



## **AGENDA**

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, MAY 27, 2024 AT 3:28 PM.

	<b><u>MOTION</u></b>
<b>1. CALL TO ORDER</b>	
<b>2. ADOPTION OF AGENDA</b>	<b>X</b>
<b>3. ADOPTION OF THE MINUTES</b>	
ITEM No.3.2      Minutes of Regular Meeting of Subdivision Authority: March 25, 2024	<b>X</b>
<b>4. SUBDIVISION APPLICATION(S)</b>	
ITEM No.4.2      TT 24-0-004 5500 A,B,C,D 54 Avenue	<b>X</b>
<b>5. CLOSE OF MEETING</b>	<b>X</b>

## Subdivision Authority Request for Decision

**Meeting Date:** May 27, 2024

**Subject:**

Minutes of Regular Meeting of Subdivision Authority: March 25, 2024

**Recommendation:**

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on March 25, 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 March 25, 2024, as amended.



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**Attachment(s):** March 25, 2024 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, MARCH 25, 2024, AT 3:30 PM.

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**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 3:30 PM.

**ADOPTION OF AGENDA**

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

RES. 9/2024

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

CARRIED UNANIMOUSLY

9/2024

Meeting Date  
3/25/2024

## ADOPTION OF THE MINUTES

### 1) Minutes of Regular Meeting of Subdivision Authority: February 26, 2024

RES. 10/2024

MOVED by Councillor Firth that the Subdivision Authority adopts the Minutes of the Regular Meeting of the Subdivision Authority held on February 26, 2024, as presented.

CARRIED UNANIMOUSLY

## SUBDIVISION APPLICATION(S)

### 1) TT 24-0-003 Subdivision Application for 4302 56 Street and 5613 42 Avenue

D. Thibault introduced C. Newberry, Planning Officer, who stated that Administration had received a Subdivision Application for the civic addresses of 4302 56 Street and 5613 42 Avenue.

C. Newberry detailed the Subdivision Applications.

RES. 11/2024

MOVED by Councillor Brewin that the Subdivision Authority approve Subdivision TT 24-0-003, Lot 5, Block 1, Plan 911 1354 and Lot 23, Block 1, Plan 041 1118, NE ¼ SEC 32 TWP 9 RGE 16 W4M, civically described as 4302 56<sup>th</sup> Street and 5613 42<sup>nd</sup> Avenue, with the following conditions:

1. That approval shall apply to a residential subdivision plan within Lot 5, Block 1, Plan 911 1354 and Lot 23, Block 1, Plan 041 1118, NE ¼ SEC 32 TWP 9 RGE 16 W4M.
2. On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.

10/2024

Meeting Date  
3/25/2024

## SUBDIVISION APPLICATION(S) – CONT'D

### 1) TT 24-0-003 Subdivision Application for 4302 56 Street and 5613 42 Avenue – Cont'd

3. That Community Mailbox's and their locations must be provided and approved by Canada Post and installed in accordance with Canada Post's Developer Requirements.
4. Municipal Reserve will be collected as cash for any of the required reserves for this Subdivision that were not previously included in the earlier Sunrise Estates Development Phases.
5. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles.
6. The Developer will be obligated to post security, in the amount and form approved by Procedure PLN-2 Appendix B, Section 14.3(b) of all estimated construction costs.
7. 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.

11/2024

Meeting Date  
3/25/2024

## SUBDIVISION APPLICATION(S) – CONT'D

### 1) TT 24-0-003 Subdivision Application for 4302 56 Street and 5613 42 Avenue – Cont'd

8. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
9. 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.
10. Lot numbering and a road name shall be provided by the Developer and approved by the Director of Planning, Engineering, and Public Works.
11. A shared parking/access agreement/easement is to be registered on titles for the lots created from Lot 5, Block 1, Plan 9111534.
12. 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.
13. Redistricting of Lot 23, Block 1, Plan 041 1118 from R-1 to R-2 and Lot 5, Block 1, Plan 911 1354 from R-1 to R-3 shall be completed.
14. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.

