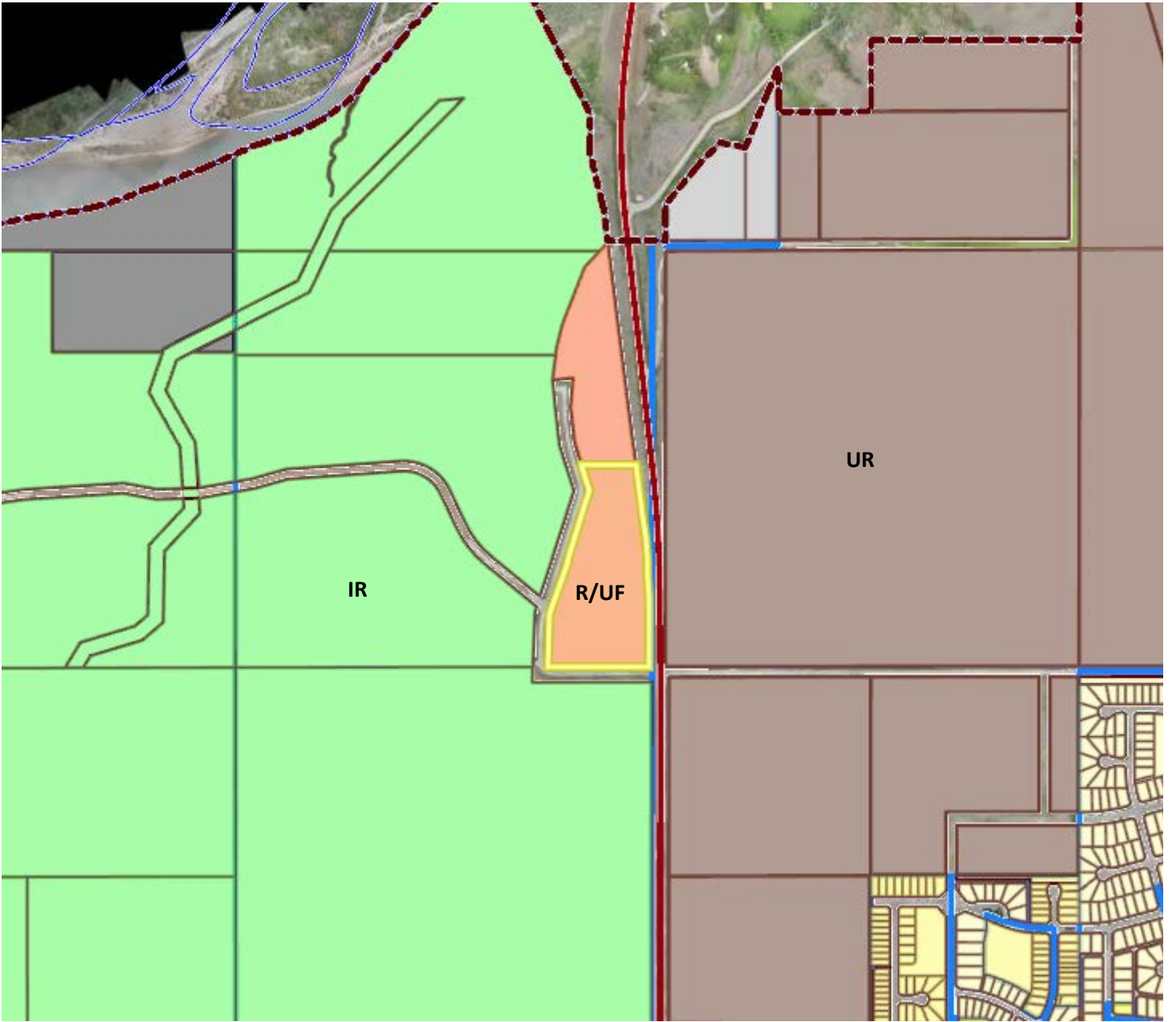
**Notations**

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 22-0-001

Property subject to the subdivision is outlined in yellow.





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0031 533 764            0610282;1;2                      061 036 095

LEGAL DESCRIPTION

PLAN 0610282

BLOCK 1

LOT 2

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 5.881 HECTARES (14.53 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;17;10;12;SE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 061 035 959

061 035 958

061 035 891

041 218 816

021 176 270 +4

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

---

061 036 095    24/01/2006    SUBDIVISION PLAN

OWNERS

TIMOTHY J HALL

AND

SHELLY L HALL

BOTH OF:

P.O. BOX 2456

TABER

ALBERTA

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 061 036 095

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
7778HE	05/02/1957	CAVEAT CAVEATOR - FORTISALBERTA INC. 320-17 AVE SW CALGARY ALBERTA T2S2V1 (DATA UPDATED BY: TRANSFER OF CAVEAT 001330784) (DATA UPDATED BY: CHANGE OF NAME 041455724)
911 250 879	05/11/1991	CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 941106569) (DATA UPDATED BY: TRANSFER OF CAVEAT 031159466)
921 066 943	26/03/1992	UTILITY RIGHT OF WAY GRANTEE - FORTISALBERTA INC. 320 - 17 AVENUE S.W. CALGARY ALBERTA T2S2Y1 PORTION AS DESCRIBED (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001285225) (DATA UPDATED BY: CHANGE OF NAME 051024168)
921 148 836	19/06/1992	CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 941106536) (DATA UPDATED BY: TRANSFER OF CAVEAT 031159468)
921 220 605	04/09/1992	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 941107869)

( CONTINUED )

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3  
# 061 036 095

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		(DATA UPDATED BY: TRANSFER OF CAVEAT 031163705)
941 193 537	25/07/1994	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 031237952)
941 193 538	25/07/1994	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 031237952)
941 259 847	06/10/1994	CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 031160111)
941 259 848	06/10/1994	CAVEAT RE : SURFACE LEASE CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 031259143)
951 001 295	03/01/1995	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED. 2500, 855-2 ST SW CALGARY ALBERTA T2P4J8 (DATA UPDATED BY: TRANSFER OF CAVEAT 031163735)
971 251 685	28/08/1997	CAVEAT

( CONTINUED )

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 4  
# 061 036 095

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.  
2500, 855-2 ST SW  
CALGARY  
ALBERTA T2P4J8  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
031163749)

991 012 231      15/01/1999 CAVEAT  
RE : RIGHT OF WAY AGREEMENT  
CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.  
2500, 855-2 ST SW  
CALGARY  
ALBERTA T2P4J8  
(DATA UPDATED BY: TRANSFER OF CAVEAT  
031159426)

121 235 037      11/09/2012 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - CANADIAN NATURAL RESOURCES LIMITED.  
BOX 6926, STATION "D"  
CALGARY  
ALBERTA T2P2G1  
AGENT - EDWARDS LAND SERVICES LTD.

