



AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, SEPTEMBER 23, 2024 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 15, 2024	X
4. SUBDIVISION APPLICATION(S)	
ITEM No.4.1 TT 24-0-007 5403 47 Avenue	X
5. CLOSE OF MEETING	X

Subdivision Authority Request for Decision

Meeting Date: September 23, 2024

Subject:

Minutes of Regular Meeting of Subdivision Authority: July 15, 2024

Recommendation:

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on July 15, 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 July 15, 2024, as amended.



Attachment(s): Subdivision Authority Draft Minutes July 15, 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, JULY 15, 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

Chris Eagan

Jordan Florchinger

Brittany Gilbertson

Celina Newberry

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. 21/2024

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

CARRIED UNANIMOUSLY

22/2024

Meeting Date
7/15/2024

ADOPTION OF THE MINUTES

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

RES. 22/2024

MOVED by Councillor McLean that the Subdivision Authority adopts the Minutes of the Regular Meeting of Subdivision Authority held on June 24, 2024, as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

1) TT 24-0-006 6997 50 Street

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 6997 50th Street.

RES. 23/2024

MOVED by Councillor Firth that the Subdivision Authority approves 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., S.W. 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.

23/2024

Meeting Date
7/15/2024

SUBDIVISION APPLICATION(S) – CONT'D

1) TT 24-0-006 6997 50 Street – Cont'd

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.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES. 24/2024

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

24/2024

Meeting Date
7/15/2024

Subdivision Authority Request for Decision

Meeting Date: September 23, 2024

Subject:

TT 24-0-007 5403 47 Avenue

Recommendation:

That the Subdivision Authority approve Subdivision TT 24-0-007, Lots 25-to 34, Block 5, Plan 5638L. NW ¼ of Sec. 32, Twp. 9, Rge. 16, W4M civically described as 5403 47 Avenue, with the following Five (5) conditions:

1. That approval shall apply to a residential subdivision plan within Lots 25-to 34, Block 5, Plan 5638L. NW ¼ of 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.
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. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

Background:

Administration has applied to subdivide a 0.179 ha (0.44-acre) lot from the larger remainder lot to facilitate future commercial development. The lot is in the Downtown District (DT) land use district and all developments must conform to the DT District requirements of the Town of Tabers Land Use Bylaw.

The package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on August 27, 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 September 4th & 11th, editions of the Taber Times.

The newly created lots would not meet the required minimum lot area for a commercial lot in the in the DT District. The subdivision is in line with the land use bylaw and Municipal Development Plan. The services are in place and environmental assessments have on the land have been completed.



The subdivision application was taken to the September 16th, 2024, Municipal Planning Commission meeting and was recommended for approval.

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 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 in accordance 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 approves Subdivision TT 24-0-007, Lots 25-to 34, Block 5, Plan 5638L. NW ¼ of Sec. 32, Twp. 9, Rge. 16, W4M civically described as 5403 47 Avenue, with amendments to the conditions:
2. That the Subdivision Authority does not approve Subdivision TT 24-0-007, Lots 25-to 34, Block 5, Plan 5638L. NW ¼ of Sec. 32, Twp. 9, Rge. 16, W4M civically described as 5403 47 Avenue, with reasons:

Attachment(s):

- Application
- Plan of Subdivision
- Title
- Abandoned Well Map
- Land Use Map
- Ad for Subdivision
- TT 24-0-007 Subdivision Report



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			
Roll No:	Land Use District:	Rezoning Required: <input type="checkbox"/> Yes <input type="checkbox"/> No	Subdivision No:
Application Received:	Application Deemed Complete:	Corresponding DP #:	MD Referral Required: <input type="checkbox"/> Yes <input type="checkbox"/> No
Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$	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
 - Current Copy of Certificate of Title(s)
 - Abandoned Well Map
 - Table of lot widths and areas, included on the Plan of Subdivision or as a separate document
 - 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: <u>Town of Taber</u>	
	Address: <u>A-4900 50 Street</u>	
	Town: <u>Taber</u>	Postal Code: <u>T1G 1T1</u>
	Phone Res: <u>403-223-5500</u>	Phone Cell:
	Email: <u>Amy.allred@taber.ca</u>	
	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:	

Registered Owner: (if different from applicant)	Name: <u>TOWN OF TABER</u>	
	Address: <u>A-4900 50 Street</u>	
	Town: <u>Taber</u>	Postal Code: <u>T1G 1T1</u>
	Phone Res: <u>403-223-5500</u>	Phone Cell:
	Email:	

Legal Description of Land to be Subdivided:	All/Part of the _____ % of Section _____ Township _____ Range _____ W4M
	Being all/part of: Lot/Unit <u>29-34</u> Block <u>5</u> Plan <u>5638L</u>
	Municipal Address (if applicable): <u>5403 47 Avenue</u>

