



AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, SEPTEMBER 25, 2023 AT 3:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	X
3. ADOPTION OF THE MINUTES	
ITEM No.3.1 Minutes of Regular Meeting of Subdivision Authority: July 17, 2023	X
4. SUBDIVISION APPLICATION(S)	
ITEM No.4.1 Subdivision TT 23-0-003 - 6002 54 Street	X
ITEM No.4.2 Subdivision TT 23-0-002 - 6003 60 Avenue	X
5. CLOSE OF MEETING	X



Subdivision Authority Request for Decision

Meeting Date:

Subject:

Minutes of Regular Meeting of Subdivision Authority: July 17, 2023

Recommendation:

Subdivision Authority adopts the Minutes of the Regular Meeting of Subdivision Authority held on July 17, 2023, as presented.

Background:

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

Legislation / Authority:

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

Strategic Plan Alignment:

N/A

Financial Implication:

N/A

Service Level / Staff Resource Implication:

N/A

Justification:

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

Alternative(s):

Council adopts the minutes of the Regular Meeting of Subdivision Authority held on July 17, 2023, as amended.



Attachment(s): July 17, 2023 Subdivision Authority Draft Minutes

APPROVALS:

Originated By:
Brittany Gilbertson

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, ON MONDAY, JULY 17, 2023, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering

Carly Firth

Monica McLean

Joanne Sorensen (virtual)

Absent

Jack Brewin

Chief Administrative Officer

Derrin Thibault

Staff

Celina Newberry

Kerry Van Ham

CALL TO ORDER

Mayor Prokop called the Meeting to Order at 3:38 PM.

ADOPTION OF AGENDA

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

ADOPTION OF THE AGENDA - CONT'D

RES. 1/2023

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

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

1) Minutes of Regular Meeting of Subdivision Authority: March 28, 2022

RES. 2/2023

MOVED by Councillor McLean that the Subdivision Authority adopts the Minutes of the Regular Meeting of Subdivision Authority held on March 28, 2022, as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

1) Subdivision TT 23-0-001 - 5115 57 Street

C. Newberry, Planning Officer, stated that Administration had received a Subdivision Application for the civic address of 5115 57th Street. C. Newberry also stated that the sufficient notice had been sent to the surrounding properties.

RES. 3/2023

MOVED by Councillor Firth that the Subdivision Authority approves Subdivision TT 23-0-001, Lot 1, Block 1, Plan 141 2121, within the S.E. ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5115 57th Street, with the following twelve (12) conditions:

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 23-0-001 – 5115 57 Street – Cont'd

- 1) That approval shall apply to an industrial subdivision plan within Lot 1, Block 1, Plan 141 2121.
- 2) Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority.
- 3) That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development/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. Drawing and Securities will be required as part of this process.
- 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.

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 23-0-001 – 5115 57 Street – Cont'd

- 6)** The Developer shall provide a stormwater analysis to the Development Authority for approval by SMRID 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.
- 7)** Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
- 8)** An encroachment agreement be entered into with the Town of Taber for the building that measures 7.31 m by 10.38 m and registered on title;
- 9)** Either the tank that has a radius of 1.06 m, which is on the newly proposed property line, shall be moved to a location that is fully on Lot 3, or an Encroachment Agreement shall be entered into and registered against the titles;
- 10)** 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.
- 11)** 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.

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 23-0-001 – 5115 57 Street – Cont'd

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

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES. 4/2023

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

CARRIED UNANIMOUSLY AT 3:42 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

5/2023

Meeting Date
7/17/2023

Subdivision Authority Request for Decision

Meeting Date: September 25, 2023

Subject:

Subdivision TT 23-0-003 - 6002 54 Street

Recommendation:

That the Subdivision Authority approve Subdivision TT 23-0-003, Lot 11, Block A, Plan 7092 G.G., within NW ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6002 54 Street, with the following ten (10) conditions:

1. That approval shall apply to a residential subdivision plan within Lot 11 inclusive, Block A, Plan 7092 GG. NW ¼ Sec. 5, Twp. 10, Rge. 16, W4M.
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 with the Town of Taber, 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. Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority.
6. The accessory structures must meet the requirements of Land Use Bylaw 13-2020 and, therefore, need to be removed from the newly created lot prior to endorsement.
7. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
8. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
9. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.
10. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

Background:

Administration has received a complete subdivision application on August 4, 2023 to create one residential lot with one remainder lot in an existing neighbourhood. The lot currently contains one Single Family Dwelling and 4 accessory buildings. There is a condition that these accessory buildings will need to be removed before endorsement. 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 August 4, 2023. Comments have been considered in the subdivision conditions and are attached for review. The subdivision was advertised in the August 16 & 23, 2023 editions of the Taber Times.

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.

Administration did receive one written submission from a neighbouring property on this application. Their concerns were around the current users, number of animals and general state of the property.

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 10.0m² minimum lot area shortfall.

At the September 18, 2023 regular meeting of the Municipal Planning Commission the Municipal Planning Commission recommended the subdivision for approval by the Subdivision Authority.

Legislation / Authority:

Bylaw 10-2018 Part 2(13) 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:

The proposed subdivision is constant with the relevant statutory plan and in the opinion of the development authority does not unduly impact the neighbouring properties.

Alternative(s):

That the Subdivision Authority approve Subdivision TT 23-0-003, Lot 11, Block A, Plan 7092 G.G., within NW ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6002 54 Street, with amendments to the conditions.

