



## AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, FEBRUARY 26, 2024 AT 3:30 PM.

### MOTION

**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: January 22, 2024

**X**

**4. SUBDIVISION APPLICATION(S)**

ITEM No.4.1 TT 24-0-001 Subdivision Application for 5059 42 Avenue

**X**

**5. CLOSE OF MEETING**

**X**



## Subdivision Authority Request for Decision

**Meeting Date:** February 26, 2024

**Subject:**

Minutes of Regular Meeting of Subdivision Authority: January 22, 2024

**Recommendation:**

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on January 22, 2024, 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):**

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on January 22, 2024, as amended.

**Attachment(s):** Subdivision Authority January 22, 2024 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, JANUARY 22, 2024, AT 3:30 PM.

---

**Mayor**

Andrew Prokop

**Councillors**

Garth Bekkering

Jack Brewin

Carly Firth

Monica McLean

Daniel Remfert

Joanne Sorensen

**Chief Administrative Officer**

Derrin Thibault

**Staff**

Celina Newberry

Kerry Van Ham

**CALL TO ORDER**

Mayor Prokop called the Meeting to Order at 3:32 PM.

\*\*It is noted that the Regular Meeting of Council had been called to Order prior to the Regular Meeting of the Subdivision Authority, then Council moved back to commence this Subdivision Authority Meeting.

**ADOPTION OF AGENDA**

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

RES. 1/2024

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

CARRIED UNANIMOUSLY

1/2024

Meeting Date  
1/22/2024

**ADOPTION OF THE MINUTES**

**1) Minutes of Regular Meeting of Subdivision Authority:  
November 14, 2023**

RES. 2/2024                      MOVED by Councillor Firth that the Subdivision Authority adopts the Minutes of the Regular Meeting of the Subdivision Authority held on November 14, 2023.

CARRIED UNANIMOUSLY

**SUBDIVISION APPLICATION(S)**

**1) Subdivision TT 23-0-005 - 50 Barton Drive**

D. Thibault introduced C. Newberry, Planning Officer, who detailed the Subdivision Application received by Administration for the civic address of 50 Barton Drive.

RES. 3/2024                      MOVED by Councillor Brewin that the Subdivision Authority does not approve Subdivision TT 23-0-005, for Lot 4, Block 2, Plan 961 1815 in the NE ¼ Sec. 32, Twp. 9, Rge. 16 W4M, civically described as 50 Barton Drive, for the following reasons:

1. The Town of Taber Municipal Development Plan Bylaw 7-2016 Section 3.7.2(j) indicates that an Area Structure Plan of Area Redevelopment Plan will be required for lands within the Wal-Mart Commercial Area with boundaries approximately as shown in Map 3: Land Use prior to any significant redevelopment in this area, in which the property is located and no plan has been provided; and,

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

**1) Subdivision TT 23-0-005 – 50 Barton Drive – Cont'd**

2. The Town of Taber Municipal Development Plan Bylaw 7-2016 Appendix B 1.5(n)(o) indicates that an application for a subdivision must not be approved by the Subdivision Authority unless it conforms to the provisions of any statutory plan and any land use bylaw that affects the land proposed to be subdivided, and that it complies with Part 17 of the *Municipal Government Act*, which this property does not as the existing use is Non-Conforming.

CARRIED UNANIMOUSLY

**CLOSE OF MEETING**

RES. 4/2024

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

CARRIED UNANIMOUSLY AT 3:39 PM

---

MAYOR

---

CHIEF ADMINISTRATIVE OFFICER

3/2024

Meeting Date  
1/22/2024

## Subdivision Authority Request for Decision

**Meeting Date: February 26, 2024**

**Subject:**

TT 24-0-001 Subdivision Application for 5059 42 Avenue

**Recommendation:**

That the Subdivision Authority approve Subdivision TT 24-0-001, Lots 21-22, Block 38, Plan 575T, within W ½ SEC 32 TWP 9 RGE 16 W4M, civically described as 5059 42 Ave., with the following conditions:

1. That approval shall apply to a residential subdivision plan within Lots 21-22, Block 38, Plan 575T W ½ SEC 32 TWP 9 RGE 16 W4M.
2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing Agreement with the Town of Taber to provide separate services to each lot.
3. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
4. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any development permit applications.
5. The Developer shall provide a stormwater analysis to the Development Authority for approval. The analysis shall show post-development flows do not exceed pre-development flows by using Low Impact Development techniques, or other suitable mitigation to ensure no additional stormwater will contribute to the system as a result of this development.
6. The Developer is responsible to provide new electrical services to each lot or enter into easement agreements with Fortis to the satisfaction of Fortis.
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 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.