12/2024

Meeting Date  
3/25/2024

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

**1) TT 24-0-003 Subdivision Application for 4302 56 Street and  
5613 42 Avenue – Cont'd**

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

CARRIED UNANIMOUSLY

**CLOSE OF MEETING**

RES. 12/2024

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

CARRIED UNANIMOUSLY AT 3:33 PM

\_\_\_\_\_  
MAYOR

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

13/2024

Meeting Date  
3/25/2024



## Subdivision Authority Request for Decision

**Meeting Date: May 27, 2024**

**Subject:**

TT 24-0-004 5500 A,B,C,D 54 Avenue

**Recommendation:**

That the Subdivision Authority approve Subdivision TT 24-0-004, Lot 26, Block 19, Plan 5365L. within SW ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5500 A, B, C, D 54 Ave., with the following conditions:

1. That approval shall apply to a residential subdivision plan within Lot 26, Block 19, Plan 5365L SW ¼ of Sec. 5, Twp. 10, Rge. 16, W4M.
2. On site stormwater retention and low impact development considerations should be utilized in development, 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 Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles.
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. 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.
6. 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.
7. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
8. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.
9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

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**Background:**

Administration received a subdivision application on March 20, 2024, to subdivide a 0.070 ha or 0.17-acre parcel into 4 lots. Each of these lots would contain one of the existing four units currently on the property. The lot is in the Residential Single and Two Dwelling (R-2) land use district and all developments must conform to the R-2 District requirements. Two of these lots created would be 200 m<sup>2</sup> and two would be 150 m<sup>2</sup>. None of the lots would meet the Land Use Bylaw Requirements for the R-2 District and approval of the Subdivision would constitute a variance of the standards.

The package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on March 20, 2024. Comments have been considered in the subdivision conditions. At the time of preparation of this RFD all relevant comments received were either no concern or no comment. The subdivision was advertised in the March 27 and April 3, 2024, editions of the Taber Times.

The newly created lots would not meet the required minimum lot area for a semi-detached dwelling (there is not an area listed for row houses, so we used the areas for semi-detached) in the R-2 District. Approval of this subdivision will constitute an approval of a 75.0m<sup>2</sup> shortfall for the minimum required lot area for two of the lots and 25.0m<sup>2</sup> shortfall for the minimum required area for the other two lots.

At the May 21, 2024, 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:**

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

**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 for the most part constant with the relevant statutory plans in that it is encouraging more density in the residential districts and a variety of housing forms. Approval would provide three additional row house lots in the town. We are of the opinion that this subdivision would not unduly impact the neighbouring properties.



**Alternative(s):**

Alternative #1: That the Subdivision Authority approves Subdivision TT 24-0-004, Lot 26, Block 19, Plan 5365L. within SW ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5500 A, B, C, D 54 Ave., with amendments to the conditions.

Alternative #2: That the Subdivision Authority does not approve Subdivision TT 24-0-004, Lot 26, Block 19, Plan 5365L. within SW ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5500 A, B, C, D 54 Ave., with reasons.

1. The existing development does not conform to section 3.4.3.(a)(ii) of Land Use Bylaw 13-2020.
2. The existing development may unduly impact the use, enjoyment, or value of adjacent parcels.

**Attachment(s):** Application  
Plan of Subdivision  
Subdivision Report TT 24-0-004  
Abandoned Well Map  
Land Title  
Land Use District Map  
AD March 27 & April 3