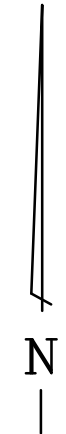
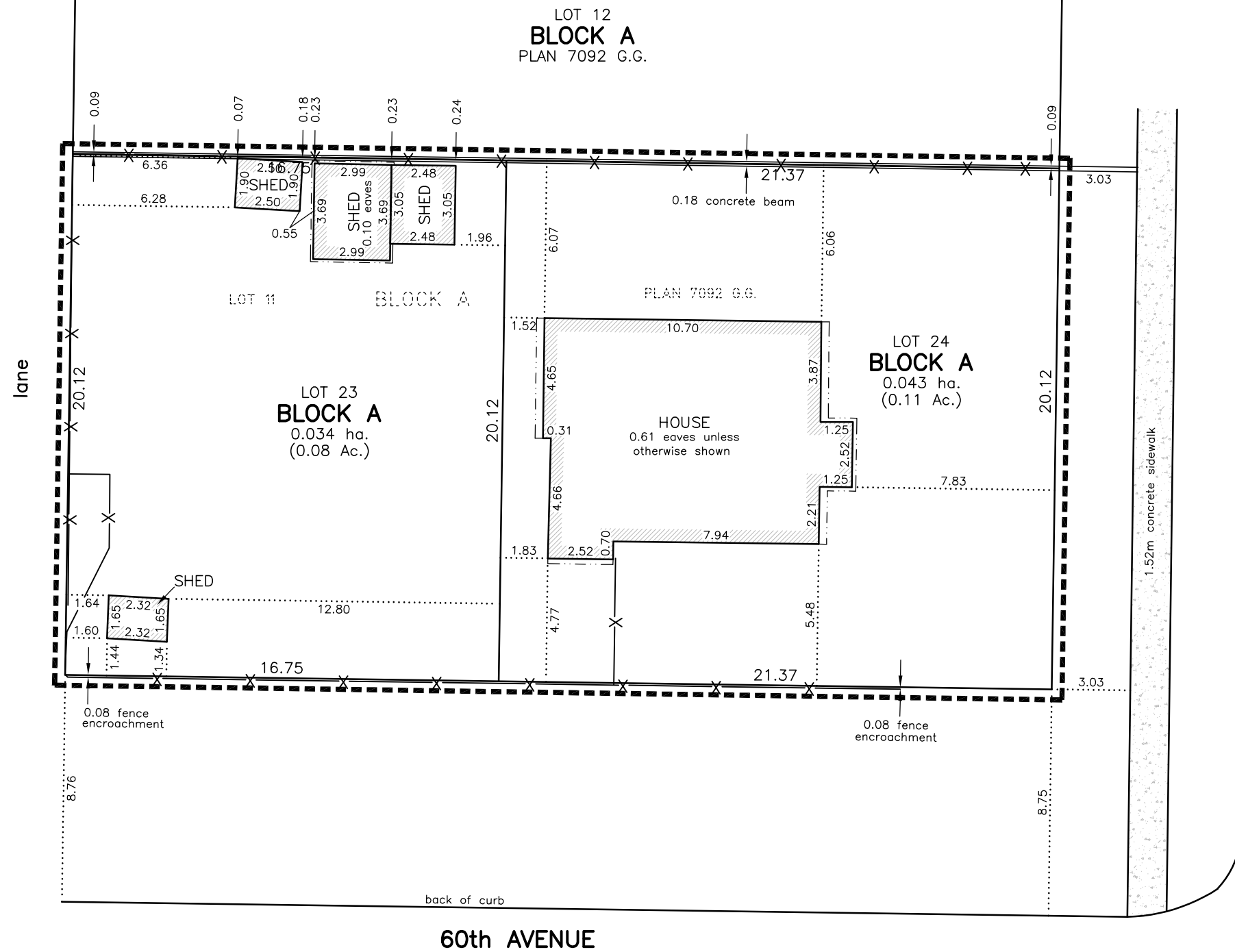
That the Subdivision Authority does not approve Subdivision TT 23-0-003, Lot 11, Block A, Plan 7092 G.G., within NW ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6002 54 Street, with reasons:

Attachment(s): Subdivision Plan
Subdivision Report TT 2-0-003
Application
Abandoned Well Map
Land Title
Land Use Map
Comments

APPROVALS:

Originated By:
Celina Newberry


Chief Administrative Officer (CAO) or Designate: _____



NO.	REVISION	DATE	BY
	Improvements shown were surveyed on June 29th, 2023		
	NOTE : Portion to be approved is outlined thus 		
	and contains approximately 0.077 ha.		
	Distances are in metres and decimal parts thereof.		
	Fence lines are shown thus X X 		
	Distances and areas are approximate and are subject to change upon final survey.		

DAVID HO

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 11; BLOCK A; PLAN 7092 G.G.
(6002 – 54th STREET)
all within
N.W.1/4 SEC. 5; TWP. 10; RGE. 16; W.4 M.
TOWN OF TABER



brown okamura & associates ltd.
Professional Surveyors
2830 – 12th Avenue North, Lethbridge, Alberta

APPROVED

D. J. Amantea, A.L.S.

DRAWN	CJB	DATE	JULY 20/23
CHECKED	DJA	JOB	23-16057
SCALE	DRAWING		
1:200	23-16057SK		

**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject: TENTATIVE PLAN OF SUBDIVISION – 6002 54 Street.

Date: September 8, 2023

Subdivision Application No: TT 23-0-003

Proposed Subdivision Summary:

<i>Applicant</i>	Brown Okamura & Associates Ltd.
<i>Owner/Developer</i>	David Ho
<i>Legal Description</i>	Lot 11, Block A, Plan 7092 GG.
<i>Location</i>	6002 54 Street.
<i>Subdivision Area</i>	0.077 ha (0.19 ac)
<i>Proposed Lots</i>	2 Residential Lots
<i>MDP Designation</i>	Taber Town Plan Bylaw 7-2016
<i>Community ASP</i>	None.
<i>Neighbourhood Structure Plan (NSP)</i>	None.
<i>LUB District</i>	Residential Single and Two Dwelling (R-2) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<i>Existing Uses</i>	One existing home on the site and 4 accessory buildings.

Internal / External Circulation:

Circulation was sent out on August 4, 2023, 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:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mainly flat as the site is within a developed residential area.
Storm Water & Collection	Existing, any changes are to be approved by the Development Authority.
Water Supply, Sewage Disposal and Solid Waste Disposal	Services are located in the street along 54 Street. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval prior to development.
Subdivision Design - Roads, Accessibility, & Circulation	The plan of subdivision is intended to create two single detached lots. Site access is existing from 54 Street. A new driveway from 60 Avenue would be required for the new lot.
Open Space / Parks Reserves	N/A
Land Use Bylaw	R-2 - 1 Lot and a remainder lot Single Detached Area of Site: Minimum Standard required: 350.00 m ² Minimum Standard provided: 340 m² and 430 m² (0.08 ac and 0.11 ac) Width of Site: Minimum Standard required: 11 m Minimum Standard provided: 16.75 m and 20.12 m

Recommendation:

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

Prior to entering into a Servicing Agreement	1. That approval shall apply to a residential subdivision plan within Lot 11 inclusive, Block A, Plan 7092 GG. NW ¼ Sec. 5, Twp. 10, Rge. 16, W4M.
Prior to construction commencing	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 with the Town of Taber, 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. Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority.
Prior to plan endorsement	6. The accessory structures must meet the requirements of Land Use Bylaw 13-2020 and, therefore, need to be removed from the newly created lot prior to endorsement. 7. Easements and/or rights of way shall be registered against the land for

	<p>the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.</p> <p>8. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.</p> <p>9. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.</p> <p>10. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</p>
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Notations

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

Author: <i>Celina Newberry</i>
Departmental Review:

_____ Subdivision Approving Authority

_____ Approval Date



Application for Subdivision Approval

Planning and Economic Development
 A-4900 50th 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 following:
 - 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:	Brown Okamura & Associates Ltd.							
	Address:	Box 555 (514 Stafford Drive North)							
	Town:	Lethbridge	Postal Code:	T1J 3Z4					
	Phone Res. Office:	403-329-4688 ext. 29	Phone Cell:						
	Email:	d.amantea@bokamura.com							
	Business License#:	David J. Amanlea, ALS, P. Eng							
Interest in the proposed subdivision, if not the registered owner: <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:									
Registered Owner: (if different from applicant)	Name:	David Ho							
	Address:	[REDACTED]							
	Town:	Taber	Postal Code:	[REDACTED]					
	Phone Res. Office:	[REDACTED]	Phone Cell:						
	Email:	[REDACTED]							
Legal Description of Land to be Subdivided:	All/Part of the	NW	¼ of Section	5	Township	10	Range	16	W4M
	Being all/part of:	Lot/Unit	11	Block	A	Plan	7092GG		
	Municipal Address (if applicable):	6002 - 54 Street							
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 type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, Highway No:					
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, name:					
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes						<input checked="" type="checkbox"/> No	
Use of Land to be Subdivided:	Total Number of lots to be created:	1	Size of Lot(s) or range:	0.034 Ha					
	Describe the existing use of the land:	Residential							
	Describe the proposed use of the land:	Split Corner Lot							
	Current land use designation:	R-2							
	Proposed land use designation:	R-2							
Characteristics of the Land to be Subdivided	Describe any existing buildings:	See Sketch							
	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 50th St
Taber, Alberta T1G 1T1
Phone: 403-223-6009
Fax: 403-223-5530

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

I (we), _____ 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: JULY 24/23
Applicant

Signed: [Signature] Date: July 26/23
Registered Owner (if different than applicant)

Signed: [Signature] Date: July 26/23
Development Officer

To be completed by the registered owner(s):

Right of Entry:
I, DAVID HO, 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: July 26/23
Registered Owner



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 7/20/2023

Date Date (if applicable)

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

Scale: 2,256.99

0.03 Kilometers 0



Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



Legend

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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 734 798 7092GG;A;11 081 295 382

LEGAL DESCRIPTION
PLAN 7092GG
BLOCK A
LOT 11
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;16;10;5;NW

MUNICIPALITY: TOWN OF TABER
REFERENCE NUMBER: 731 039 127

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
081 295 382	13/08/2008	TRANSFER OF LAND		\$100,000	\$100,000

OWNERS
DAVID HO
OF 4720 51 ST
TABER
ALBERTA T1G 1W3

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 12 DAY OF JUNE,
2023 AT 11:22 A.M.

ORDER NUMBER: 47486292

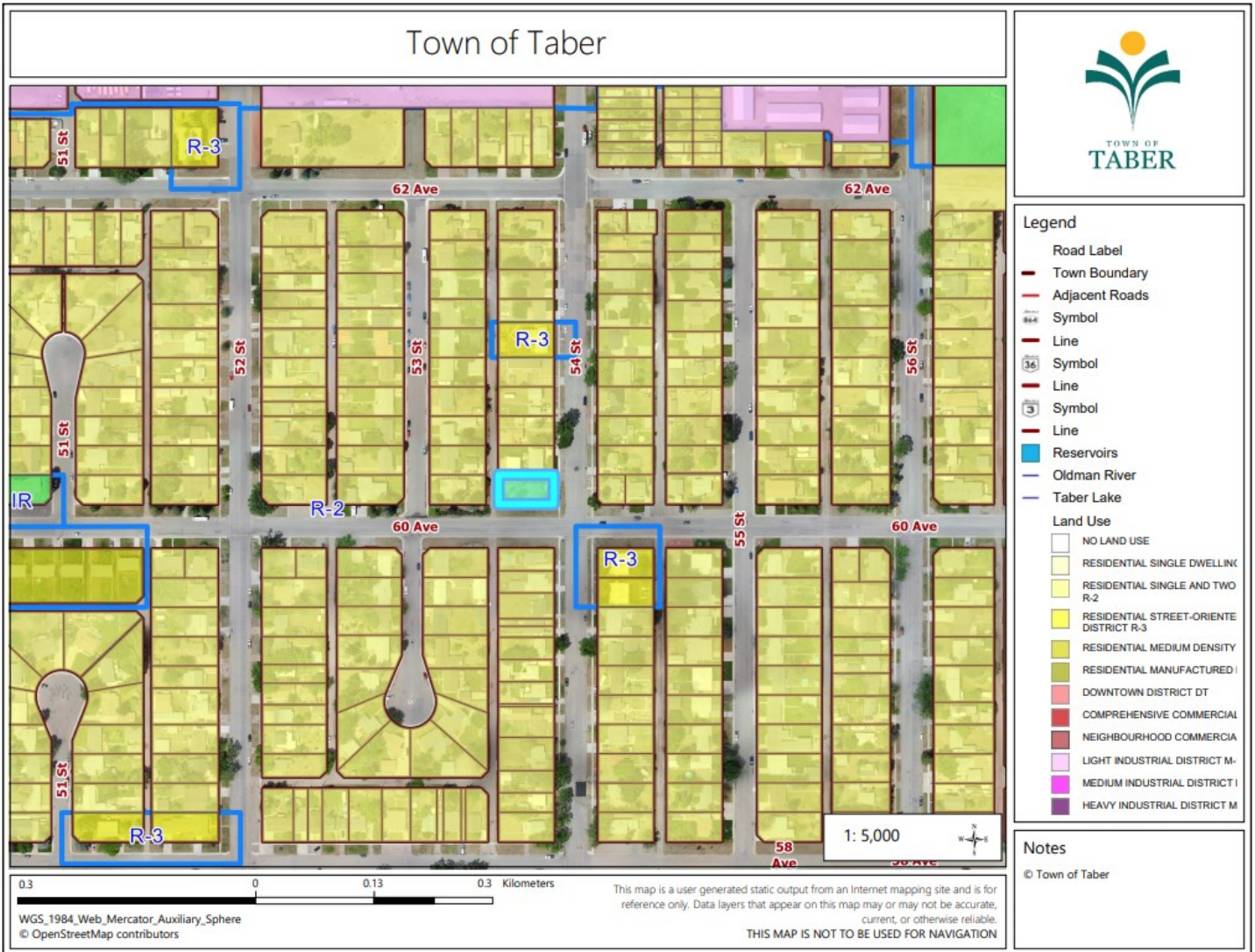
CUSTOMER FILE NUMBER:



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).



Land Use District Map for Proposed Subdivision TT 23-0-003

Subject Property is highlighted in blue.