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

**Background:**

Administration has received a complete subdivision application on January 3, 2024 to create one residential lot with one remainder lot in an existing neighborhood. The lot currently contains one Single Family Dwelling and one accessory building. There is a condition that the accessory building 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. The existing house will have to be removed to facilitate the development of a semi-detached dwelling on the properties prior to development. The lots are currently designated as Residential Single and Two Dwelling (R-2) District and will remain as R-2 after subdivision.

The lot will be created with the intention of future development of a semi-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 package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on January 3, 2024. Comments have been considered in the subdivision conditions and are attached for review. The subdivision was advertised in the January 10 & 17, 2024 editions of the Taber Times.

At the February 20, 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 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 neighboring properties.

**Alternative(s):**

1. That the Subdivision Authority approve Subdivision TT 24-0-001, Lots 21-22, Block 38, Plan 575T, within W ½ SEC 32 TWP 9 RGE 16 W4M, civically described as 5059 42 Ave., with amendments to the conditions.
2. That the Subdivision Authority does not approve Subdivision TT 24-0-001, Lots 21-22, Block 38, Plan 575T, within W ½ SEC 32 TWP 9 RGE 16 W4M, civically described as 5059 42 Ave., with reasons:

**Attachment(s):** TT 24-0-001 Application  
Plan of Subdivision  
Subdivision Report  
Abandoned Well Map  
Title  
Land Use District Map  
January 10 and 17 AD  
Comments

**APPROVALS:**

**Originated By:**  
Celina Newberry

**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
  - 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.

<b>Applicant:</b>	Name: <b>JONATHAN THIESSEN and ELENURA THIESSEN</b>	
	Address: <b>5059- 42 AVENUE</b>	
	Town: <b>TABER</b>	Postal Code: <b>T1G 1B1</b>
	Phone Res:	Phone Cell: <b>403-581-3676</b>
	Email: <b>jonathanthiessen98@gmail.com</b>	
	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:	
	Address:	
	Town:	Postal Code:
	Phone Res:	Phone Cell:
	Email:	
<b>Legal Description of Land to be Subdivided:</b>	All/Part of the ____ ¼ of Section ____ Township ____ Range ____ W4M	
	Being all/part of: Lot/Unit <b>21&amp;22</b> Block <b>38</b> Plan <b>575 T</b>	
	Municipal Address (if applicable): <b>5059 42 AVENUE, TABER</b>	
<b>Location of Land to be Subdivided:</b>	The land is situated in the Municipality of: <b>TOWN OF TABER</b>	
	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: <b>HIGHWAY 3</b>
	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: <b>2</b>	Size of Lot(s) or range: <b>15.3x19.1m</b>
	Describe the existing use of the land:	<b>RESIDENTIAL</b>
	Describe the proposed use of the land:	<b>RESIDENTIAL</b>
	Current land use designation:	<b>R-2</b>
	Proposed land use designation:	<b>R-2</b>
<b>Characteristics of the Land to be Subdivided</b>	Describe any existing buildings:	<b>HOUSE AND GARAGE</b>
	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.):	<b>FLAT, RESIDENTIAL LOT</b>
	N/A
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	<b>GRASS, TYPICAL RESIDENTIAL</b>
	N/A
Type of soil (sand, loam, clay, etc.):	
Describe the manner of providing water and sewage services:	<b>TOWN SERVICES</b>

I (we), Bruce Barnett, 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:** Bruce A. Barnett **Date:** DECEMBER 7, 2023  
Applicant





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

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

<b>To be completed by the registered owner(s):</b>	
<b>Right of Entry:</b>	
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 <i>Municipal Government Act</i> .	
<b>Signed:</b> _____	<b>Date:</b> _____
Registered Owner	

**PROPOSED SUBDIVISION**  
**LOTS 21 AND 22, BLOCK 38, PLAN 575 T**  
**5059 - 42 AVENUE, TABER, ALBERTA**

**LEGEND**

- Legal survey monuments are shown thus:  
found ..... ● Fd. I
- Buildings and eaves are shown thus ..... 
- Concrete is shown thus ..... 
- Property boundaries are shown thus ..... 
- Fence lines are shown thus ..... 
- Dimensions are in metres and decimals thereof.

