



AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, JULY 15, 2024 AT 3:28 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: June 24, 2024	X
4. SUBDIVISION APPLICATION(S)	
ITEM No.4.1 TT 24-0-006 6997 50 Street	X
5. CLOSE OF MEETING	X

Subdivision Authority Request for Decision

Meeting Date: July 15, 2024

Subject:

Minutes of Regular Meeting of Subdivision Authority: June 24, 2024

Recommendation:

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on June 24, 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 June 24, 2024, as amended.



Attachment(s): Subdivision Authority Draft Minutes June 24, 2024

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, JUNE 24, 2024, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering

Jack Brewin

Carly Firth

Monica McLean

Joanne Sorensen

Absent

Daniel Remfert

Chief Administrative Officer

Derrin Thibault

Staff

Meghan Brennan

Chris Eagan

Celina Newberry

CALL TO ORDER

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

ADOPTION OF AGENDA

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

RES. 17/2024 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: May 27, 2024

RES. 18/2024 MOVED by Councillor Sorensen that the Subdivision Authority adopts the Minutes of the Regular Meeting of Subdivision Authority held on May 27, 2024, as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

1) TT 24-0-005 4223 56 Avenue

D. Thibault introduced C. Eagan, Director of Planning, Engineering and Operations, and C. Newberry, Planning Officer, who detailed the Subdivision Application received by Administration for the civic address of 4223 56th Avenue.

SUBDIVISION APPLICATION(S) – CONT'D

1) TT 24-0-005 4223 56 Avenue – Cont'd

RES. 19/2024

MOVED by Councillor Sorensen that the Subdivision Authority does not approve Subdivision TT 24-0-005 Lot 1, Block 4, Plan 031 1773, within SW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 4223 56th Avenue, for the following reasons:

1. The application does not meet the Town of Taber Municipal Development Plan Bylaw 7-2016 Section 3.6.4(d), which indicates that “Higher density housing forms shall be encouraged in Residential Areas. This includes detached secondary suites that meet Land Use Bylaw requirements, and do not unduly impact adjacent properties.”
2. The application does not meet the Town of Taber Northwest Area Structure Plan 21-2016, which indicates that the land use for the area is to be medium density residential development in Figure 03 – Land Use Concept Plan.
3. The application also does not meet the requirements of the *Municipal Government Act*: Matters Related to Subdivision and Development Regulation Part 3 Section 11, which states that “Every proposed subdivision must provide to each lot to be created by it (a) direct access to a road as defined in Section 616(aa) of the *Act*, or (b) lawful means of access satisfactory to the Subdivision Authority.”

CARRIED UNANIMOUSLY

20/2024

Meeting Date
6/24/2024

CLOSE OF MEETING

RES. 20/2024

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

CARRIED UNANIMOUSLY AT 3:38 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

21/2024

Meeting Date
6/24/2024

Subdivision Authority Request for Decision

Meeting Date: July 15, 2024

Subject:

TT 24-0-006 6997 50 Street

Recommendation:

That the Subdivision Authority approve Subdivision TT 24-0-006, Block X, Plan 5440 A.Q., SW ¼ of Sec. 8, Twp. 10, Rge. 16, W4M civically described as 6997 50th Street, with the following Six (6) conditions:

1. That approval shall apply to a residential subdivision plan within Block X, Plan 5440 A.Q. SW ¼ of Sec. 8, 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. 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.
4. 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.
5. Compliance to be maintained with existing policy documents including but not limited to the Eureka Area Structure Plan and Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.
6. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

Background:

Administration has applied, to subdivide a 4.0-acre (1.62ha) lot from the larger remainder lot to facilitate future development. The lot is in a Multiple Land Use district and will require redistricting to take place prior to any development occurring on the lands.

This Subdivision has come about as the result of a Land Sale and one of the requirements is that the land be redistricted to be Institutional Recreational District. This is in line with the area structure plan and will be undertaken once the new title has been registered.

The package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100m on June 7, 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 June 12 & 19, editions of the Taber Times.