From: Newberry, Celina
To: "AHS Referrals"; "Atco Circulations"; "Atco Gas Subdivision Notices (southdistrictengineering1@atco.com)"; "Fortis Alberta (landserv@fortisalberta.com)"; "jake.heide@horizon.ab.ca"; "Lisa Palmarin (palmarin@holyspirit.ab.ca)"; "Shaw Circulations (ProjectManagerSouthernAlberta@srab.ca)"; "Taber Irrigation District (tid@taberirrigationdistrict.ca)"; "Telus Subdivision notices (circulations@telus.com)"; "Kim Mannion"
Subject: Subdivision TT 23-0-003 6002 54 street
Date: Friday, August 4, 2023 1:43:00 PM
Attachments: Application.pdf
23-16057-AbandWell.pdf
Title.pdf
Land Use District Map.pdf
Plan of Subdivision.pdf
image001.png

Hello,

Please see the attachments for the subdivision outlined below:

APPLICATION FOR SUBDIVISION OF LAND

Our File: TT 23-0-003

Subject: **SUBDIVISION APPLICATION**

LOT 11, BLOCK A, PLAN 7092 G.G.

NW ¼ SEC 5 TWP 10 RGE 16 W4M

6002 54 Street, Taber, AB

The applicant has applied, to subdivide a 0.08-acre lot from the larger remainder lot to facilitate future development of a single-detached dwelling. The lot is in the Residential Single and Two Dwelling District (R-2) land use district and all developments must conform to the R-2 District. Please see the attached application form and Plan of Subdivision for further details.

In accordance with Section 5 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision by noon on September 8, 2023.

Please contact this office at 403-223-6003 or email celina.newberry@taber.ca if you require any further information.

Thank you,

Celina Newberry
Planning Officer
Town of Taber
A-4900 50th Street
Taber AB, T1G 1T1
Phone (403) 223-6003
Email: Celina.Newberry@taber.ca

From: [Glodzinski, Claudia](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-003 6002 54 street
Date: Wednesday, August 23, 2023 2:57:17 PM
Attachments: [image003.png](#)

Hi Celina,

No objection from ATCO.

Thanks,

Claudia Glodzinski

Engineer in Training, South District Engineering
Natural Gas

E. claudia.glodzinski@ATCO.com
D. 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](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-003 6002 54 street
Date: Friday, August 4, 2023 4:28:32 PM
Attachments: [image003.png](#)

Good afternoon,

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

Thank you,

Tanya Roberts
Sr Real Estate Specialist
Network Engineering & Operations (NEO) | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
circulations@telus.com



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

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From: [IID](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-003 6002 54 street
Date: Friday, August 4, 2023 2:06:23 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Celina,

This property drains to the Town's retention ponds to the north of this property and does not affect our works; therefore we have no concerns or objections.



Kyla Ross
Land Administrator

ST. MARY RIVER IRRIGATION DISTRICT
Office: [\(403\) 223-2148](tel:4032232148)

From: [Thibault, Derrin](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-003 6002 54 Street
Date: Thursday, September 7, 2023 10:24:06 AM
Attachments: [image002.png](#)
[image003.png](#)

No comments, apologies for missing it...

Derrin Thibault
Chief Administrative Officer
Town of Taber
A - 4900 50 Street
Taber AB T1G 1T1
Phone: (403) 223-5504
Email: Derrin.Thibault@Taber.ca



Yours in Service

From: [Flaherty, Christopher](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-003 6002 54 Street
Date: Saturday, August 5, 2023 11:09:42 AM
Attachments: [image001.png](#)

No comment

Thanks,
Chris

From: [Martin, Brian](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-003 6002 54 Street
Date: Thursday, September 7, 2023 1:56:31 PM
Attachments: [image003.png](#)

No Comments



Brian Martin
Parks & Recreation Manager
Phone: (403) 223-5500 Ext. 6019
A - 4900 50 Street
Taber AB T1G 1T1

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

From: [Hamilton, Brent](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-003 6002 54 Street
Date: Friday, September 8, 2023 7:28:05 AM
Attachments: [image003.png](#)

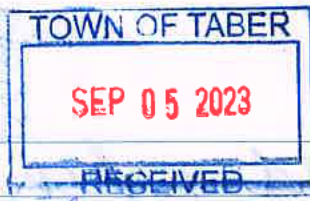
Hi Celina

If the applicant is wanting to place another dwelling west of the existing house they would have to service the water off of 54 Street as there is no Water Main on 60th Avenue

Thank you



Brent Hamilton
Engineering & Public Works
Leadhand Utility Operator
Town of Taber
6201 54th Avenue
Taber, AB T1G 1X4



Aug. 29/23

Dear Ms. Newberry,

We received a notification from you regarding a proposed development in our neighborhood at 6002-54 Street. In the past we have had a similar letter for a different property but we didn't respond since we had no concerns. This time we feel strongly for future buyers or renters. We hope a conscientious builder considers the conditions he is subjecting his buyers to.

At the house that is currently on the property there are about 3 dogs & at least one cat. We believe these dogs are not exercised. Currently they are fenced but the new development takes that space away from them. Or I guess the 3 of them will be in the tiny yard left to them. Unexercised dogs become problematic. At the time of this writing they started barking after supper & continued till nearly dark out. The yard is littered with belongings & that won't change except it will be in a tighter space.

The eastward drainage of water on 60th Avenue is a problem

SEP 02 2023

is worsened when overgrown weeds at the property plug up the flow because they hang in the gutter.

There is occasionally a police presence at the existing property which is rumored to be used for illegal transactions.

The best outcome for the future developer is to hope new people move into the existing home. The neighbors would like it too.

Our concerns are probably not going to keep a developer from going ahead but we feel its doing our due diligence as citizens in the area to give the developer & future owners a heads up.

Respectfully,

P.S In your notification it would be nice to know if this is a new-build or if an older house is being put on a new foundation or whatever.

Subdivision Authority Request for Decision

Meeting Date: September 25, 2023

Subject:

Subdivision TT 23-0-002 - 6003 60 Avenue

Recommendation:

That the Subdivision Authority approve Subdivision TT 23-0-002, Lot 8, Block 15, Plan 891 0110, within NE ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6003 60 Ave., with the following nine (9) conditions:

1. That approval shall apply to the industrial subdivision plan within Lot 8, Block 15, Plan 891 0110 NE ¼ of Sec. 5, Twp. 10, Rge. 16, W4M.
2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing or Development Agreement with the Town of Taber, to provide separate services to the newly created lot, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This is to be registered on all forthcoming titles until .
3. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications.
4. Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority.
5. 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.
6. An encroachment agreement shall be entered into between the properties for the fence and registered concurrently with the plan of subdivision. Alternatively, the fence shall be removed from the property or relocated to the property line.
7. The shipping containers and shed located on the eastern side of the property shall be moved to a location that is fully on the remainder lot
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 received a complete subdivision application on August 3, 2023 to subdivide one industrial lot from a larger remainder lot. The new lot would be to split the existing industrial/commercial development from each other. The current lot is districted as Medium Industrial (M-2) and this land use will remain, should they want to change the district they would need to amend the Land Use Bylaw at that time.