161 013 205      14/01/2016 MORTGAGE  
MORTGAGEE - ROYAL BANK OF CANADA.  
10 YORK MILLS ROAD  
3RD FLOOR  
TORONTO  
ONTARIO M2P0A2  
ORIGINAL PRINCIPAL AMOUNT: \$434,000

191 217 116      24/10/2019 CAVEAT  
RE : UTILITY RIGHT OF WAY  
CAVEATOR - ATCO GAS AND PIPELINES LTD.  
909 11 AVE SW  
CALGARY  
ALBERTA T2R1L8

TOTAL INSTRUMENTS: 015

( CONTINUED )

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 8 DAY OF  
DECEMBER, 2021 AT 02:56 P.M.

ORDER NUMBER: 43264540

CUSTOMER FILE NUMBER: H53321



\*END OF CERTIFICATE\*

---

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

# Map Results



## Legend

- ◆ Abandoned Wells (Large Scale)
- Revised Well Location (Large Sca
- Revised Location Pointer
- ATS v4\_1 Alberta Provincial Boun Citations

No Wells  
mt

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Wednesday, January 05, 2022 8:00:59 -07:00



Map Scale: 1: 9,028



**From:** Schlamp, Kattie  
**To:** ["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) [Newberry, Celina;](mailto:Newberry.Celina) ["Kerry Van Ham \(admin@taber.ca\)";](mailto:Kerry.Van.Ham@taber.ca) [Martin, Brian;](mailto:Martin.Brian) ["Ramin Lahiji \(Ramin.Lahiji@taber.ca\)";](mailto:Ramin.Lahiji@taber.ca) ["Steve Munshaw \(Fire.Chief@taber.ca\)";](mailto:Steve.Munshaw@taber.ca) [CAO;](mailto:CAO) [Eagan, Chris](mailto:Eagan.Chris)  
**Subject:** Subdivision TT 22-0-001  
**Date:** Tuesday, February 1, 2022 4:31:00 PM  
**Attachments:** [Plan of Subdivision.pdf](#)  
[Abandoned Well Map.pdf](#)  
[Application.pdf](#)  
[Title.pdf](#)  
[Land Use District Map.pdf](#)  
[image001.png](#)

---

Good Afternoon,

Please see the attachments for the subdivision outlined below:

### **APPLICATION FOR SUBDIVISION OF LAND**

Our File: TT 22-0-001

Subject: **SUBDIVISION APPLICATION**

**LOT 2, BLOCK 1, PLAN 061 0282**

**SE ¼ SEC 2 TWP 10 RNG 17 W4M**

**3901A & 3901B 64 Ave. Taber, AB**

The applicant has applied, to subdivide a 5.07-acre lot from the larger remainder lot to facilitate future development of a single-detached dwelling. The lot is in the Rural/Urban Fringe (R/UR) land use district and all developments must conform to the R/UR District requirements of the MD of Taber as this property is part of an annexation agreement. 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 March 4, 2022. If you have no comments, please reply with "No Comments"**. This subdivision will be taken to the March 21 MPC meeting and March 28 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

**From:** [Flaherty, Christopher](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Wednesday, February 2, 2022 8:27:11 AM  
**Attachments:** [jimage001.png](#)

---

No comment.

Thanks,  
Chris

**From:** [Van Ham, Kerry](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Tuesday, February 1, 2022 4:55:24 PM  
**Attachments:** [jimage003.png](#)  
[jimage004.png](#)

---

No concerns, thank you.

Regards,



*Kerry Van Ham* (she/her)  
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:** [Newberry, Celina](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Friday, February 4, 2022 2:21:40 PM  
**Attachments:** [jimage001.png](#)

---

I have no concerns.



**From:** [Eagan, Chris](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Wednesday, February 2, 2022 9:54:37 AM  
**Attachments:** [image001.png](#)

---

No comment(s) from me.

Thanks

Chris

**From:** [Thibault, Derrin](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Wednesday, February 2, 2022 7:33:22 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

No comments.

[Derrin Thibault](#)  
Chief Administrative Officer  
Town of Taber  
A - 4900 50 Street  
Taber AB T1G 1T1  
Phone: (403) 223-5500 Ext. 5523  
Email: [Derrin.Thibault@Taber.ca](mailto:Derrin.Thibault@Taber.ca)

**From:** Schlamp, Kattie  
**To:** [AHS Referrals](#); [Alberta Transportation \(transdevelopmentlethbridge@gov.ab.ca\)](#); [Atco Circulations](#); [Atco Gas Subdivision Notices \(southdistrictengineering1@atco.com\)](#); [Fortis Alberta \(landserv@fortisalberta.com\)](#); [jake.heide@horizon.ab.ca](#); [Lisa Palmarin \(palmarinl@holyspirit.ab.ca\)](#); [Shaw Circulations \(ProjectManagerSouthernAlberta@sjrb.ca\)](#); [Taber Irrigation District \(tid@taberirrigationdistrict.ca\)](#); [Telus Subdivision notices \(circulations@telus.com\)](#); [Wendy Bauer \(Wendy.Bauer@canadapost.postescanada.ca\)](#)  
**Subject:** Subdivision TT 22-0-001  
**Date:** Tuesday, February 1, 2022 4:33:00 PM  
**Attachments:** [Land Use District Map.pdf](#)  
[Plan of Subdivision.pdf](#)  
[Abandoned Well Map.pdf](#)  
[Application.pdf](#)  
[Title.pdf](#)  
[image001.png](#)

---

Hello,

Please see the attachments for the subdivision outlined below:

### **APPLICATION FOR SUBDIVISION OF LAND**

Our File: TT 22-0-001

Subject: **SUBDIVISION APPLICATION**

**LOT 2, BLOCK 1, PLAN 061 0282**

**SE ¼ SEC 2 TWP 10 RNG 17 W4M**

**A&B 3901 64 Ave. Taber, AB**

The applicant has applied, to subdivide a 5.07-acre lot from the larger remainder lot to facilitate future development of a single-detached dwelling. The lot is in the Rural/Urban Fringe (R/UR) land use district and all developments must conform to the R/UR District requirements of the MD of Taber as this property is part of an annexation agreement. 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 March 4, 2022.

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:** [BAUER, Wendy](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Wednesday, February 2, 2022 9:56:09 AM  
**Attachments:** [image001.png](#)

---

Good morning Kattie,

Canada Post has no comment.

Thanks,

Wendy Bauer  
Officer, Delivery Planning  
Canada Post Corporation  
Cell:587-284-4225

**From:** [Danny Lo](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** Subdivision TT 22-0-001  
**Date:** Monday, February 14, 2022 3:08:21 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

Hi Kattie, no concerns with the proposed subdivision. Any questions feel free to let me know.