There are no subdivision standards for either the Residential Commercial District or the Institutional Recreational District, so the lot sizes are up to the Subdivision Authorities Discretion. We did include the standards for the Light Industrial District for reference.

The subdivision application was taken to the July 8th, 2024, Municipal Planning Commission meeting and was recommended for approval.

Legislation / Authority:

Bylaw 10-2018 Part 3(17)(b) 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 costs are covered through the sale

Service Level / Staff Resource Implication:

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

Justification:

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

Alternative(s):

1. That the Subdivision Authority approve Subdivision TT 24-0-006, Block X, Plan 5440 A.Q., SW ¼ of Sec. 8, Twp. 10, Rge. 16, W4M civically described as 6997 50th Street with amendments to the conditions:
2. That the Subdivision Authority approve Subdivision TT 24-0-006, Block X, Plan 5440 A.Q., SW ¼ of Sec. 8, Twp. 10, Rge. 16, W4M civically described as 6997 50th Street with reasons:

Attachment(s):

- Application
- Plan of Subdivision
- Title
- Abandoned Well Map
- Land District Map
- Advertisement



APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



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: \$

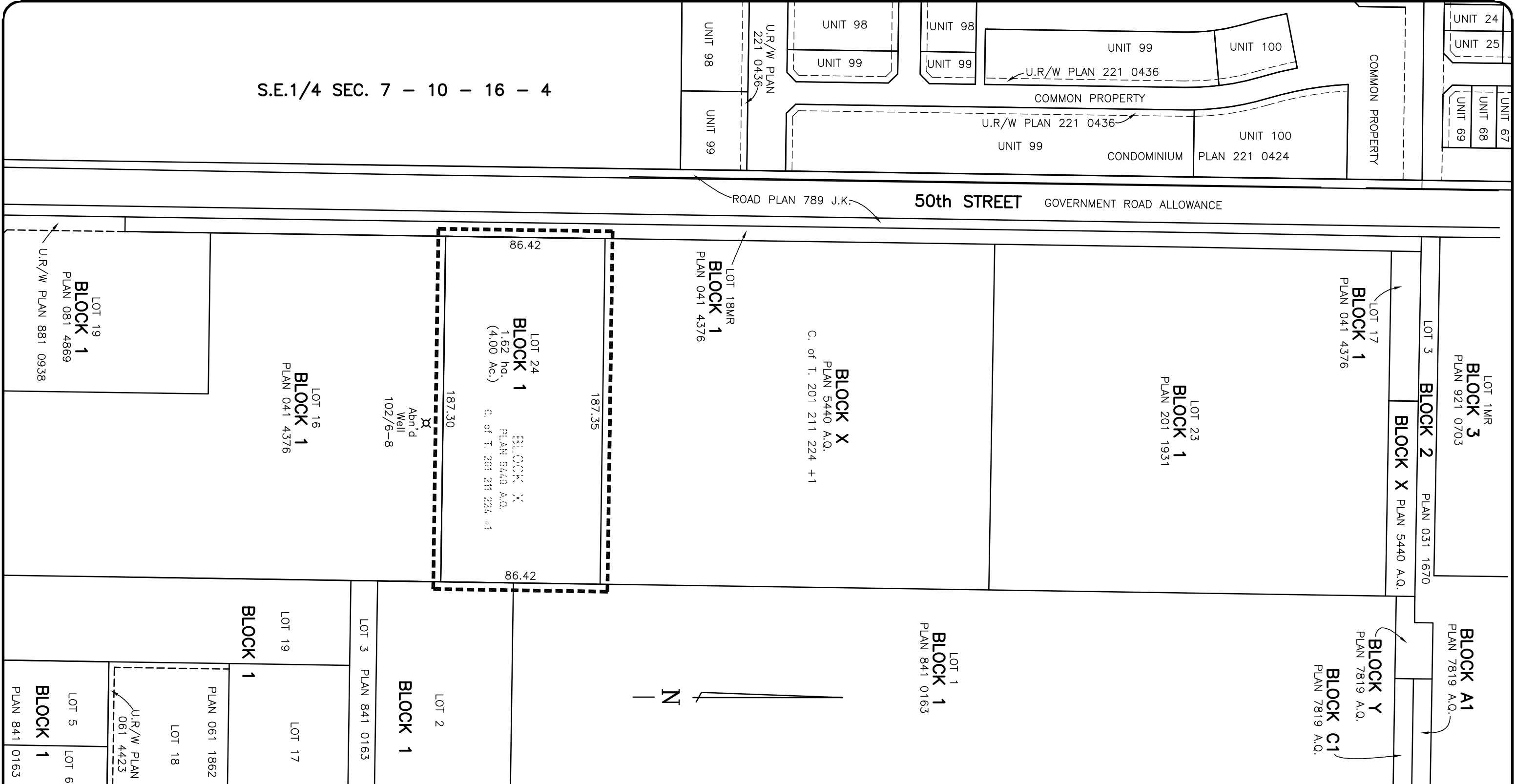
- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan 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
 - 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 655 (514 Stafford Drive North)							
	Town:	Lethbridge	Postal Code:	T1J 3Z4					
	Phone Res: Office	403-329-4688 ext. 29	Phone Cell:						
	Email:	d.amanlea@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:	Town of Taber							
	Address:	4900A - 50 Street							
	Town:	Taber	Postal Code:	T1G 1T1					
	Phone Res:	403-223-5500	Phone Cell:						
	Email:	celina.newberry@taber.ca							
Legal Description of Land to be Subdivided:	All/Part of the	SW	¼ of Section	8	Township	10	Range	16	W4M
	Being all/part of:	Lot/Unit	Block	x	Plan	5440AQ			
	Municipal Address (if applicable):	6997 - 50 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:	1.62 ha					
	Describe the existing use of the land:	Vacant Land							
	Describe the proposed use of the land:								
	Current land use designation:	M-1, IR							
	Proposed land use designation:	No Change							
Characteristics of the Land to be Subdivided	Describe any existing buildings:	None							
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, explain					