DATE OF SURVEY: AUGUST 21, 2023



SCALE: 1:200	MARTIN GEOMATIC CONSULTANTS LTD. ALBERTA LAND SURVEYORS 255 - 31st Street North Lethbridge, Alberta T1H 3Z4 Phone: 329-0050 Fax: 329-6594 E-mail: geomart@mgcl.ca ©2023
File No.: 230501LS	
Drawn by: Jason West	

**SUBDIVISION APPROVING AUTHORITY  
DECISION REPORT**

<b>Subject:</b>	<b>TENTATIVE PLAN OF SUBDIVISION – 5059 42 Ave.</b>
<b>Date:</b>	<b>February 12, 2024</b>
<b>Subdivision Application No:</b>	<b>TT 24-0-001</b>

**Proposed Subdivision Summary:**

<b><i>Applicant</i></b>	Jonathan Thiessen
<b><i>Owner/Developer</i></b>	Jonathan Thiessen
<b><i>Legal Description</i></b>	Lots 21-22, Block 38, Plan 575T
<b><i>Location</i></b>	5059 42 Avenue
<b><i>Subdivision Area</i></b>	0.058 ha (0.14 ac)
<b><i>Proposed Lots</i></b>	2 Semi-Detached Lots
<b><i>MDP Designation</i></b>	Taber Town Plan Bylaw 7-2016
<b><i>Community ASP</i></b>	NW Area Structure Plan
<b><i>Neighbourhood Structure Plan (NSP)</i></b>	None.
<b><i>LUB District</i></b>	Residential Single and Two Dwelling (R-2) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<b><i>Existing Uses</i></b>	Single Detached Dwelling with Detached Garage

**Internal / External Circulation:**

Circulation was sent out on January 3, 2024, 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>	There are no storm water services located in this area of Town. A stormwater plan showing that the pre and post conditions will remain the same shall be required to be submitted for approval prior to development occurring.
<b>Water Supply, Sewage Disposal and Solid Waste Disposal</b>	Water and Sanitary Sewer Services are located in the street along 42 <sup>rd</sup> Avenue and Water is located in the street along 51 Street. 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 semi-detached lots. Semi-detached dwellings are a permitted use in the R-2 District.
<b>Open Space / Parks</b>	N/A
<b>Reserves</b>	N/A
<b>Land Use Bylaw</b>	<b>R-2 - 4 Lots Semi-Detached</b> Area of Site: Minimum Standard required: 225.00 m <sup>2</sup> Minimum Standard provided: 290.30 m <sup>2</sup> Width of Site: Minimum Standard required: 9.0 m Minimum Standard provided: <b>15.23 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 21-22, Block 38, Plan 575T W ½ SEC 32 TWP 9 RGE 16 W4M.
<b>Prior to construction commencing</b>	2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing Agreement with the Town of Taber to provide separate services to each lot. 3. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision. 4. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any development permit applications. 5. The Developer shall provide a stormwater analysis to the Development Authority for approval. 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>	6. The Developer is responsible to provide new electrical services to each lot or enter into easement agreements with Fortis to the satisfaction of Fortis. 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 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.</p> <p>11. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</p>
--	---