**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:	Ryan Torrie w/ RTK Ranches Ltd.		
	Address:	Box 4178		
	Town:	Taber	Postal Code:	T1G 2C6
	Phone Res:	403-330-1368	Phone Cell:	403-330-1368
	Email:	rdtorrie@gmail.com		
	Business License#	839322369		
	Interest in the proposed subdivision, if not the registered owner:	<input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Other explain: N/A		
<b>Registered Owner:</b> (if different from applicant)	Name:	N/A		
	Address:	N/A		
	Town:	N/A		Postal Code:
	Phone Res:	N/A		
	Email:	N/A		
<b>Legal Description of Land to be Subdivided:</b>	All/Part of the ___ % of Section ___ Township ___ Range ___ W4M			
	Being all/part of: Lot/Unit ___ Block ___ Plan ___			
<b>Location of Land to be Subdivided:</b>	Municipal Address (if applicable):	5500 54th Ave Taber, T1G 1L7.		
	The land is situated in the Municipality of:	Taber.		
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of Municipality:	
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, Highway No:	
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:	
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Use of Land to be Subdivided:</b>	Total Number of lots to be created:	4	Size of Lot(s) or range:	
	Describe the existing use of the land:	Multi Family Residential		
	Describe the proposed use of the land:	Single family Residential		
	Current land use designation:	Residential multi family 4-plex		
	Proposed land use designation:	Residential Row house		
<b>Characteristics of the Land to be Subdivided</b>	Describe any existing buildings:	Single 4-plex.		
	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.):	Flat.
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	Grass around Multi-family Residential building
Type of soil (sand, loam, clay, etc.):	Sand/Loam.
Describe the manner of providing water and sewage services:	Town of Taber.

I (we), Ryan Torrie 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: 28/2/24  
Applicant

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

Signed: [Signature] Date: March 20/2024  
Development Officer

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

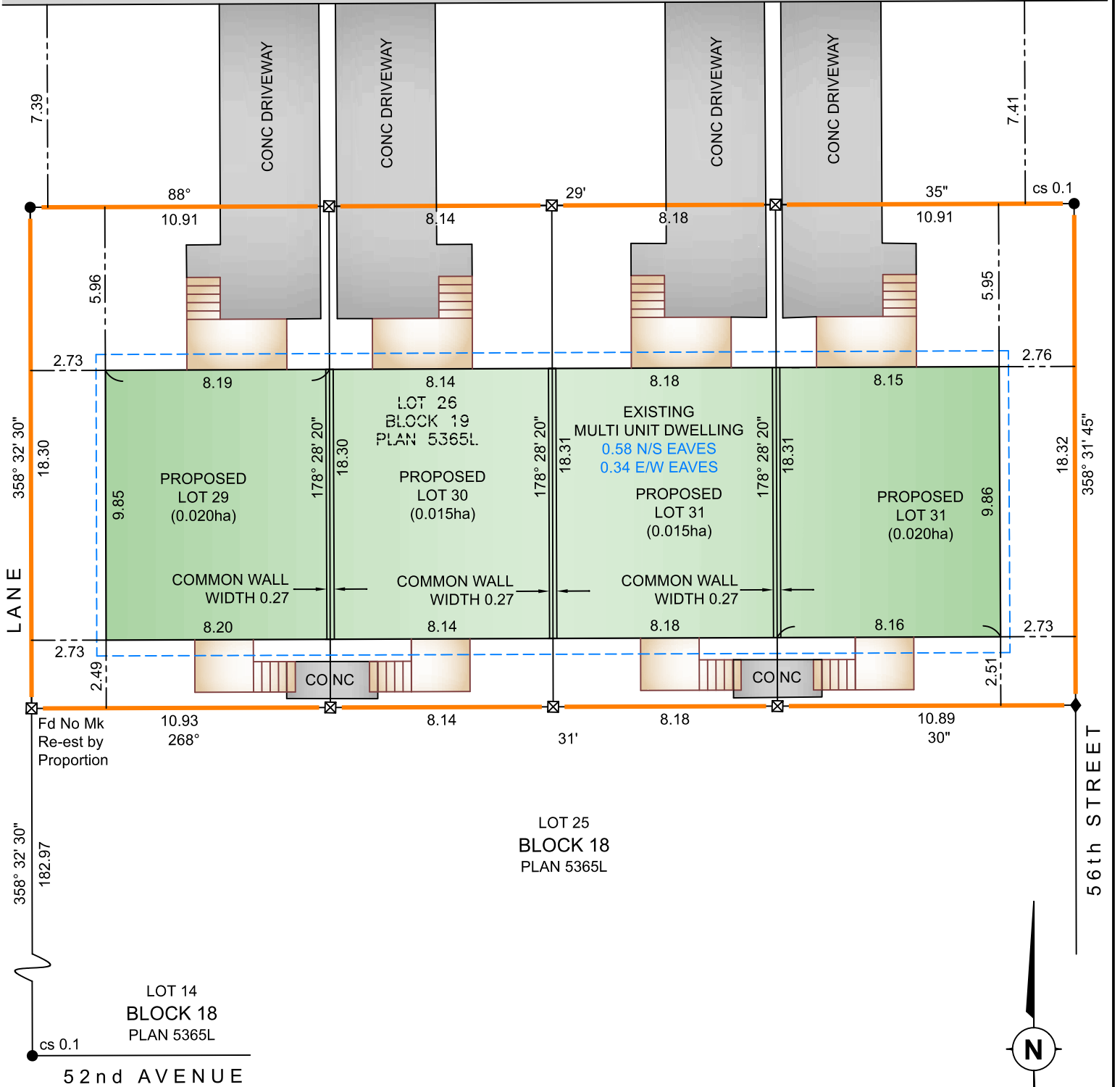
Right of Entry:  
I, Ryan Torrie, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.  
This right is granted pursuant to Section 653(2) of the Municipal Government Act.