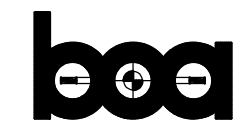
The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

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



TOWN OF TABER

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
BLOCK X; PLAN 5440 A.Q.
6997 - 50th STREET, TABER)
all within
S.W.1/4 SEC. 8; 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 JUNE 5/24
	CHECKED DJA	JOB 24-16346
D. J. Amantea, A.L.S.	SCALE	DRAWING
	1:2000	24-16346T

NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----**
and contains approximately 1.62 ha.
Distances are in metres and decimal parts thereof.

Distances and areas are approximate and are
subject to change upon final survey.



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 750 592 5440AQ;X 201 211 224 +1

LEGAL DESCRIPTION

PLAN TABER 5440AQ

BLOCK X

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROADWAY	789JK	0.405	1.00
ROADWAY	4445JK	0.433	1.07
SUBDIVISION	8810937	0.757	1.87
SUBDIVISION	0414376	5.62	13.89
SUBDIVISION	2011931	3.160	7.81

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;16;10;8;SW

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 181 204 778

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 211 224	16/11/2020	SUBDIVISION PLAN		

OWNERS

THE TOWN OF TABER.
OF A-4900 50 STREET
TABER
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS
041 463 396	07/12/2004	CAVEAT RE : DEFERRED RESERVE

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - THE TOWN OF TABER.
4900A-50 ST
TABER
ALBERTA T1G1T1

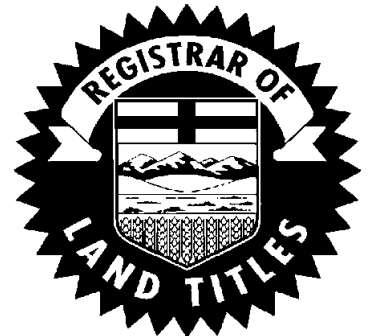
041 463 398 07/12/2004 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE TOWN OF TABER.
4900A-50 ST
TABER
ALBERTA T1G1T1

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 5 DAY OF JUNE,
2024 AT 11:11 A.M.