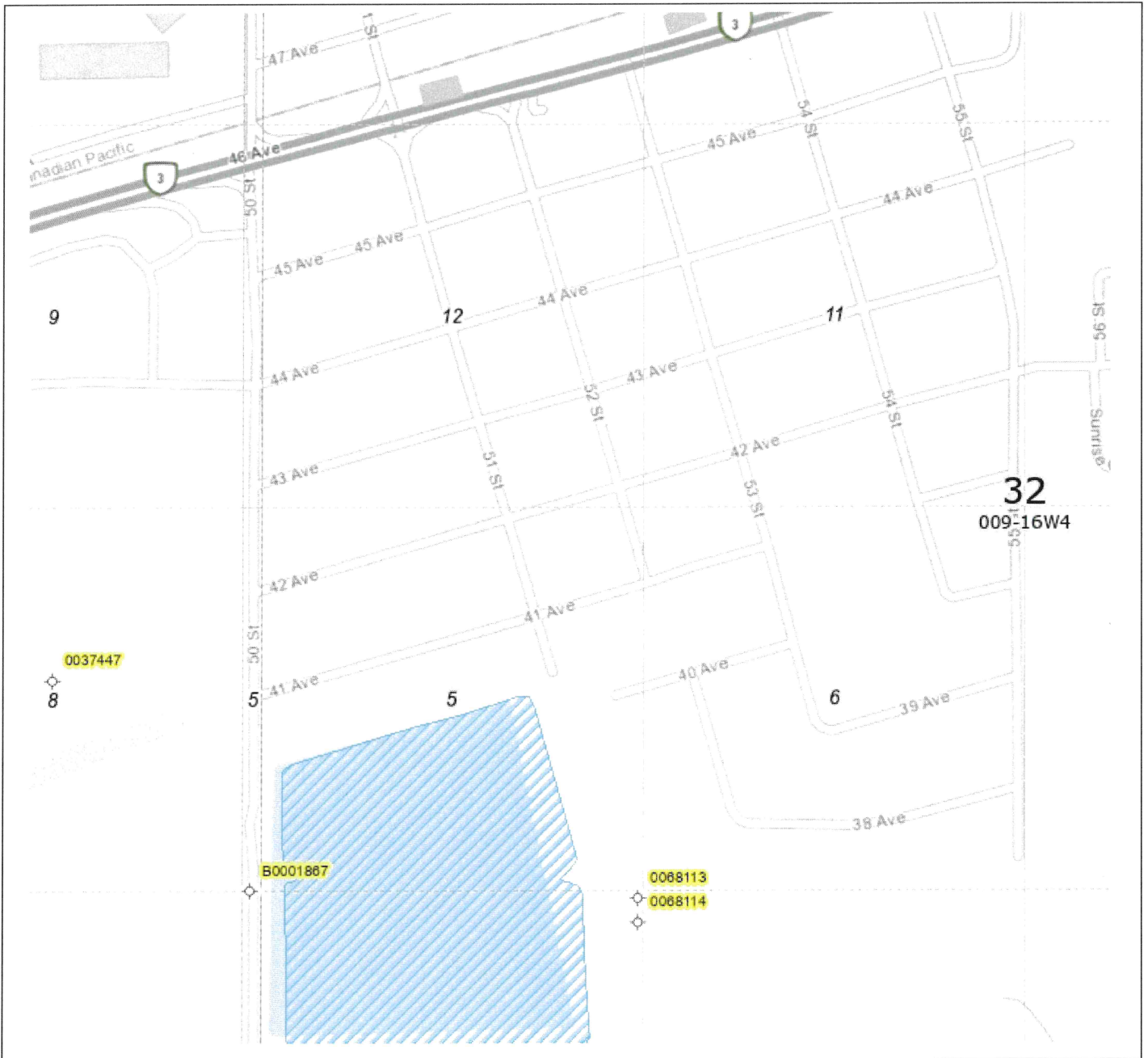
**Notations**

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: Celina Newberry</b>
<b>Departmental Review:</b>

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

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



<b>Abandoned Well Map</b>	Base Data provided by: Government of Alberta	
	<b>Author</b> Martin Geomatic - 2305011 S	<b>Printing Date:</b> 12/15/2023
<b>Legend</b> ◆ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer - - - ATS LSD label - - - ATS LSD with Road Allowance - - - ATS Section label (large scale) - - - ATS Section with Road Allowance - - - ATS Township (large scale) ▭ Provincial Boundary Lake Label (20K) River Label (20K)	<b>Date Date (if applicable)</b>	<b>Scale:</b> 9,027.98 0.14 Kilometers 0
	<p>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 &amp; Disclaimer webpage: <a href="http://www.aer.ca/copyright-disclaimer">http://www.aer.ca/copyright-disclaimer</a>.</p>	<b>Projection and Datum:</b> WGS84 Web Mercator Auxiliary Sphere