Signed: [Signature] Date: 28/2/24  
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.

54th AVENUE

1.52 CONC SIDEWALK



SCALE 1:200



**SUBDIVISION AUTHORITY**

Name: Town of Taber

**REGISTERED OWNER(S)**

Certificate of Title: 171 226 937  
 Owner(s): RTK Ranches LTD

**LEGEND/NOTES**

- Statutory Iron Post found shown thus: ●
- Statutory Iron Bar found shown thus: ◆
- Calculated positions shown thus: ☒
- Lands dealt with by this plan bounded thus: ———
- and contains 0.07 hectares.
- Distances shown are in metres and decimals thereof.
- Proposed Property Lines fall within existing Common Walls.
- All South Decks are 1.91x2.13
- All North Decks are 1.85x3.65
- There are no abandoned wells on the parcel that is the subject of this application.

Tentative Plan Showing

**PROPOSED SUBDIVISION**

within

LOT 26, BLOCK 19, PLAN 5365L  
 (SW 1/4 Sec 5, Twp 10, Rge 16, W 4M)  
 Town of Taber, Alberta

Certified Correct this 30th day of April, 2024



*[Signature]*  
 Randall C. Smith, ALS



**SUBDIVISION APPROVING AUTHORITY  
DECISION REPORT**

<b>Subject:</b>	<b>TENTATIVE PLAN OF SUBDIVISION – 5500 A,B,C,D 54 Avenue</b>
<b>Date:</b>	<b>April 9, 2024</b>
<b>Subdivision Application No:</b>	<b>TT 24-0-004</b>

**Proposed Subdivision Summary:**

<b><i>Applicant</i></b>	RTK Ranches
<b><i>Owner/Developer</i></b>	RTK Ranches
<b><i>Legal Description</i></b>	Lot 26, Block 19, Plan 5365L
<b><i>Location</i></b>	5500 A, B,C,D 54 Avenue
<b><i>Subdivision Area</i></b>	0.070 ha (0.17ac)
<b><i>Proposed Lots</i></b>	4 Semi-Detached Lots
<b><i>MDP Designation</i></b>	Taber Town Plan Bylaw 7-2016
<b><i>Community ASP</i></b>	None
<b><i>Neighbourhood Structure Plan (NSP)</i></b>	None.
<b><i>LUB District</i></b>	Residential Single and Two Dwelling District (R-2) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<b><i>Existing Uses</i></b>	Multi-Unit building with 4 Units