The lands currently have several buildings on them which house a few different businesses. These buildings will be split between the remainder lot and the newly created lot.

The large building on what will be the newly created lot does not currently meet the exterior yard setback and will not meet the setback as it sits. A development permit was found in the file granting a variance for a front yard setback for this building DP 11-0061. This building would meet all other district requirements. The other accessory structures that will be located on the newly created lot would not meet all of the district setback requirements once the subdivision occurs.

The large building on the remainder lot does currently meet the setback requirements for the district and would remain so after the subdivision. There are several accessory structures and shipping containers located on this lot that do not currently meet the district requirements and the subdivision will not change this. The two larger sheds at the back do have an “as is” permit on file.

The application package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on August 3, 2023. Comments have been considered in the subdivision conditions and are attached for review. The subdivision was also advertised in the Taber times on August 16 & 23, 2023.

At the September 18, 2023 regular meeting of the Municipal Planning Commission the Municipal Planning Commission recommended the subdivision for approval by the Subdivision Authority.

Legislation / Authority:

Bylaw 10-2018 Part 2(13) 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:

That the proposed subdivision is constant with the relevant statutory plan and in the opinion of the development authority does not unduly impact the neighbouring properties.

Alternative(s):

Alternative #1: That the Subdivision Authority approve Subdivision TT 23-0-002, Lot 8, Block 15, Plan 891 0110, within NE ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6003 60 Ave., with amendments to the conditions:

Alternative #2: That the Subdivision Authority does not approve Subdivision TT 23-0-002, Lot 8, Block 15, Plan 891 0110, within NE ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6003 60 Ave., with reasons:

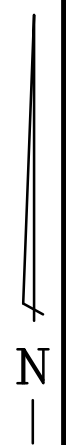
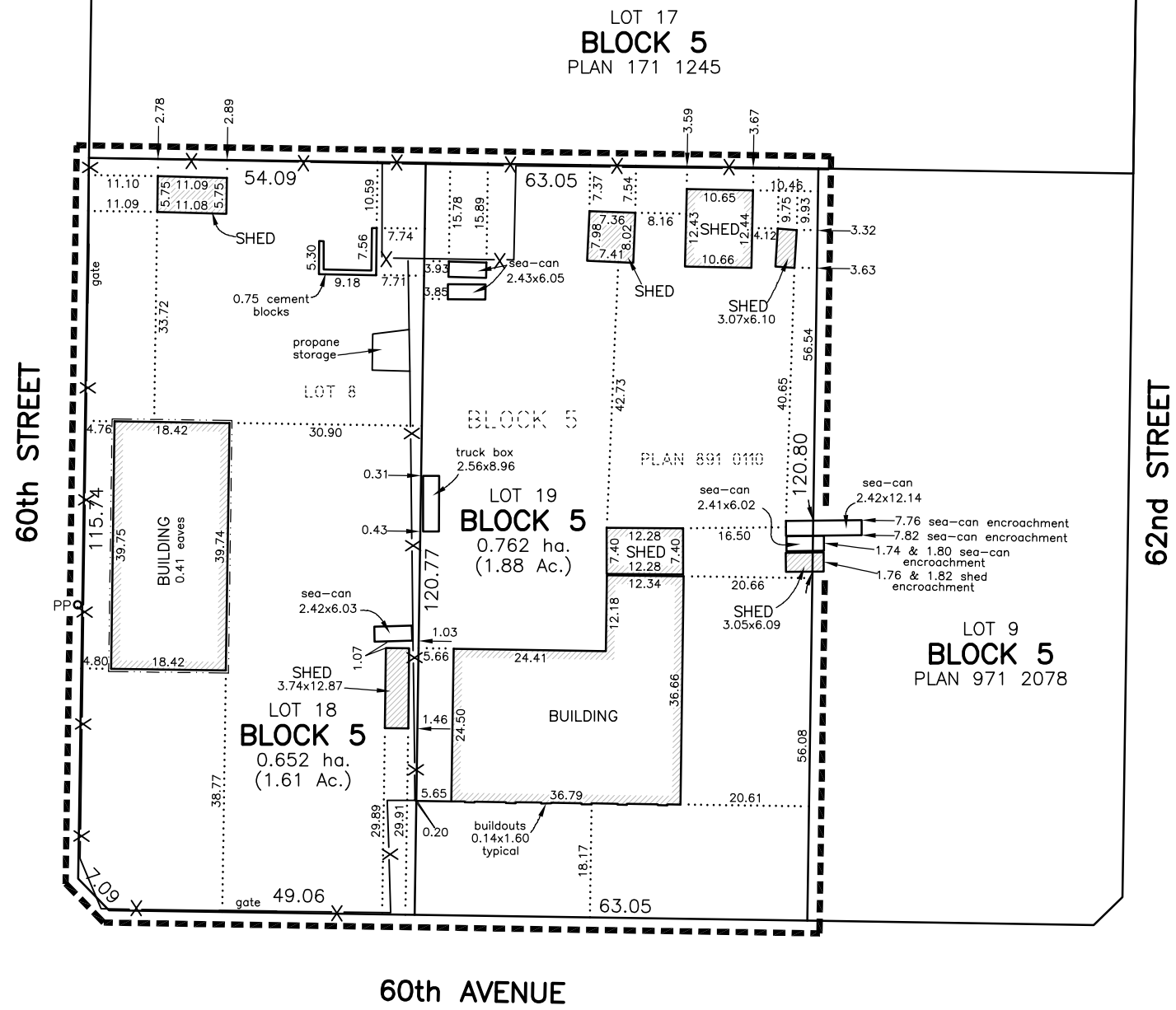
Attachment(s):

- Plan of Subdivision
- Subdivision Report TT 23-0-002
- Application
- Land Title
- Land Use Map
- Abandoned Well Map
- Comments

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____

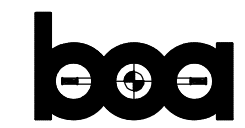


NO.	REVISION	DATE	BY

Improvements shown were surveyed on July 6th, 2023
 NOTE : Portion to be approved is outlined thus **-----**
 and contains approximately 1.414 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.