ORDER NUMBER: 50705928

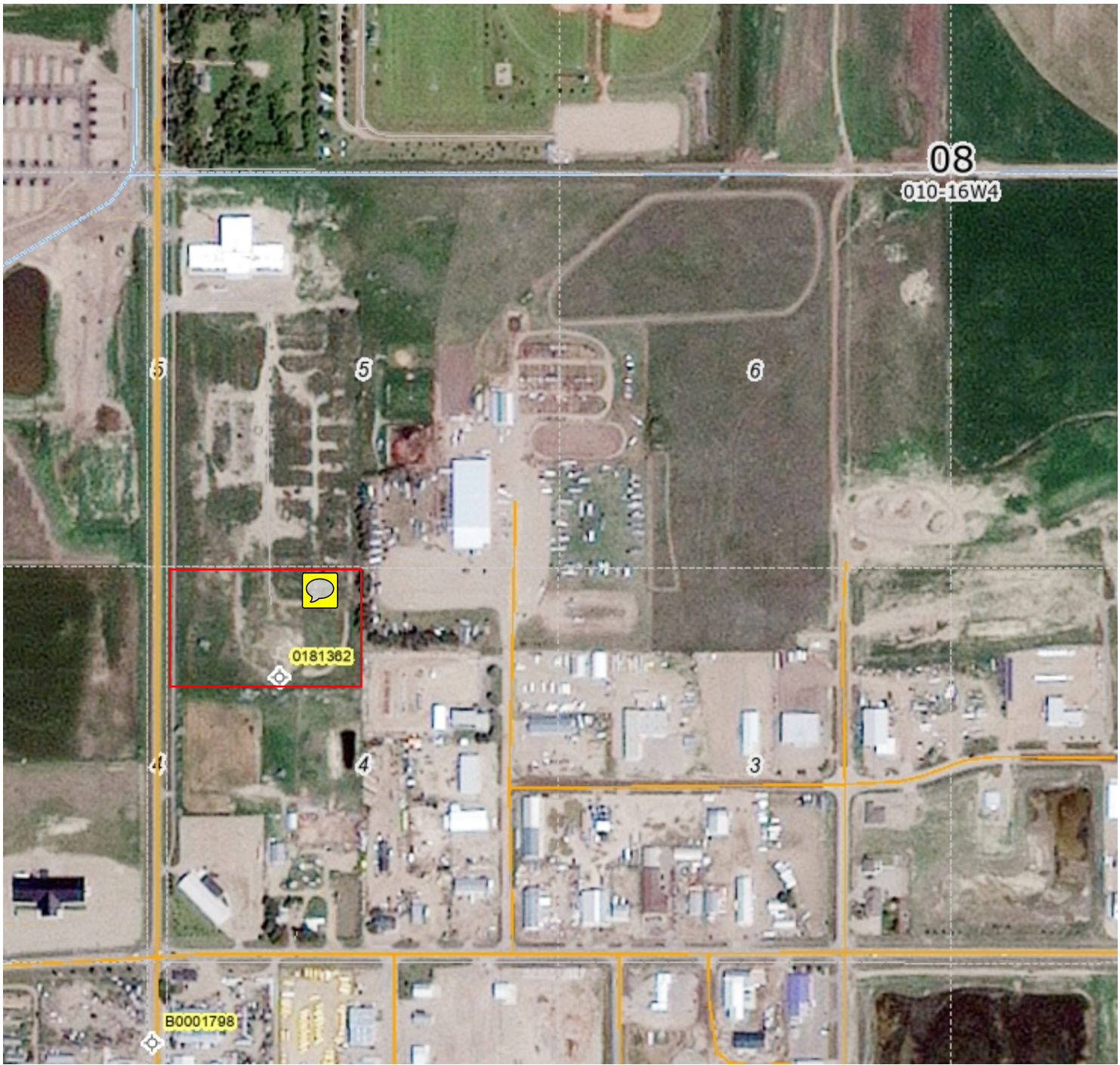
CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 6/5/2024