LAND TITLE CERTIFICATE

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0017 216 672            575T;38;21,22                      231 244 290

LEGAL DESCRIPTION  
PLAN 575T  
BLOCK 38  
LOTS 21 AND 22  
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 231 166 723

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
231 244 290	15/08/2023	TRANSFER OF LAND	\$110,000	CASH & MORT

---

OWNERS

JONATHAN THIESSEN

AND

ELENURA THIESSEN

BOTH OF:

5059 - 42 AVE

TABER

ALBERTA T1G 1B1

AS JOINT TENANTS

---

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
231 244 291	15/08/2023	MORTGAGE MORTGAGEE - COMPUTERSHARE TRUST COMPANY OF CANADA. C/O FIRST NATIONAL FINANCIAL LP 16 YORK STREET, SUITE                      1900

( CONTINUED )

REGISTRATION

NUMBER      DATE (D/M/Y)      PARTICULARS

-----

TORONTO  
ONTARIO M5J0E6  
ORIGINAL PRINCIPAL AMOUNT: \$88,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 7 DAY OF  
DECEMBER, 2023 AT 12:00 P.M.

ORDER NUMBER: 49089714

CUSTOMER FILE NUMBER: 230501LS



\*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).

# Town of Taber



## Legend

- Road Label
- Town Boundary
- Adjacent Roads
- Symbol
- Line
- Symbol
- Line
- Symbol
- Line
- Reservoirs
- Oldman River
- Taber Lake
- Land Use
- NO LAND USE
- RESIDENTIAL SINGLE DWELLING
- RESIDENTIAL SINGLE AND TWO R-2
- RESIDENTIAL STREET-ORIENTE DISTRICT R-3
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MANUFACTURED I
- DOWNTOWN DISTRICT DT
- COMPREHENSIVE COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- LIGHT INDUSTRIAL DISTRICT M-
- MEDIUM INDUSTRIAL DISTRICT I
- HEAVY INDUSTRIAL DISTRICT M

## Notes

© Town of Taber



0.3 0 0.13 0.3 Kilometers  
 WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © OpenStreetMap contributors

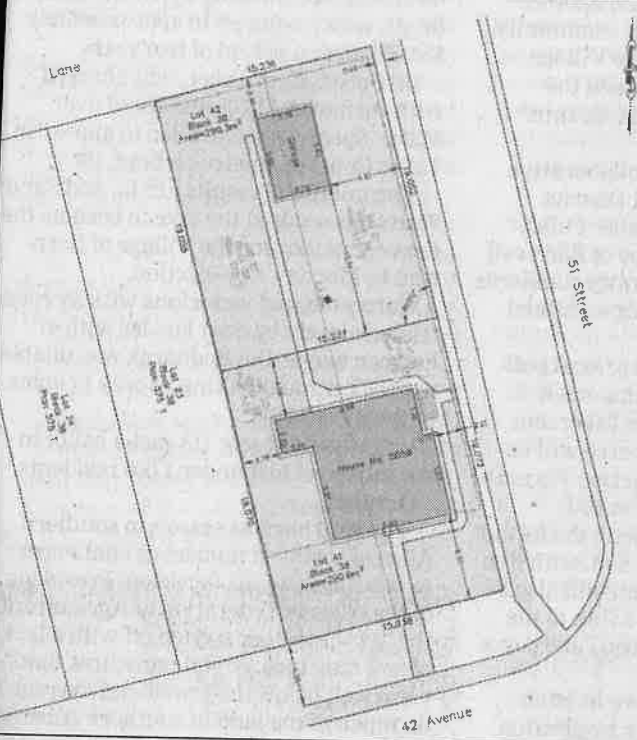
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

## Land Use District Map for Proposed Subdivision TT 23-0-006

Subject Property is highlighted by the blue star.