R. TYMKO GROUP LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
 of all of
LOT 8; BLOCK 15; PLAN 891 0110
 all within
N.E.1/4 SEC. 5; TWP. 10; RGE. 16; W.4 M.
 TOWN OF TABER



brown okamura & associates ltd.
 Professional Surveyors
 2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE JULY 10/23
	CHECKED DJA	JOB 23-16085
D. J. Amantea, A.L.S.	SCALE	DRAWING
	1:1000	23-16085T

**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject: TENTATIVE PLAN OF SUBDIVISION – 6003 60 Avenue

Date: September 8, 2023

Subdivision Application No: TT 23-0-002

Proposed Subdivision Summary:

<i>Applicant</i>	Brown Okamura & Associates Ltd.
<i>Owner/Developer</i>	R. Tymko Group Ltd.
<i>Legal Description</i>	Lot 8, Block 15, Plan 891 0110
<i>Location</i>	6003 60 Avenue
<i>Subdivision Area</i>	1.41 ha (3.49 ac)
<i>Proposed Lots</i>	1 New Industrial Lot and 1 Remainder Lot
<i>MDP Designation</i>	Taber Town Plan Bylaw 7-2016
<i>Community ASP</i>	No Area Structure Plan
<i>Neighbourhood Structure Plan (NSP)</i>	None.
<i>LUB District</i>	Medium Industrial District (M-2) Land Use Bylaw 13-2020 as amended by Council from time to time.
<i>Existing Uses</i>	Occupied by Business

Internal / External Circulation:

Circulation was sent out on August 3, 2023, 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:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mainly flat as the site is within a developed industrial area.
Storm Water & Collection	Storm water services are primarily overland. Future development will need engineered stormwater plan be submitted for approval prior to development.
Water Supply, Sewage Disposal and Solid Waste Disposal	Services are located in the street along 60 Avenue with additional water in 60 Street but not Sewer. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval prior to any further development.
Subdivision Design - Roads, Accessibility, & Circulation	The plan of subdivision is intended to create a new industrial lot with a remainder lot. Each parcel will have legal access to 60 th Avenue. Any future development on the lots would be subject to the Land Use Bylaw in effect at that time.
Open Space / Parks	N/A
Reserves	N/A
Land Use Bylaw	M-2 2 Lots Area of Site: Minimum Standard required: 1000.00 m ² Minimum Standard provided: 7620 m² and 6520 m² or (1.88 acres and 1.61 acres) Width of Site: Minimum Standard required: 30.0 m Minimum Standard provided: 49.06 m

Recommendation:

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

Prior to entering into a Servicing Agreement	1. That approval shall apply to a industrial subdivision plan within Lot 8, Block 15, Plan 891 0110 NE ¼ of Sec. 5, Twp. 10, Rge. 16, W4M.
Prior to construction commencing	2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing or Development Agreement with the Town of Taber, to provide separate services to the newly created lot, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This is to be registered on all forthcoming titles until . 3. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications. 4. Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction

	of the Development Authority.
Prior to plan endorsement	<ol style="list-style-type: none"> 5. 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. 6. An encroachment agreement shall be entered into between the properties for the fence and registered concurrently with the plan of subdivision. Alternatively, the fence shall be removed from the property or relocated to the property line. 7. 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. 8. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

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.

Author: Celina Newberry
Departmental Review:

Subdivision Approving Authority

Approval Date



Application for Subdivision Approval

Planning and Economic Development

A-4900 50th 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
 - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor (include a digital copy)
 - Servicing Agreement (3 copies)
 - Current Copy of Certificate of Title

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: Brown Okamura & Associaes Ltd.	
	Address: Box 655 (514 Stafford Drive North)	
	Town: Lethbridge	Postal Code: T1J 3Z4
	Phone Res: Office 403-329-4688 ext. 29	Phone Cell:
	Email: d.amantea@bokamura.com	
	Business License#: David J. Amanlea, ALS, P.Eng	
	Interest in the proposed subdivision, if not the registered owner: <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:	
Registered Owner: (if different from applicant)	Name: R. Tymko Group Ltd.	
	Address: 6003A - 60 Avenue	
	Town: Taber	Postal Code: T1G 2C1
	Phone Res:	Phone Cell: 403-634-4577
	Email: kimlymko@gmail.com	
Legal Description of Land to be Subdivided:	All/Part of the <u>NE</u> ¼ of Section <u>5</u> Township <u>10</u> Range <u>16</u> W4M	
	Being all/part of: Lot/Unit <u>8</u> Block <u>5</u> Plan <u>8910110</u>	
	Municipal Address (if applicable): 6003 - 60 Avenue	
Location of Land to be Subdivided:	The land is situated in the Municipality of: <u>Town of Taber</u>	
	Is the land situated immediately adjacent to the municipal boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of Municipality:
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No: <u>36</u>
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Use of Land to be Subdivided:	Total Number of lots to be created: <u>1</u> Size of Lot(s) or range:	
	Describe the existing use of the land: <u>Commercial</u>	
	Describe the proposed use of the land: <u>Splitting existing users</u>	
	Current land use designation: <u>No Change</u>	
	Proposed land use designation: <u>No Change</u>	
Characteristics of the Land to be Subdivided	Describe any existing buildings:	
	Will any structures be demolished or moved? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, explain See Sketch

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.



TABER

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

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

I (we), David J. Amantea, ALS, P.Eng hereby certify that I am (we are) Pnnl 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: JULY 20/2023
Applicant
Signed: Kim Tymko Date: July 21/2023
Registered Owner (if different than applicant)
Signed: [Signature] Date: July 25/2023
Development Officer

To be completed by the registered owner(s):
Right of Entry:
Kim Tymko 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: Kim Tymko Date: July 21/2023
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.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0027 231 281 8910110;5;8 981 001 135

LEGAL DESCRIPTION

PLAN 8910110
BLOCK 5
LOT 8
CONTAINING 2.02 HECTARES (4.99 ACRES) MORE OR LESS
EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES (ACRES)	MORE OR LESS
SUBDIVISION	9712078	0.610	1.51

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;16;10;5;NE
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 971 322 491 +1

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

981 001 135 02/01/1998 TRANSFER OF LAND \$353,300 \$353,300

OWNERS

R TYMKO GROUP LTD.
OF 6003A - 60 AVE
TABER
ALBERTA T1G 2C1

(DATA UPDATED BY: CHANGE OF NAME 201044526)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
4950EM	.	IRRIGATION ORDER/NOTICE THIS PROPERTY IS INCLUDED IN THE TABER IRRIGATION DISTRICT "BLOCK Z, PLAN 5365L"

(CONTINUED)

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF JUNE,
2023 AT 02:30 P.M.