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: [danny.lo@ahs.ca](mailto:danny.lo@ahs.ca)  
Phone: 587-787-3367  
Fax: 403-320-0145  
After Hours: 1-844-388-6691



**From:** [Circulations, HP](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** 22-0491 Response - Subdivision TT 22-0-001  
**Date:** Monday, February 28, 2022 9:01:18 PM  
**Attachments:** [image001.png](#)  
[Land Use District Map.pdf](#)  
[Plan of Subdivision.pdf](#)  
[Abandoned Well Map.pdf](#)  
[Application.pdf](#)  
[Title.pdf](#)

---

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,

**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)

**From:** [Joanne Bronsch](#)  
**To:** [Schlamp, Kattie](#)  
**Cc:** [Ben Young](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Tuesday, February 8, 2022 8:33:07 AM  
**Attachments:** [image001.png](#)

---

Hi Katie,

The MD of Taber has no comment or concern regarding this subdivision application.

Thank you for the opportunity to comment.

**Joanne Bronsch | Municipal District of Taber**

Development Coordinator

Office [403-223-3541]

4900B - 50 Street | Taber, AB | T1G 1T2

[www.mdtaber.ab.ca](http://www.mdtaber.ab.ca)

**From:** [Jake Heide](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** Re: Subdivision TT 22-0-001  
**Date:** Wednesday, February 2, 2022 8:15:11 AM  
**Attachments:** [image001.png](#)

---

Good morning Kattie,

No concerns from Horizon School Division

Thanks  
Jake

**From:** [Glodzinski, Claudia](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-001  
**Date:** Wednesday, February 9, 2022 2:38:50 PM  
**Attachments:** [image004.png](#)

---

Hi,

ATCO requires an easement to cover our existing gas line. Please contact our Land department at (403) 245-7845 to arrange to have our documents signed.

Thank you,

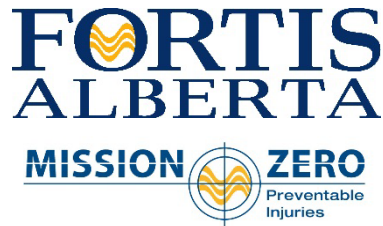
**Claudia Glodzinski EIT**

Engineer in Training, South District Engineering  
Natural Gas

E. [claudia.glodzinski@ATCO.com](mailto:claudia.glodzinski@ATCO.com)  
D. [SouthDistrictEngineering1@atco.com](mailto:SouthDistrictEngineering1@atco.com)  
C. 403-304-5076  
A. 410 Stafford Dr N, Lethbridge, AB, T1H 2A9  
OH. 7:30am – 4:00pm Mon-Fri

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





Tracy Davidson  
Land Department

**FortisAlberta Inc.**  
320 – 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 780-464-8815  
Cell#  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
[tracy.davidson@fortisalberta.com](mailto:tracy.davidson@fortisalberta.com)

February 24, 2022

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

**Attention:** Kattie Schlamp

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320108586

**MD File No.:** TT 22-0-001

**Location/Legal Description:** SE 12-10-17-W4M (Plan 0610282 Block 1 Lot 2)

**Customer Name:** Timothy Hall and Shelly Hall

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 blue ink that reads 'Tracy Davidson'.

Tracy Davidson

RE: 320108586

February 3, 2022

TELUS File: ABS2022-041

Your File: TT 22-0-001

**Town of Taber**

Kattie.schlamp@taber.ca

**Attention: Kattie Schlamp**

**RE: TELUS COMMUNICATIONS INC ('TELUS')  
PROPOSED SUBDIVISION REPLY  
SE 2-10-17 W4M  
Plan 061082 Block 1 Lot 2**

---

We understand that an application has been made for a subdivision over the abovementioned land.

TELUS will require an easement/right of way to protect existing facilities on the abovementioned land.

We ask that you place our requirement for a Utility Right of Way under the Conditions of Approval for this proposed subdivision.

Yours truly,

*Lisa Mendonsa*

Lisa Mendonsa  
Real Estate Specialist  
Rights of Way  
Real Estate Department

March 1, 2022

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

**Re: Subdivision Application within SE ¼ 2-10-17-W4M  
Lot 2, Block 1, Plan 061 0282  
A&B 3901 64 Avenue Taber, AB  
Your File: TT22-0-001**

---

Dear Kattie;

The Taber Irrigation District (TID) has reviewed this application. If this subdivision is approved the TID requires that the following conditions be met:

1. The proponent is responsible for ensuring legal access and conveyance from the TID designated point of delivery to the point of use on each parcel for which irrigation water is intended to be used.
2. The new subdivided parcel is subject to a water use agreement if irrigation water is intended to be used on it.
3. Copies of the new titles are to be sent to the Taber Irrigation District and the applicant is responsible for the cost to discharge or add any necessary instruments with respect to the new subdivision.
4. Any outstanding charges owing to the TID must be paid.

Yours truly,



Kyla Ross  
Administrative Assistant/Land Technician

copy: R. Oliver



AT File Reference: RSDP040020  
Our Reference: 2512-SE 12-10-17-W4M (864)  
Your Reference: TT22-0-001

February 2, 2022

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  
LOT 2, BLOCK 1, PLAN 061 0282  
PORTION OF SE 12-10-17-W4M  
TOWN OF TABER**

Reference your file to create a parcel for rural/urban fringe 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, currently and as proposed, the parcel to be created and remnant land will gain indirect access to the provincial highway system solely by way of the local road system. Given this, strictly from Alberta Transportation's point of view, we do not anticipate that the creation of the rural/urban fringe parcel 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 and as such any development would require the benefit of a permit from Alberta Transportation. To ensure that any future highway expansion plans are not unduly compromised, minimum setbacks would be identified and invoked as condition of approval such that an adequate buffer would be maintained alongside the highway and any other highway related issues could be appropriately addressed. The applicant could contact Alberta Transportation through 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**

2022.02.02 14:10:10 -07'00'

Leah Olsen  
Development/Planning Technologist  
403-388-3105

LO

## Development Authority Request for Decision

**Meeting Date: March 21/2022**

**Subject:**

Subdivision TT 22-0-002 – 5031 45 Avenue

**Recommendation:**

That the Development Authority recommends that the Subdivision Authority approve Subdivision TT 22-0-002, within Lots 23-25 Inclusive, Block 17, Plan 6390L, within N.W. ¼ Sec. 32, Twp. 9, Rge. 16, W4M., civically described as 5031 45 Avenue., with the following (9) conditions:

1. That approval shall apply to a residential subdivision plan within Lots 23-25 Inclusive, Block 17, Plan 6390 L.
2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing Agreement or Deferred Servicing Agreement, to be registered on Title via Caveat, 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. At the time of Development, a stormwater analysis will be required to be submitted 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. 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. 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.
8. 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.
9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

---

**Background:**

Administration has received a complete subdivision application on February 22, 2022 to create one residential lot with one remainder lot in an existing neighbourhood. Brown Okamura and Associates (BOA) has applied to consolidate the existing 3 lots for subdivision into 2 lots. The remainder lot contains the existing single detached dwelling and the newly created lot will be empty for future development of a single detached dwelling. 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 February 22, 2022. Comments have been considered in the subdivision conditions and are attached for review. The subdivision was advertised in the Taber Times on March 2 & 9, 2022.