**THE TOWN OF TABER  
HEREBY GIVES NOTICE**

PURSUANT TO SECTION 653(4.2) OF THE MUNICIPAL GOVERNMENT ACT AS AMENDED,  
THAT THE FOLLOWING SUBDIVISION APPLICATION IN THE TOWN OF TABER HAS BEEN RECEIVED



**PROPERTY  
DESCRIPTION**

**W 1/4 SEC 32 TWP 9  
RGE 16 W4M  
LOTS 21 and 22,  
BLOCK 38,  
PLAN 575T,  
SUBDIVISION  
APPLICATION  
TT 24-0-001**  
Civically Described as:  
5059 42 Ave. Taber, AB

**OWNER/AGENT  
PROPOSAL**

Jonathan Thiessen  
proposes to subdivide a  
0.029 ha or 0.07acre lot  
from a larger remainder  
lot to facilitate future  
residential development  
in accordance with the  
Residential Single and  
Two Dwelling District  
(R-2) requirements.

Any adjacent land owner may comment on the above application by ensuring that the Planning Department receives a written submission prior to noon on February 5, 2024. Any submissions received will be considered by the Town of Taber prior to making a decision on the noted application.

Any inquiries on any matter contained within this Notice may be made to the Department of Planning at the Town of Taber, 4900A – 50 Street, Taber, T1G 1T1, Phone (403) 223-6003.

**TAKE NOTICE THAT THE FOLLOWING APPLICATIONS  
FOR DEVELOPMENT HAVE BEEN CONDITIONALLY APPROVED BY  
THE MUNICIPAL PLANNING COMMISSION SUBJECT  
TO AN APPEAL PERIOD**

**DP 23-158: 4909 51 Avenue**, Lots 21-25, Block 10, Plan 4348R, Home Occupation - Dog Grooming and Training, Discretionary Use, Residential Single and Two Dwelling District (R-2).

**DP 24-001: 4110 Westview Close**, Lot 44, Block 6, Plan 2110545, Fascia Signage with Variance, Discretionary Use, Residential Comprehensive Development Multiple Dwelling District (R-4).

**DP 24-002: Unit A 4102 Westview Close**, Lot 46, Block 6, Plan 2110545, Occupancy for Medical Office - Physical Therapy, Discretionary Use, Residential Comprehensive Development Multiple Dwelling District (R-4).

**DP 24-003: Unit A & B 6207 52 Avenue**, Lots 14-15, Block 1, Plan 1340JK, Additional Use of Building Supply Outlet and Automotive Repair (Automotive Glass Replacement), Discretionary Use, Medium Industrial District (M-2).

Any person affected by the above decision may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Planning Officer no later than 1:00 pm on February 5, 2024.



Attention: Celina Newberry

**RE: FortisAlberta Condition for Subdivision Approval - Release of Condition**

**FortisAlberta Reference No.:** 320138522

**MD File No.:** TT 24-0-001

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

**Customer Name:** Jonathan and Elenura Thiessen

Thank you for your notification of the proposed subdivision described above.

Easements are required or secondary line must be relocated for this development. The developer can initiate the process of securing an easement for the proposed subdivision by contacting the undersigned start the process for the relocation.

FortisAlberta is requesting that the county defer its subdivision approval until such time as this easement process is complete and the developer has entered into an appropriate easement agreement with FortisAlberta and the easement has been properly registered with Land Titles (Alberta). FortisAlberta will notify the county once these steps have been completed and confirm that FortisAlberta no longer has any concerns with approval of this subdivision.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision and for the easement by contacting FortisAlberta at 310-WIRE (310-9473) to make application.

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: 320138522

## Transportation and Economic Corridors Notification of Referral Decision

### Subdivision in Proximity of a Provincial Highway

Municipality File Number:	TT 24-0-001	Highway(s):	864, 36
Legal Land Location:	QS-NW SEC-32 TWP-009 RGE-16 MER-4	Municipality:	Taber
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	2024-01-04 08:54:20	Appeal Authority:	Subdivision and Development Appeal Board
RPATH Number:	RPATH0039903		
Description of Development:	Subdivision of a residential property		

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) 864, 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 not 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

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



Issued by **Leah Olsen, Development and Planning Tech**, on **2024-0104 08:54:20** 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*