**Internal / External Circulation:**

Circulation was sent out on March 20, 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>	Storm water services are overlaid in this area. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval prior to any further development.
<b>Water Supply, Sewage Disposal and Solid Waste Disposal</b>	Services are located in the street along 56 <sup>rd</sup> Street and along 54 <sup>th</sup> Avenue. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval if each unit does not have its own service.
<b>Subdivision Design - Roads, Accessibility, &amp; Circulation</b>	The plan of subdivision is intended to create four semi-detached lots.
<b>Open Space / Parks</b>	Not Applicable
<b>Reserves</b>	No Municipal Reserve will be required as this is a developed area where reserves would have been taken previously.
<b>Land Use Bylaw</b>	<p><b>R-2 – 4 Lots</b>  <b>Row House Dwellings</b></p> <p>Area of Site: Minimum Standard required: 225.00 m<sup>2</sup>  Minimum Standard provided: 150 m<sup>2</sup></p> <p>Width of Site: Minimum Standard required interior parcel: 6.0 m  Minimum Standard provided interior parcel: <b>8.14 m</b>  Minimum Standard required end unit parcel: 7.2 m  Minimum Standard provided end unit parcel: <b>10.91m</b>  Minimum Standard required corner parcel: 9.0 m  Minimum Standard provided corner parcel: <b>10.91 m</b></p>

**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>	<ol style="list-style-type: none"> <li>That approval shall apply to a residential subdivision plan within Lot 26, Block 19, Plan 5365L SW ¼ of Sec. 5, Twp. 10, Rge. 16, W4M.</li> <li>On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.</li> </ol>
<b>Prior to construction commencing</b>	<ol style="list-style-type: none"> <li>That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles.</li> <li>The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and</li> </ol>



	<p>weeds during development of the subdivision.</p> <p>5. 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.</p> <p>6. 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.</p>
<b>Prior to plan endorsement</b>	<p>7. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.</p> <p>8. Party Wall Agreements shall be created between Lots 29 &amp; 30, Lots 30 &amp; 31 and Lots 31 &amp; 32 and shall be registered on Title. It shall identify improvement costs and provide all parties with direction for any future disputes.</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>

**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



## Abandoned Well Map

Base Data provided by: Government of Alberta

Author: Celina

Printing Date: 3/20/2024

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: 4,513.99

0.07 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  
0019 232 917            5365L;19;26                      171 226 937

LEGAL DESCRIPTION  
PLAN 5365L  
BLOCK 19  
LOT 26  
EXCEPTING THEREOUT ALL MINES AND MINERALS

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

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 171 060 318

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REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 226 937	11/10/2017	TRANSFER OF LAND	\$610,000	NOMINAL

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OWNERS  
RTK RANCHES LTD.  
OF 5016-48 AVENUE  
TABER  
ALBERTA T1G 1R8

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ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
171 060 319	15/03/2017	MORTGAGE MORTGAGEE - ROYAL BANK OF CANADA. 10 YORK MILLS ROAD 3RD FLOOR TORONTO ONTARIO M2P0A2 ORIGINAL PRINCIPAL AMOUNT: \$602,000

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TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 11 DAY OF MARCH,  
2024 AT 08:05 A.M.