ORDER NUMBER: 47675152

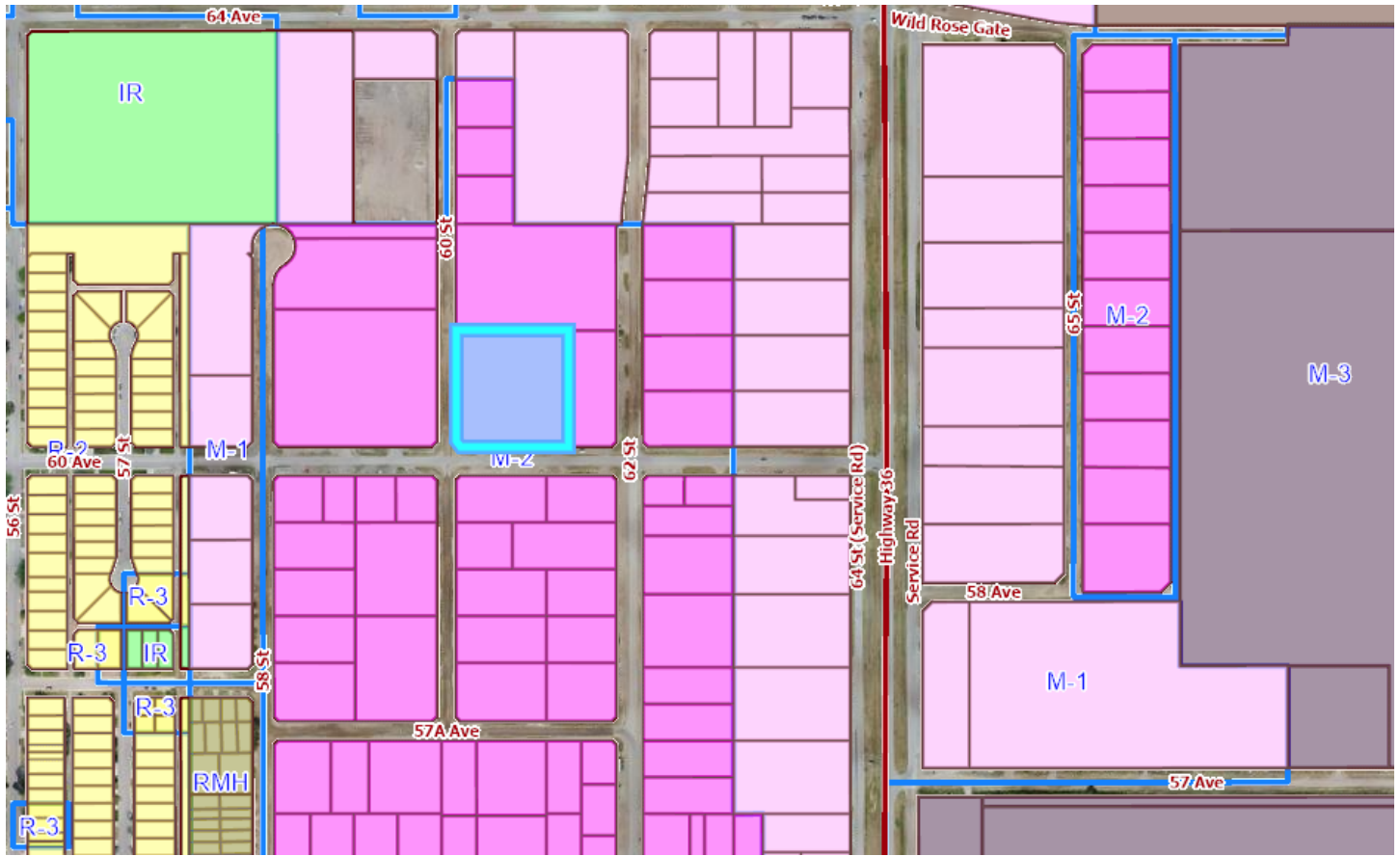
CUSTOMER FILE NUMBER:



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).



Land Use District Map for Proposed Subdivision TT 23-0-002

Subject Property is districted as Medium Industrial District (M-2) is highlighted in blue.



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 7/19/2023

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

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

Scale: 2,256.99

0.03 Kilometers 0



Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



From: [Glodzinski, Claudia](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision Application TT 23-0-002 6003 60 Avenue
Date: Wednesday, August 23, 2023 2:46:08 PM
Attachments: [image003.png](#)

Hi Celina,

No objection from ATCO.

Thanks,

Claudia Glodzinski

Engineer in Training, South District Engineering
Natural Gas

E. claudia.glodzinski@atco.com

D. 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: [MANNION, Kimberly](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision Application TT 23-0-002 6003 60 Avenue
Date: Thursday, August 17, 2023 3:26:43 PM
Attachments: [image001.png](#)

Good afternoon,

Canada Post has no comments at this time.

Thank you,

Kim Mannion
Delivery Services Officer
Canada Post Corporation

Cell: 403-369-3314
Calgary Mail Processing Plant
1100 49th Ave NE
Calgary AB
T2E 0A0
kimberly.mannion@canadapost.ca

From: [Arlene Macapagal \(Contractor\)](#)
To: [Newberry, Celina](#)
Cc: [Brandi Penney](#); [Lauren Stewart](#); [Tommy Yuen](#)
Subject: RE: Subdivision Application TT 23-0-002 6003 60 Avenue
Date: Friday, August 4, 2023 12:50:48 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Celina,

We have no objections to this subdivision application.

Thanks,

Arlene Macapagal
Planner, Planning – Alberta
2400 – 32nd Avenue, 3rd Floor
Calgary, AB
T2E 6T4
e arlene.macapagal@sjrb.ca
m (403) 470-9968

 **ROGERS**

From: [IID](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision Application TT 23-0-002 6003 60 Avenue
Date: Friday, August 4, 2023 1:43:19 PM
Attachments: [image002.png](#)
[image003.png](#)

Celina,

St. Mary River Irrigation District has no concerns or objections to this subdivision.