Date Date (if applicable)

Legend

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

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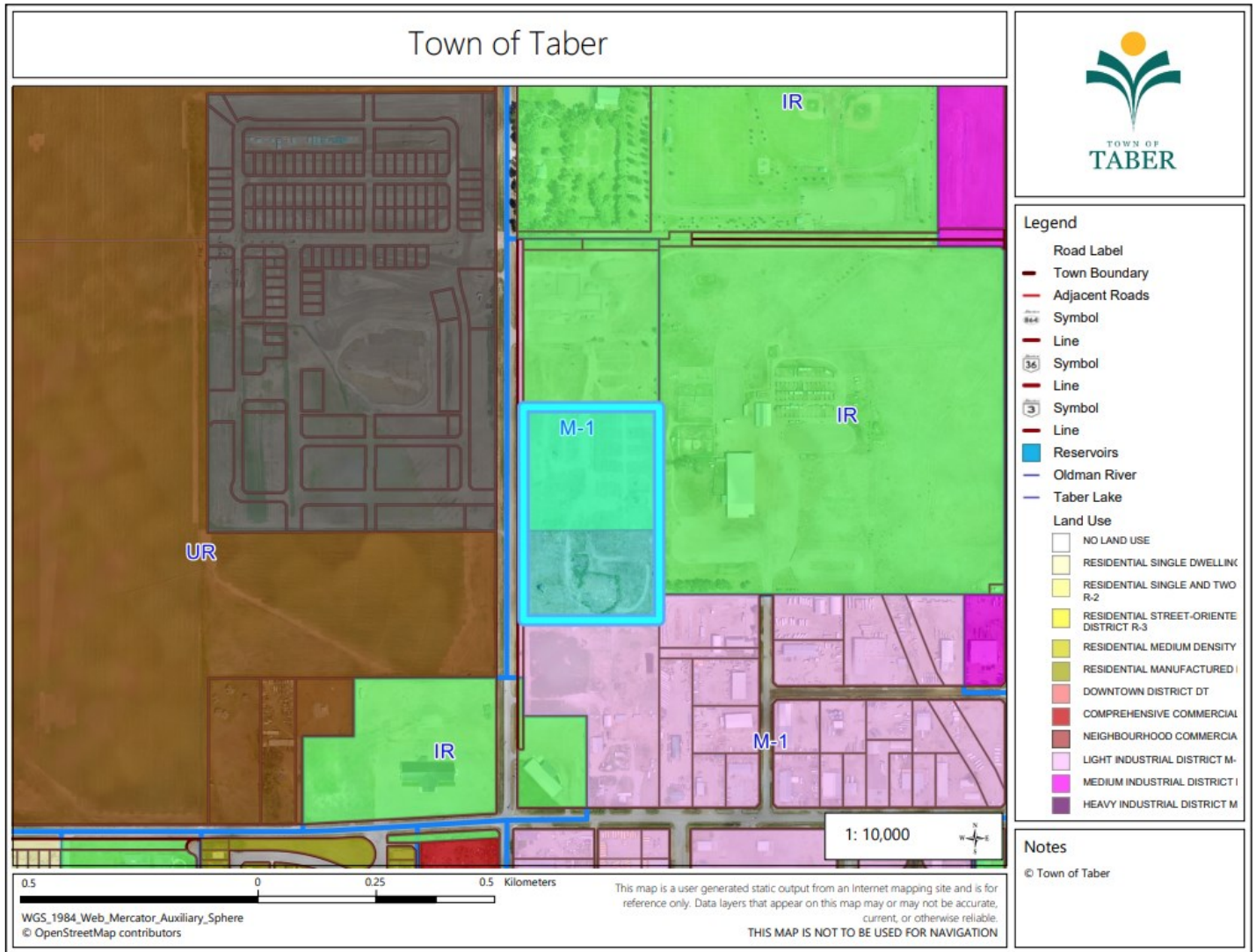
Scale: 9,027.98

0.14 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere





Land Use District Map for Proposed Subdivision TT 24-0-006
Subject Property is highlighted in blue.