The lot will be created with the intention of future development of a single detached dwelling. The newly created lot will require new services, to ensure this is achieved, Administration has recommended a subdivision condition which requires the Developer to enter into a Servicing Agreement or Deferred Servicing Agreement. At the time of development, a grading/stormwater plan will be required at that time, this requirement has been reflected in the proposed conditions.

The newly created lot does not meet the required minimum lot width or lot area for a single-detached dwelling in the R-2 District. Approval of this subdivision will constitute an approval with a 2.22 meters lot width shortfall and 20.0m<sup>2</sup> minimum lot area shortfall.

**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 1 new lot for development in Taber that provides for a single detached dwelling.



**Alternative(s):**

That the Development Authority recommends that the Subdivision Authority approve Subdivision TT 22-0-002, within Lots 23-25 Inclusive, Block 17, Plan 6390L, within N.W. ¼ Sec. 32, Twp. 9, Rge. 16, W4M, civically described as 5031 45 Avenue with amendments to the conditions.

That the Development Authority recommends that the Subdivision Authority does not approve Subdivision TT 22-0-002, within Lots 23-25 Inclusive, Block 17, Plan 6390L, within N.W. ¼ Sec. 32, Twp. 9, Rge. 16, W4M, civically described as 5031 45 Avenue with reasons.

**Attachment(s):** Subdivision Application  
Application Page 2 Signed  
Plan of Subdivision TT 22-0-002  
Subdivision Report  
Land Use District Map  
Circulation Responses  
Land Title  
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:	Roll No:	
Subdivision No:	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

- 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.

Applicant:	Name:	Zachary Prosper, ALS					
	Address:	2830 12 Avenue North					
	Town:	Lethbridge	Postal Code:	T1H 5J9			
	Phone Res:	403-329-4688 x132	Phone Cell:				
	Email:	Zach@bokamura.com					
	Business License#:						
Interest in the proposed subdivision, if not the registered owner:							
<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other explain: Land Surveyor							
Registered Owner: (if different from applicant)	Name:	530577 Alberta Ltd (Joe Strajwas)					
	Address:	5335 47 Avenue					
	Town:	Taber	Postal Code:	T1G 1R4			
	Phone Res:		Phone Cell:	403-330-9267			
	Email:	j.Strajwas@gmail.com					
Legal Description of Land to be Subdivided:	All/Part of the	___	1/4 of Section	___ Township	___ Range	___ W4M	
	Being all/part of:	Lot/Unit	23-25	Block	17	Plan	6390L
	Municipal Address (if applicable):	5031 45 Avenue, Taber					
Location of Land to be Subdivided:	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 checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, Highway No: 3		
	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		
Use of Land to be Subdivided:	Total Number of lots to be created:	1	Size of Lot(s) or range:	8.78m x 38.11m			
	Describe the existing use of the land:		Bare land adjacent to house				
	Describe the proposed use of the land:		subdivide land for separate structure				
	Current land use designation:		R-2				
	Proposed land use designation:		R-2				
Characteristics of the Land to be Subdivided	Describe any existing buildings:		House on easterly portion of lot				
	Will any structures be demolished or moved?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, explain:		

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>municipal, new services to be installed for lot.</u>

I (we), Zachary Prosper, ALS 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: [Signature] Date: February 3, 2022  
Applicant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Registered Owner (If different than applicant)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
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



Application for Subdivision Approval  
 Form E  
 Planning and Economic Development  
 A-4900 50<sup>th</sup> St  
 Taber, Alberta T1G 1T1  
 Phone: 403-223-6000  
 Fax: 403-223-6630

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>municipal, new services to be installed for lot</u>

I (we), Zachary Prosper, ALS 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: [Signature] Date: February 3, 2022  
Applicant

Signed: [Signature] Date: Feb. 19, 22  
Registered Owner (if different than applicant)

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

To be completed by the registered owner(s):

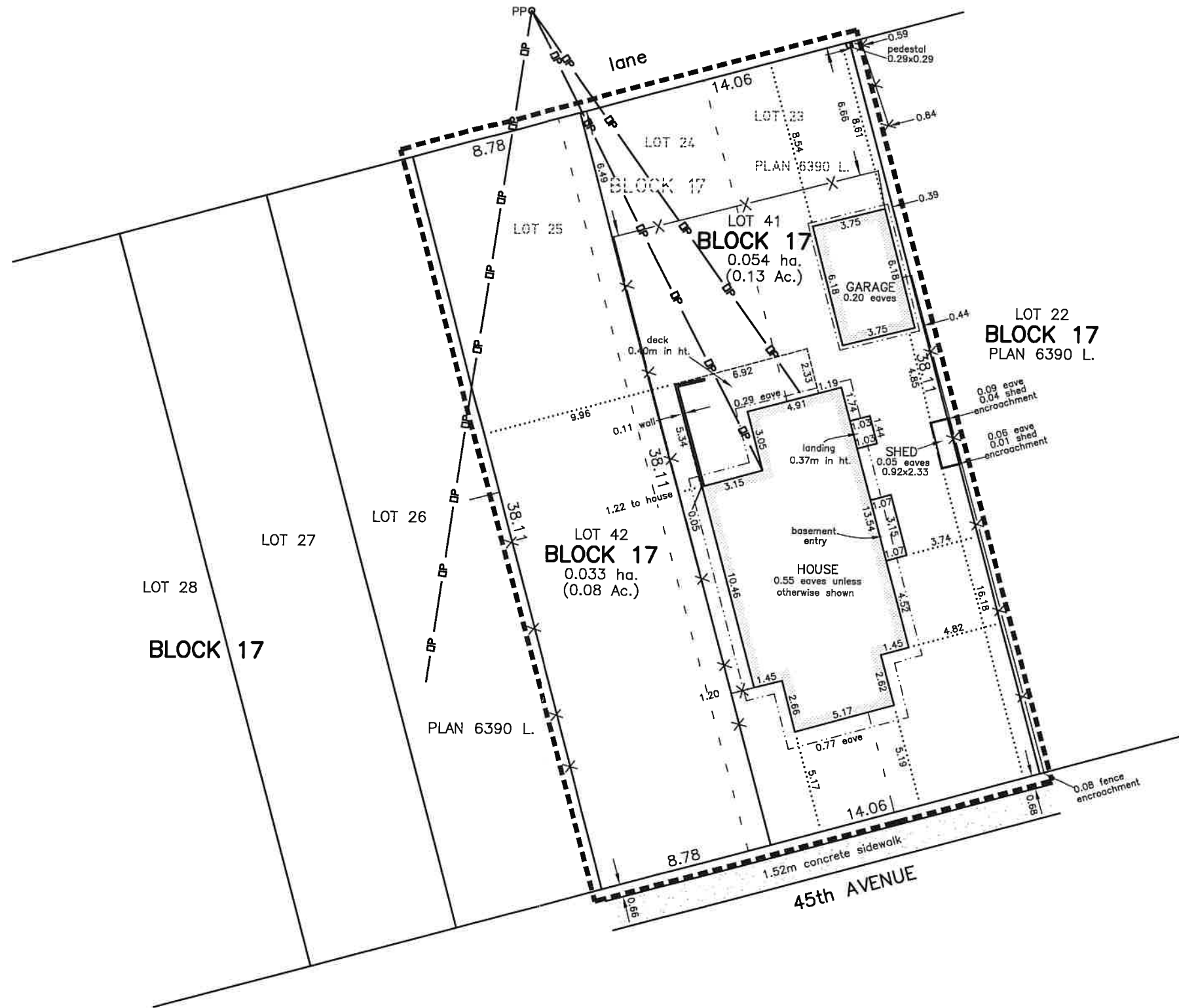
Right of Entry:

I, Joe Stewart, 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: [Signature] Date: Feb. 19, 22  
Registered Owner






NO.	REVISION	DATE	BY

Improvements shown were surveyed on November 10th, 2021  
 NOTE : Portion to be approved is outlined thus **-----**  
 and contains approximately 0.087 ha.  
 Distances are in metres and decimal parts thereof.  
 Overhead line is shown thus **— DP — DP —**  
 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.

**530577 ALBERTA LTD.**  
 TENTATIVE PLAN SHOWING SUBDIVISION  
 of all of  
**LOTS 23 TO 25 INCLUSIVE; BLOCK 17; PLAN 6390 L.**  
 (5031 – 45th 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

APPROVED	DRAWN CJB	DATE DEC. 8/21
	CHECKED ZJP	JOB 21-15499
	SCALE	DRAWING
Z. J. Prosper A.L.S.	1:250	21-15499T

**SUBDIVISION APPROVING AUTHORITY  
DECISION REPORT**

<b>Subject:</b>	<b>TENTATIVE PLAN OF SUBDIVISION – 5031 45 Ave.</b>
<b>Date:</b>	<b>March 16, 2022</b>
<b>Subdivision Application No:</b>	<b>TT 22-0-002</b>

**Proposed Subdivision Summary:**

<b>Applicant</b>	Brown Okamura & Associates Ltd.
<b>Owner/Developer</b>	530577 Alberta Ltd.
<b>Legal Description</b>	Lots 23-25 Inclusive, Block 17, Plan 6390L.
<b>Location</b>	5031 45 Ave.
<b>Subdivision Area</b>	0.087 ha (0.214 acres)
<b>Proposed Lots</b>	1 single-detached dwelling lot for future development and 1 remainder lot with existing single-detached dwelling.
<b>MDP Designation</b>	Taber Town Plan Bylaw 7-2016
<b>Community ASP</b>	None.
<b>Neighbourhood Structure Plan (NSP)</b>	None.
<b>LUB District</b>	Residential Single and Two Dwelling (R-2) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<b>Existing Uses</b>	An existing single-detached dwelling exists and will remain on the remainder lot. The required side yard setback is maintained by the proposed subdivision. The newly created lot does not meet the required minimum lot width or lot area for a single-detached dwelling in the R-2 District. Approval of this subdivision will constitute an approval with a 2.22 meters lot width shortfall and 20.0m <sup>2</sup> minimum lot area shortfall.

**Internal / External Circulation:**

Circulation was sent out on February 18, 2022, 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 45 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 two single family dwelling lots.  Site access is existing from 45 Ave. any new driveway access will need to be approved under a Development Permit.
<b>Open Space / Parks Reserves</b>	N/A
<b>Land Use Bylaw</b>	<b>R-2 - 2 Lots Single-Detached Dwelling</b> Area of Site: Minimum Standard required: 350.00 m <sup>2</sup> Minimum Standard provided: <b>330.00 m<sup>2</sup></b> Width of Site: Minimum Standard required: 11.0 m Minimum Standard provided: <b>8.78 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 23-25 Inclusive, Block 17, Plan 6390 L.
<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 or Deferred Servicing Agreement, to be registered on Title via Caveat, 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. At the time of Development, a stormwater analysis will be required to be submitted 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. 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. 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>8. 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>9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</li> </ol>