Kyla Ross
Land Administrator

ST. MARY RIVER IRRIGATION DISTRICT
Office: [\(403\) 223-2148](tel:4032232148)

From: [circulations](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision Application TT 23-0-002 6003 60 Avenue
Date: Friday, August 4, 2023 4:24:20 PM
Attachments: [image003.png](#)

Good afternoon,

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

Thank you,

Tanya Roberts
Sr Real Estate Specialist
Network Engineering & Operations (NEO) | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
circulations@telus.com

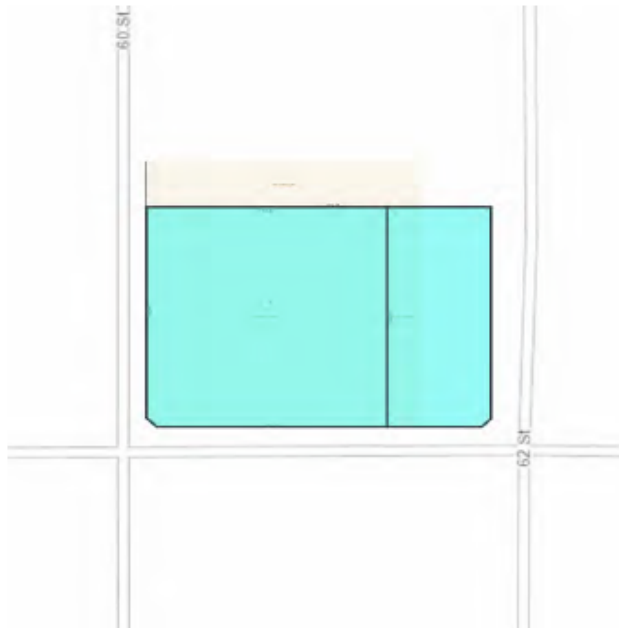


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Transportation and Economic Corridors Notification of Referral Decision
Subdivision in Proximity of a Provincial Highway

Municipality File Number:	TT 23-0-002	Highway(s):	36
Legal Land Location:	QS-NE SEC-05 TWP-010 RGE-16 MER-4	Municipality:	Taber
Decision By:	Evan Neilsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	2023-08-09 12:21:59	Appeal Authority:	Subdivision and Development Appeal Board
RPATH Number:	RPATH0037011		
Description of Development:	<p>Subject: SUBDIVISION APPLICATION LOT 8, BLOCK 15, PLAN 891 0110 NE ¼ SEC 5 TWP 10 RGE 16 W4M 6003 60 Ave. Taber, AB The applicant has applied, to subdivide a 1.61-acre lot from the larger remainder lot to facilitate splitting the property between f existing users. The lot is in the Medium Industrial District (M-2) land use district and all developments must conform to the M-2 District requirements. Please see the attached application form and Plan of Subdivision for further details. In accordance with Section 5 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision by noon on September 8, 2023.</p>		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subsequent subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 36

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

2. 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 7(6)(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.

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Evan Neilsen**, , on **2023-08-09 12:21:59** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



Diana Pounall
Land Department

FortisAlberta Inc.
320 - 17 Ave SW
Calgary, AB
T2S 2V1
Phone# 587-775-6264
Cell#
www.fortisalberta.com
Email:
Diana.Pounall@fortisalberta.com

August 17, 2023

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

Attention: Celina Newberry

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320133037

MD File No.: TT 23-0-002

Location/Legal Description: NE 05-10-16 W4

Customer Name: R TYMKO GROUP 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 or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Pounall', is written over a light blue horizontal line.

Diana Pounall

RE: 320133037

From: [Martin, Brian](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-002 6003 60 Avenue
Date: Thursday, September 7, 2023 1:56:55 PM
Attachments: [image003.png](#)

No Comments



Brian Martin
Parks & Recreation Manager
Phone: (403) 223-5500 Ext. 6019
A - 4900 50 Street
Taber AB T1G 1T1

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

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From: [Hamilton, Brent](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-002 6003 60 Avenue
Date: Friday, September 8, 2023 7:28:49 AM
Attachments: [image003.png](#)

Hi Celina

I have No Comment

Thank you



Brent Hamilton

Engineering & Public Works

Leadhand Utility Operator

Town of Taber

6201 54th Avenue

Taber, AB T1G 1X4

Phone: (403) 331-9598

24 hr Emergency Phone: (403) 634-8668

Fax: (403) 223-5565

Email: bhamilton@taber.ca

From: [Thibault, Derrin](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-002 6003 60 Avenue
Date: Thursday, September 7, 2023 1:19:34 PM
Attachments: [image002.png](#)
[image003.png](#)

Hello,
No comments for this one either.
Thank You

Derrin Thibault
Chief Administrative Officer
Town of Taber
A - 4900 50 Street
Taber AB T1G 1T1
Phone: (403) 223-5504
Email: Derrin.Thibault@Taber.ca



Yours in Service

From: [Lahiji, Ramin](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-002 6003 60 Avenue
Date: Friday, September 8, 2023 7:19:28 AM
Attachments: [image003.png](#)

No Comment.

Ramin Lahiji, CET
Manager of Engineering and Public Works
Town of Taber
P 403.223.5500 ext. 5463 | F 403.223.5565
E ramin.lahiji@taber.ca | W www.taber.ca
A 6201 – A 54 Avenue Taber, AB T1G 1X4



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From: [Munshaw, Steve](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-002 6003 60 Avenue
Date: Thursday, August 3, 2023 3:59:59 PM
Attachments: [image001.png](#)

No concerns from fire..

Steve M

From: Newberry, Celina <Celina.Newberry@taber.ca>
Sent: Thursday, August 3, 2023 2:56 PM
To: Weiss, Donna <Donna.Weiss@taber.ca>; Eagan, Chris <Chris.Eagan@taber.ca>; Flaherty, Christopher <Chris.Flaherty@taber.ca>; Abela, Graham <gabela@taberpolice.ca>; Hamilton, Brent <Brent.Hamilton@taber.ca>; Van Ham, Kerry <admin@taber.ca>; Martin, Brian <Brian.Martin@taber.ca>; Lahiji, Ramin <Ramin.Lahiji@taber.ca>; Munshaw, Steve <Fire.Chief@taber.ca>; Thibault, Derrin <CAO@taber.ca>
Subject: Subdivision TT 23-0-002 6003 60 Avenue

Good Afternoon,

Please see the attachments for the subdivision outlined below:

APPLICATION FOR SUBDIVISION OF LAND

Our File: TT 23-0-002

Subject: **SUBDIVISION APPLICATION**

LOT 8, BLOCK 15, PLAN 891 0110

NE ¼ SEC 5 TWP 10 RNG 16 W4M

6003 60 Ave. Taber, AB

The applicant has applied, to subdivide a 1.61-acre lot from the larger remainder lot to facilitate splitting the property between f existing users. The lot is in the Medium Industrial District (M-2) land use district and all developments must conform to the M-2 District requirements. 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 **September 8, 2023**. If you have no comments, please reply with “No Comments”. This subdivision will be taken to the September 18, 2023 MPC meeting and September 25, 2023 Subdivision Authority meeting.

Thank you,

Celina Newberry
Planning Officer
Town of Taber
A-4900 50th Street
Taber AB, T1G 1T1