For info about camping, activities, and ground rules visit www.spiderentertainment.ca/shows/cornstock24/ a detailed web page that will give you everything you need to know about the weekend of June 25-27.

Urged with Working at Library

Picking the Controlled Substance of Methamphetamine; Picking the Controlled Substance of Cocaine; Chief to the Drumheller Library. Michaelroeb and Berehula were on Judicial Interim Release and both released on \$3,500 to pay release orders with fines. Both are scheduled to appear in the Alberta Court of Justice in Drumheller on July 12 to answer to charges. Sergeant Robert Harms of the Drumheller RCMP stated, "The current offence and successful prosecution is another example of an excellent partnership and collaboration between the RCMP and the Town of Taber."

Encouraged to Consumption

People who have undertaken a very long time with their water break," said Crofts. "They are asking us to voluntarily seek and attempt to reduce consumption by approximately 10%." Crofts explained that the plan could remain at Stage 1 until we receive further direction from the government.

It was made to accept the response plan for information and consultation was carried.

Town of Taber Public Hearing: Proposed Bylaw 11-2024 – Land Use Bylaw Amendment

The public hearing for proposed Bylaw 11-2024 has been postponed from June 10, 2024 to June 24, 2024. The updated information for the public hearing can be found below.

Take notice that the Town of Taber is proposing Bylaw 11-2024 – to amend Land Use Bylaw 13-2020. The purpose of the Land Use Bylaw amendment is to add Automotive Storage as a Discretionary Use to the Light Industrial District (M-1).

Copies of the bylaw amendment may be obtained at the Town of Taber Administration building – Planning and Economic Development Department, or are available online at www.taber.ca/planningfeedback

Any questions or suggestions regarding this amendment can be directed to Celina Newberry, Planning Officer, by phone (403-223-6003) or email (celina.newberry@taber.ca).

On Monday, June 24, 2024, at 3:30 pm, Council will hold a PUBLIC HEARING to consider proposed Bylaw 11-2024 – Land Use Bylaw Amendment. Should you wish to make a presentation regarding the proposed bylaw at the Public Hearing, please visit www.taber.ca/planningfeedback or contact Planning and Development at 403-223-6003 or celina.newberry@taber.ca before 12 pm (noon) on Monday, June 24, 2024 to receive instructions on how to join the Public Hearing.

If you are unable to attend the Public Hearing and would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on Monday, June 24, 2024.

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

	<p>PROPERTY DESCRIPTION</p> <p>SW ¼ SEC 8 TWP 10 RNG 16 W4M BLOCK X, PLAN 6440 A.O. SUBDIVISION APPLICATION TT 24-0-006 Civically Described as: 6997 50St. Taber, AB</p>
	<p>OWNER/AGENT PROPOSAL</p> <p>Brown Okamura & Associates Ltd. proposes to subdivide a 4.00-acre lot from a larger remainder lot to facilitate future development.</p>
<p>Any adjacent landowner may comment on the above application by ensuring that the Planning Department receives a written submission prior to noon on July 2, 2024. Any submissions received will be considered by the Town of Taber prior to making a decision on the noted application.</p> <p>Any inquiries on any matter contained within this Notice may be made to the Department of Planning and Economic Development at the Town of Taber, 4900A – 50 Street, Taber, T1G 1T1, Phone (403) 223-6003.</p>	

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

DP 24-102: 5703 62 Street, Lot 12, Block 3, Plan 3042JK, 3 Signs similar to a Roof Top Sign, Discretionary Use, Medium Industrial District (M-2).

DP 24-103: 4101 Westview Close, Lot 1, Block 6, Plan 0815247, Multi-unit Dwelling – 43 Units, Discretionary Use, Residential Comprehensive Development Multiple Dwelling District (R-4).

DP 24-105: 5800 66 Avenue, Lot 46, Block 8, Plan 1711991, Addition to Shop, Discretionary Use, Light Industrial District (M-1).

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 July 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