ORDER NUMBER: 49939204

CUSTOMER FILE NUMBER: 24030Tor

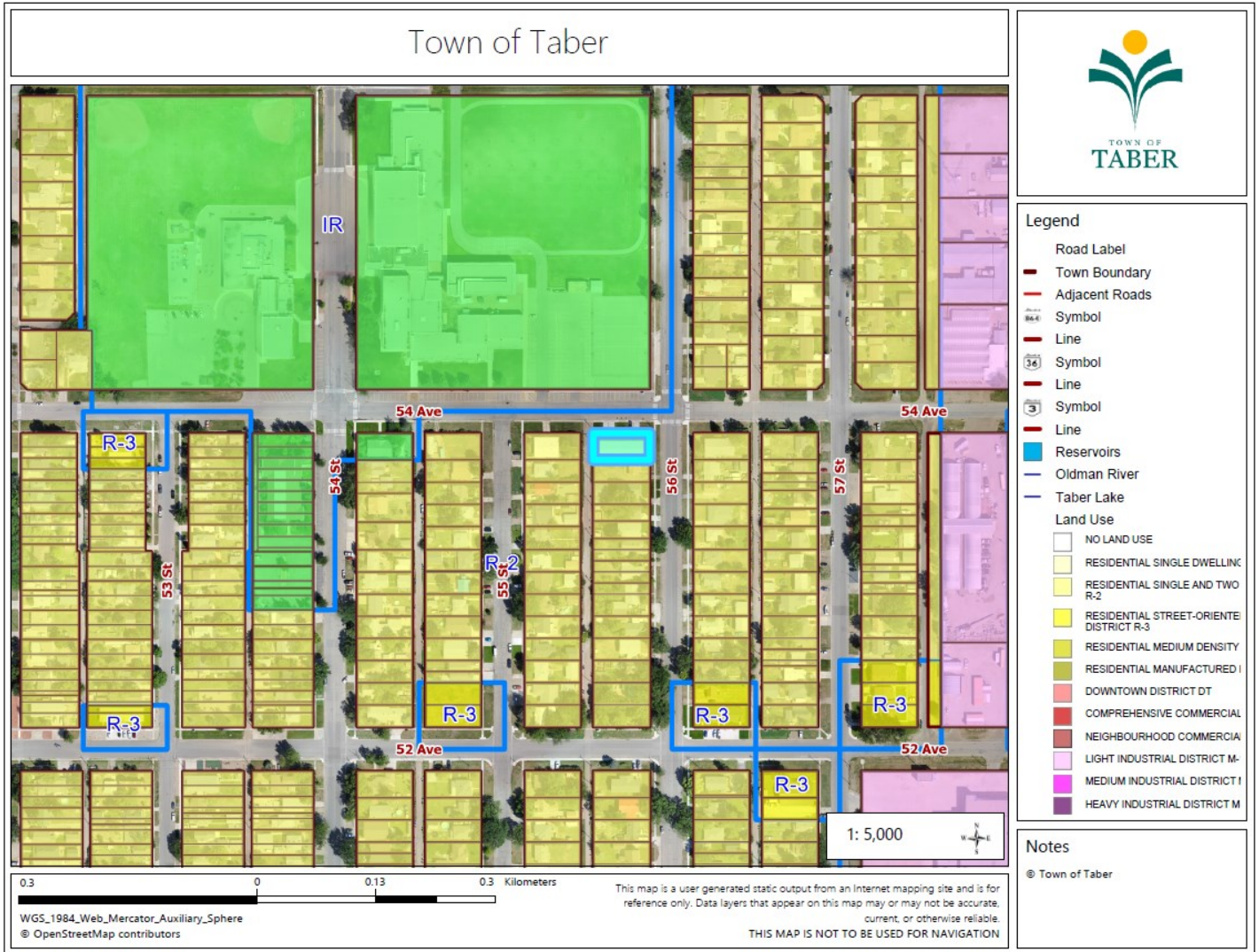


\*END OF CERTIFICATE\*

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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 24-0-004

Subject Property is highlighted in blue.

so-called environmental program, it doesn't really resonate just how much money that is," he continued. "It's difficult to even picture what a billion dollars looks like. But when a scandal about a government-funded mobile phone application that was supposed to cost \$80,000, and ended up costing over \$60 million with no receipts to prove where that money went, Canadians are right to be in utter disbelief."

In the latter part of the statement, Shields was referring to ArriveCAN, or 'ArriveSCAM,' as he called it. It's a COVID-era phone app that was meant to track border restrictions and vaccination status, and it wound up costing Canadian taxpayers \$60 million instead of the \$80,000 it should have been. "That's according to the Auditor General who completed her report after Conservatives passed a motion in the House of Commons to investigate this fiasco," Shields said.

"At the centre of the AG's report is the poor record keeping - so much so that the precise cost of the app is im-