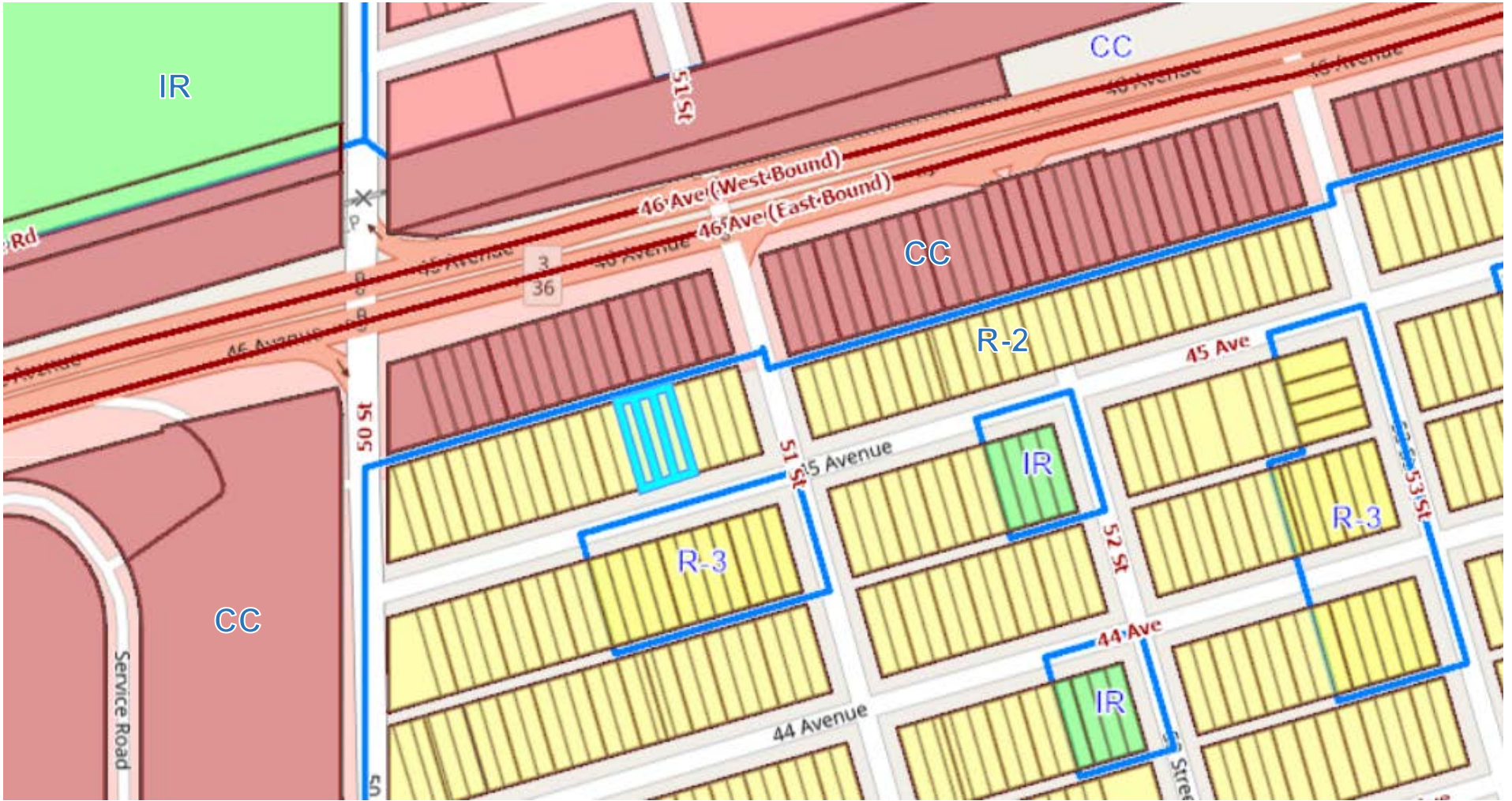
**Notations**

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



Subdivision TT 22-0-002 – Land Use Map

Property subject to the subdivision is shown in blue.

**From:** [Danny Lo](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Monday, March 7, 2022 10:04:08 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

Hi Kattie, no concerns noted with regards to the proposed subdivision.

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: [danny.lo@ahs.ca](mailto:danny.lo@ahs.ca)  
Phone: 587-787-3367  
Fax: 403-320-0145  
After Hours: 1-844-388-6691



**From:** [Glodzinski, Claudia](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Wednesday, February 23, 2022 4:47:12 PM  
**Attachments:** [image004.png](#)

---

Hi Kattie,

ATCO has no opposition to this development.

Thanks,

**Claudia Glodzinski** 

Engineer in Training, South District Engineering  
Natural Gas

E. [claudia.glodzinski@atco.com](mailto:claudia.glodzinski@atco.com)

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

C. 403-304-5076

A. 410 Stafford Dr N, Lethbridge, AB, T1H 2A9

OH: 7:30am – 4:00pm Mon-Fri

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



**From:** [Circulations\\_HP](#)  
**To:** [Schlamo, Kattie](#)  
**Subject:** 22-0696 Response - Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Thursday, March 10, 2022 9:04:40 AM  
**Attachments:** [image001.png](#)  
[Land Title.pdf](#)  
[Abandoned Well Map.pdf](#)  
[Application.pdf](#)  
[Land Use Map.pdf](#)  
[Plan of Subdivision.pdf](#)

---

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,

**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:** [BAUER, Wendy](#)  
**To:** [Schlamo, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Tuesday, February 22, 2022 1:00:25 PM  
**Attachments:** [image001.png](#)

---

Hi Kattie,

Canada Post has no comment.

Thanks,

Wendy Bauer  
Officer, Delivery Planning  
Canada Post Corporation  
Cell:587-284-4225



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)

February 28, 2022

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

Attention: Kattie Schlamp

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320108741

**MD File No.:** 22-0-002

**Location/Legal Description:** NW 32-09-16-W4

**Customer Name:** 530577 Alberta Ltd.

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,

Erin Aldcroft

RE: 320108741



**From:** [Tanya Roberts](#) on behalf of [circulations](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Tuesday, February 22, 2022 7:21:06 PM  
**Attachments:** [image004.png](#)

---

Good afternoon,

TELUS Communications Inc. has no objection to the above circulation.

Thank you,

**Tanya Roberts**  
**Real Estate Specialist | TELUS Rights of Way**  
**Customer Network Implementation**  
2930 Centre Avenue NE, Calgary, AB T2A 4Y2  
[rightofwayAB@telus.com](mailto:rightofwayAB@telus.com)



[Facebook](#) [Instagram](#) [Twitter](#) [LinkedIn](#) [YouTube](#)

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

**From:** [Jake Heide](#)  
**To:** [Schlamp, Kattie](#)  
**Cc:** [AHS Referrals](#); [Alberta Transportation \(transdevelopment@lethbridge@gov.ab.ca\)](#); [Atco Circulations](#); [Atco Gas Subdivision Notices \(southdistrictengineering1@atco.com\)](#); [Fortis Alberta \(landserv@fortisalberta.com\)](#); [Lisa Palmarin \(palmarin@holyspirit.ab.ca\)](#); [Shaw Circulations \(ProjectManagerSouthernAlberta@sirb.ca\)](#); [Taber Irrigation District \(tid@taberirrigationdistrict.ca\)](#); [Telus Subdivision notices \(circulations@telus.com\)](#); [Wendy Bauer \(Wendy.Bauer@canadapost.postescanada.ca\)](#); [Newberry, Celina](#)  
**Subject:** Re: Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Tuesday, March 1, 2022 9:56:45 AM  
**Attachments:** [image001.png](#)

---

No concerns from Horizon School Division

On Tue, Feb 22, 2022 at 9:04 AM Schlamp, Kattie <[Kattie.Schlamp@taber.ca](mailto:Kattie.Schlamp@taber.ca)> wrote:

March 15, 2022

Kattie Schlamp  
Economic Development Officer  
Town of Taber  
A – 4900 50 Street  
TABER AB T1G 1T1

**Re: Subdivision Application within NW ¼ 32-9-17-W4M  
All of Lots 23-25 Inclusive, Block 17, Plan 6390L  
5031 45<sup>th</sup> Ave., Taber, AB  
Your File: TT22-0-002**

---

Dear Kattie,

The Taber Irrigation District (TID) has reviewed the above-referenced application and tentative plan Dwg. No. 21-15499T. TID has no objection to the proposed subdivision.

Sincerely,



Kyla Ross  
Administrative Assistant/  
Land Technician

**From:** [Van Ham, Kerry](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Tuesday, February 22, 2022 10:08:20 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

Hi Kattie,

No concerns.

Kind regards,



*Kerry Van Ham* (she/her)  
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

Visit our website at <http://www.taber.ca>

Classification: Protected A

Notice of Confidentiality - This message, including any attachments, contains confidential information intended for a specific individual and purpose, and is protected by law. If you are not the intended recipient, you should delete this message and are hereby notified that any disclosure, copying or distribution of this message, or the taking of any action based on it, is strictly prohibited. The recipient should check this email and any attachments for the presence of viruses. The sender accepts no liability for any damage caused by any virus transmitted by this email.