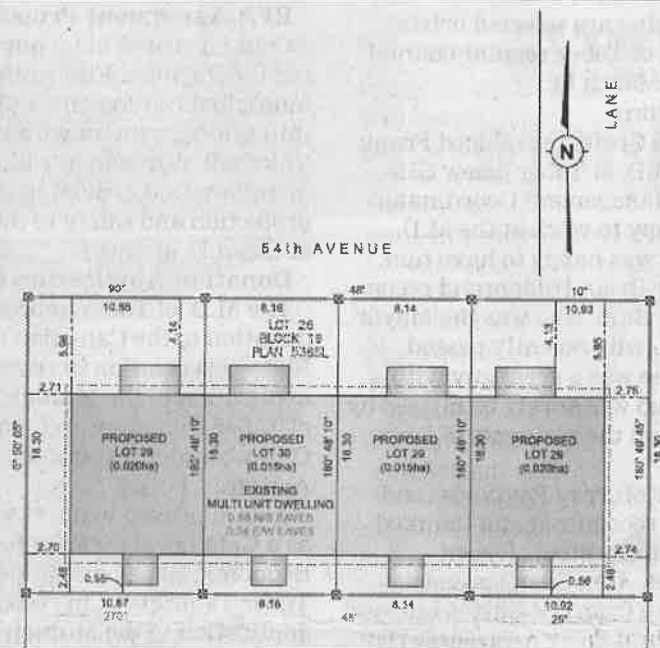
He claimed ArriveCAN sent over 10,000 Canadians into wrongful quarantine during COVID restrictions and the app was also cloned as a joke by two college students on a weekend. "That's how simple it could have - and should have - been," he said. Whether that last part is true has not been verified.

He said that Conservatives are pressing to investigate the mismanagement with Parliamentary committees including Public Accounts and Government Operations. Additionally, "A Conservative motion in the House of Commons calling on the government to table all documents and costs associated with ArriveCAN passed. I was proud to vote in favour of this motion so Canadians can get answers," he said.

Shields offered a link to the Auditor General's report, and upon reading excerpts it's clear that the MP wasn't simply throwing hyperbolic spaghetti at the wall to see if would stick. The report is every bit as withering as the MP made it out to be, but without the dramatic effect.

## 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

**SW ¼ SEC 5 TWP 10 RNG  
16 W4M LOT 26, BLOCK 19,  
PLAN 5365L SUBDIVISION  
APPLICATION TT 24-0-004**

Civically Described as: 5500 A, B, C, and D 54 Ave. Taber, AB

### OWNER/AGENT PROPOSAL

RTK Ranches Ltd. proposes to subdivide a 0.070 ha or 0.17-acre parcel into 4 lots. This property is located in the Residential Single and Two Dwelling District (R-2) and is subject to its 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 April 10, 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 24-047: 5104 49 Avenue, Lot 1-4, Block 11, Plan 5638L, Dwelling Unit, Discretionary Use, Downtown District (DT).**

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 April 15, 2024.

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

**DP 24-020: 5802 64 Avenue, Lot 29, Block 27, Plan 8210712, Outdoor Storage and Agricultural Machinery/Equipment Sales and Service, Discretionary Use, Light Industrial District (M-1).**

**DP 24-021: 5613 58 Avenue, Lot 12, Block 10, Plan 7710758, Multi-Unit Residential - 8 Units, Discretionary Use, Residential Street-Oriented Multiple Dwelling District (R-3).**

**DP 24-022: 5125 45 Avenue, Lot 48-49, Block 18, Plan 6390L Home Occupation - Pet Grooming, Discretionary Use, Residential Single and Two Dwelling District (R-2).**

**DP 24-028: 5015 41 Street, Lots 17, Block 6, Plan 08125248 Semi-Detached with Variance, Non-Conforming Permitted Use, Residential Single and Two Dwelling District (R-2).**

**DP 24-029: 5013 41 Street, Lots 18, Block 6, Plan 08125248 Semi-Detached with Variance, Non-Conforming Permitted Use, Residential Single and Two Dwelling District (R-2).**

**DP 24-030: 5009 41 Street, Lots 19, Block 6, Plan 08125248 Semi-Detached with Variance, Non-Conforming Permitted Use, Residential Single and Two Dwelling District (R-2).**

**DP 24-031: 5007 41 Street, Lots 20, Block 6, Plan 08125248 Semi-Detached with Variance, Non-Conforming Permitted Use, Residential Single and Two Dwelling District (R-2).**

**DP 24-035: 5121 42 Avenue, Lot 16-17, Block 37, Plan 575T Home Occupation - Auto-Detailing, Discretionary Use, Residential Single and Two Dwelling District (R-2).**

**DP 24-043: 7001 50 Street, Lot 23, Block 1, Plan 2011931, Shed, Discretionary Use, Institutional and Recreational District (IR).**

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 April 8, 2024.

A - 4900 50 St. Taber, T1G 1T1

Phone 403-223-5500 • Fax 403-223-5530

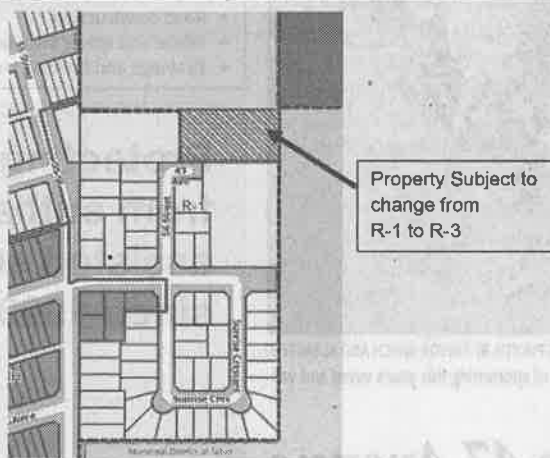
email: town@taber.ca • website: www.taber.ca

Keeping Our Community Informed

## Public Notice Town of Taber Proposed Bylaw 5-2024

The Town of Taber is proposing to amend Land Use Bylaw 13-2020 for a map amendment. If proposed Bylaw 6-2024 is passed, the Land Use Bylaw will change 4302 56 Street from the Residential Single Dwelling District (R-1) to Residential Street-Oriented Multiple Dwelling District (R-3).

Civic Address 4302 56 Street  
Lot 5  
Block 1  
Plan 911 1354  
as indicated in the map below:



Property Subject to change from R-1 to R-3

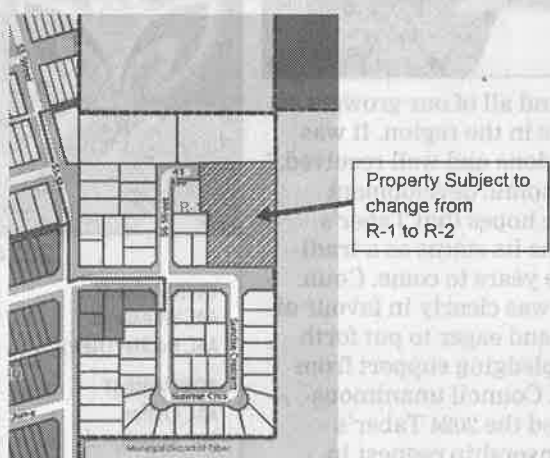
If you are for or opposed to this amendment or would like to express a concern about it, Council would like to hear from you. On Monday, April 8, at 3:30 pm, Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider the proposed Land Use Bylaw Amendment. Copies of the amending Bylaw 6-2024 may be obtained at the Town of Taber Administration building. If you are unable to attend the public hearing, but would like to submit your comments/concerns in writing, please submit them to the Town Office no later than noon on April 8, 2024.

Celina Newberry  
Planning Officer  
Phone: (403)-223-6003

## Public Notice Town of Taber Proposed Bylaw 5-2024

The Town of Taber is proposing to amend Land Use Bylaw 13-2020 for a map amendment. If proposed Bylaw 5-2024 is passed, the Land Use Bylaw will change 5613 42 Avenue from the Residential Single Dwelling District (R-1) to Residential Single and Two Dwelling District (R-2).

Civic Address 5613 42 Avenue  
Lot 23  
Block 1  
Plan 041 1118  
as indicated in the map below:



Property Subject to change from R-1 to R-2

If you are for or opposed to this amendment or would like to express a concern about it, Council would like to hear from you. On Monday, April 8, at 3:30 pm, Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider the proposed Land Use Bylaw Amendment. Copies of the amending Bylaw 5-2024 may be obtained at the Town of Taber Administration building. If you are unable to attend the public hearing, but would like to submit your comments/concerns in writing, please submit them to the Town Office no later than noon on April 8, 2024.

Celina Newberry  
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