**From:** [Fleherly, Christopher](#)  
**To:** [Schlamp, Kattie](#)  
**Subject:** RE: Subdivision TT 22-0-002 - 5031 45 Ave.  
**Date:** Tuesday, February 22, 2022 2:25:36 PM  
**Attachments:** [image001.png](#)

---

No comment

Thanks,  
Chris

AT File Reference: RPATH0001245  
Our Reference: 2512-NW 32-9-16-W4M (3)  
Your Reference: TT 22-0-002

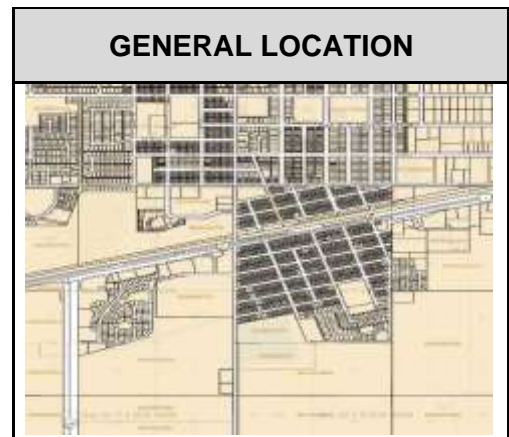
February 25, 2022

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

Dear Ms. Schlamp:

**RE: PROPOSED SUBDIVISION  
LOTS 23-25, BLOCK 17, PLAN 6390 L  
PORTION OF NW 32-9-16-W4M  
TOWN OF TABER**

---



Reference your file to consolidate and create two (2) parcels for residential use at the above noted location.

The proposal is contrary to Section 14 and, resultantly by default, 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, currently and as proposed, the parcels to be created will gain indirect access to the highway solely by way of the local road system. As such, strictly from Alberta Transportation’s point of view, we do not anticipate that the consolidation and creation of two (2) residential parcels as proposed would have any appreciable impact on the provincial highway network.

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

The applicant would also be advised that any development within the highway right-of-way or within 300 metres beyond the limit of a controlled highway or within 800 metres from the center point of an 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 town's internal street system, in this instance, a permit from Alberta Transportation will not be required, and development of the two (2) residential parcels 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 403-382-4052, 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



LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0018 884 965            6390L;17;23-25                      131 198 940

LEGAL DESCRIPTION  
PLAN 6390L  
BLOCK 17  
LOTS 23 TO 25 INCLUSIVE  
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 011 008 592

---

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
131 198 940	14/08/2013	TRANSFER OF LAND		SEE INSTRUMENT

---

OWNERS

530577 ALBERTA LTD.  
OF 5335 47 AVE  
TABER  
ALBERTA T1G 1R4

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
131 198 941	14/08/2013	MORTGAGE MORTGAGEE - 1ST CHOICE SAVINGS AND CREDIT UNION LTD. BOX 1237 LETHBRIDGE ALBERTA T1J4A4 ORIGINAL PRINCIPAL AMOUNT: \$640,000
131 198 942	14/08/2013	CAVEAT

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

RE : ASSIGNMENT OF RENTS AND LEASES  
CAVEATOR - 1ST CHOICE SAVINGS AND CREDIT UNION LTD.  
P.O. BOX 1237  
1320-3 AVE S  
LETHBRIDGE  
ALBERTA T1J4A4  
AGENT - J BRUCE MILNE

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 3 DAY OF  
FEBRUARY, 2022 AT 10:35 A.M.

ORDER NUMBER: 43609161

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 ZJP

Printing Date: 2/4/2022

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: 7,254.19

0.11 Kilometers

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere







## Development Authority Request for Decision

**Meeting Date:** March 21, 2022

**Subject:**  
Building Permit Statistics February 2022

**Recommendation:**  
That the Municipal Planning Commission accepts the February 2022 Building Permit Statistics as information.

**Background:**  
Building Permit Statistics for the month of February 2022 have been compiled and are attached.

**Legislation / Authority:**  
Subdivision and Development Authority and MPC Bylaw 10-2018 (43)(h)

**Strategic Plan Alignment:**  
N/A

**Financial Implication:**  
N/A

**Service Level / Staff Resource Implication:**  
The compiling of building permit statistics is a requirement of the Planning and Economic Development Department.

**Justification:**  
That statistical records are an important tool for monitoring building activity within the Town of Taber.

**Alternative(s):**  
Alternative #1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of February 2022 as information.

**Attachment(s):** Building Permit Statistics for February 2022

### APPROVALS:

**Originated By:**  
Celina Newberry

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



TOWN OF TABER

**BUILDING PERMIT STATISTICS**  
February 2022

	Month of February by Year								
	2022			2021			2020		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	\$ 300,000.00	0	1	\$ -	0	0	\$ -
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
MULTI FAMILY DWELLING	1	4	\$ 50,000.00	0	0	\$ -	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	2	0	\$ 15,833.77	0	0	\$ -	2		\$ 19,000.00
GARAGES & CARPORTS	0	0	\$ -	1	0	\$ 35,000.00	0	0	\$ -
MANUFACTURED HOMES	0	0	\$ -	0	0	\$ -	0	0	\$ -
SWIMMING POOLS	0	0	\$ -	0	0	\$ -	0	0	\$ -
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
COMMERCIAL ADDITIONS/ALTER	1	0	\$ 2,000.00	1	0	\$ 2,327,300.00	3		\$ 419,500.00
NEW INDUSTRIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INDUSTRIAL ADDITIONS/ALTER	1	0	\$ 8,736.00	1	0	\$ 100,000.00	0	0	\$ -
NEW INSTITUTIONAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	0	0	\$ -	0	0	\$ -	0	0	\$ -
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	0	0	\$ -	1	0	\$ 47,229.00	1		\$ 1,500.00
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	0	0	\$ -	1		\$ 3,500.00
PERMANENT SIGNS	0	0	\$ -	0	0	\$ -	0	0	\$ -
	<b>6</b>	<b>5</b>	<b>\$ 376,569.77</b>	<b>4</b>	<b>1</b>	<b>\$ 2,509,529.00</b>	<b>7</b>	<b>0</b>	<b>\$ 443,500.00</b>

	Year to Date (January 1 to February 28)								
	2022			2021			2020		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	1	\$ 650,000.00	1	1	\$ 200,000.00	2	2	\$ 250,000.00
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
MULTI FAMILY DWELLING	1	4	\$ 50,000.00	0	0	\$ -	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	4	0	\$ 125,833.77	0	0	\$ -	4	0	\$ 29,000.00
GARAGES & CARPORTS	0	0	\$ -	1	0	\$ 35,000.00	0	0	\$ -
MANUFACTURED HOMES	1	0	\$ 195,000.00	0	0	\$ -	0	0	\$ -
SWIMMING POOLS	0	0	\$ -	0	0	\$ -	0	0	\$ -
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
COMMERCIAL ADDITIONS/ALTER	2	0	\$ 9,000.00	3	0	\$ 2,412,300.00	6		\$ 443,500.00
NEW INDUSTRIAL	0	0	\$ -	0	0	\$ -	1		\$ 1,200,000.00
INDUSTRIAL ADDITIONS/ALTER	1	0	\$ 8,736.00	1	0	\$ 100,000.00	0	0	\$ -
NEW INSTITUTIONAL	0	0	\$ -	1	0	\$ 1,000,000.00	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	0	0	\$ -	0	0	\$ -	2		\$ 473,000.00
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	0	0	\$ -	1	0	\$ 47,229.00	1		\$ 1,500.00
OCCUPANCY/INSPECTION ONLY	1	0	\$ 225,991.56	0	0	\$ -	1		\$ 3,500.00
PERMANENT SIGNS	0	0	\$ -	0	0	\$ -	0	0	\$ -
	<b>12</b>	<b>5</b>	<b>\$ 1,264,561.33</b>	<b>8</b>	<b>1</b>	<b>\$ 3,794,529.00</b>	<b>17</b>	<b>2</b>	<b>\$ 2,400,500.00</b>

	Permits by District					
	2022		2021		2020	
	No. of Permits	Construction Value	No. of Permits	Construction Value	No. of Permits	Construction Value
RESIDENTIAL	8	\$ 1,020,833.77	2	\$ 235,000.00	6	\$ 279,000.00
INDUSTRIAL	1	\$ 8,736.00	2	\$ 147,229.00	2	\$ 1,201,500.00
COMMERCIAL	3	\$ 234,991.56	3	\$ 2,412,300.00	7	\$ 447,000.00
INSTITUTIONAL	0	\$ -	1	\$ 1,000,000.00	2	\$ 473,000.00

**Town of Taber Building Permits February 2022**

Building Permit #		Issue Date	Owner	Contractor
TTB B	0007 22 22 LT	1-Feb-22		Business Owner
Project Site Address		Project Description	Value of Project	Tax Roll
4704 53 Street		Commercial Additions/Alterations	\$ 2,000.00	4752160
-				
Building Permit #		Issue Date	Owner	Contractor
TTB B	0008 22 22 LT	1-Feb-22		Property Owner
Project Site Address		Project Description	Value of Project	Tax Roll
5321/5323 55 street		Multi-Family Dwelling	\$ 50,000.00	5255010
-				
Building Permit #		Issue Date	Owner	Contractor
TTB B	0009 22 22 LT	9-Feb-22		Home Owner
Project Site Address		Project Description	Value of Project	Tax Roll
4606 Heritage Dr.		Residential Additions & Accessory Uses	\$ 12,000.00	3745060
-				
Building Permit #		Issue Date	Owner	Contractor
TTB B	0010 22 22 LT	9-Feb-22	The Good Samaitan Society	Property Owner
Project Site Address		Project Description	Value of Project	Tax Roll
4700 64 Ave		Industrial Additions/Alterations	\$ 8,736.00	6346090
-				
Building Permit #		Issue Date	Owner	Contractor
TTB B	0011 22 22 LT	9-Feb-22	Journeyman Enterprises Ltd.	Journeyman Enterprises Ltd.
Project Site Address		Project Description	Value of Project	Tax Roll
25 Prairie Sunset Ave.		Single Family Dwelling	\$ 300,000.00	5843110
-				
Building Permit #		Issue Date	Owner	Contractor
TTB B	0012 22 22 LT	16-Feb-22		Home Owner
Project Site Address		Project Description	Value of Project	Tax Roll
5810 48 Street		Residential Additions & Accessory Uses	\$ 3,833.77	5847060
-				

**February 2022 Year to Date Approved Permits - Construction Values**

Permit #	Issued Date	Class	Description	Status	Roll #	Owner	Contractor	Address	Construction Cost
0001 22	1/5/2022	COM	Occupancy/Inspection Only	Open	4751200		Maple Leaf Construction	5111 47 Avenue	\$ 225,991.56
0002 22	1/12/2022	RES	Manufactured Homes	Open	TBD		Home Owner	38 Meadows Wat	\$ 195,000.00
0003 22	1/12/2022	RES	Single Family Dwelling	Open	4357205	Willowcrest Construction Ltd.	Willowcrest Construction Ltd.	82 Praire Gold Street	\$ 350,000.00
0004 22	1/12/2022	RES	Residential Additions & Accessory Uses	Open	4849070		Aaron Hofman	115 Signature Lane	\$ 88,000.00
0005 22	1/26/2022	COM	Commercial Additions/Alterations	Open	5466180	R. Tymko Group	Ducharme Logistics	5420 66 Avenue	\$ 7,000.00
0006 22	1/19/2022	RES	Residential Additions & Accessory Uses	Open	4156045		Reynos Contracting	5611 Sunrise Cresent	\$ 22,000.00
0007 22	2/1/2022	COM	Commercial Additions/Alterations	Open	4752160		Business Owner	4704 53 Street	\$ 2,000.00
0008 22	2/1/2022	RES	Multi-Family Dwelling	Open	5255010		Property Owner	5321/5323 55 street	\$ 50,000.00
0009 22	2/9/2022	RES	Residential Additions & Accessory Uses	Open	3745060		Home Owner	4606 Heritage Dr.	\$ 12,000.00
0010 22	2/9/2022	INST	Industrial Additions/Alterations	Open	6346090	The Good Samaitan Society	Property Owner	4700 64 Ave	\$ 8,736.00
0011 22	2/9/2022	RES	Single Family Dwelling	Open	5843110	Journeymen Enterprises Ltd.	Journeymen Enterprises Ltd.	25 Prairie Sunset Ave.	\$ 300,000.00
0012 22	2/16/2022	RES	Residential Additions & Accessory Uses	Open	5847060		Home Owner	5810 48 Street	\$ 3,833.77

**\$ 1,264,561.33**



## Development Authority Request for Decision

**Meeting Date:** March 21, 2022

**Subject:**  
Standing Items

**Recommendation:**  
That the Municipal Planning Commission uses the standing items opportunity to address Administration about their concerns, and ask questions.

**Background:**  
To assist in information sharing and ensure agreement on the relative importance of activities, and to facilitate a common understanding, Council established a standing item on the Municipal Planning Commission agenda to raise individual concerns.

**Legislation / Authority:**  
N/A

**Strategic Plan Alignment:**  
Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**  
The financial implication will vary depending on the discussion outcomes but should consider alignment of Town facility and service provision with approved budget.

**Service Level / Staff Resource Implication:**  
Having a regular Municipal Planning Commission discussion about service levels will improve the ability of Administration to meet expectations of Council rather than dealing with requests from individuals on an ad hoc basis.

**Justification:**  
This will bring administration efficiencies and better alignment of services and expenditures. It will also help improve communication protocols and adherence to the MGA.

**Alternative(s):**  
Alternatives will vary based on discussions.

**Attachment(s):** None

### APPROVALS:

**Originated By:**  
Celina Newberry

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