Location of Land to be Subdivided:	The land is situated in the Municipality of: <u>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>Highway # 3</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: <u>Aprox 1500 m²</u>
	Describe the existing use of the land: <u>Vacant</u>	
	Describe the proposed use of the land: <u>Commerical Use</u>	
	Current land use designation: <u>Downtown District</u>	
	Proposed land use designation: <u>Downtown District</u>	

Characteristics of the Land to be Subdivided	Describe any existing buildings: <u>None</u>	
	Will any structures be demolished or moved? <input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, explain:

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



Application for Subdivision Approval

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 commercial land
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):
Type of soil (sand, loam, clay, etc.):
Describe the manner of providing water and sewage services: Municipality to provide

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.

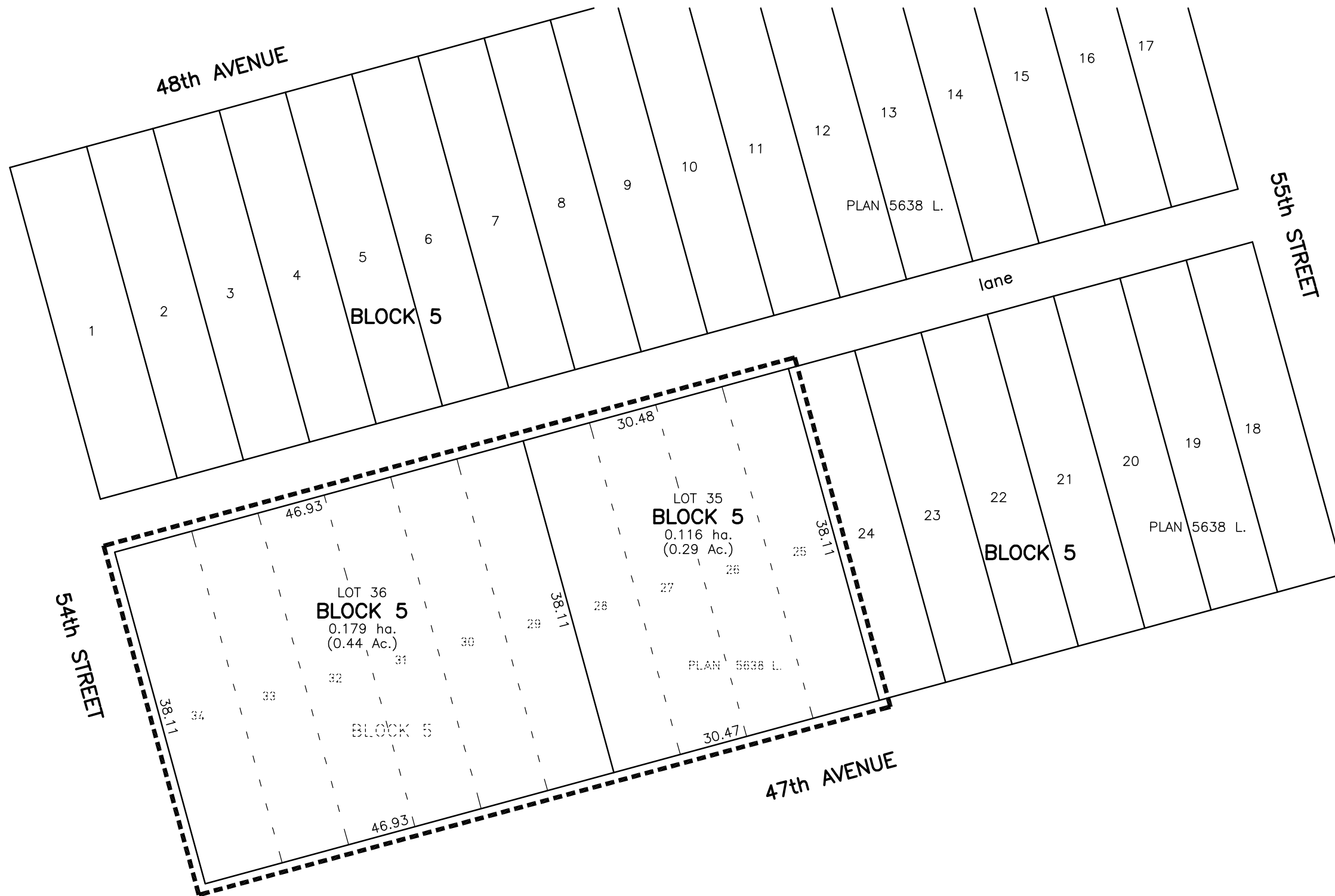
Signed: [Signature] Date: Aug 14/24
Applicant

Signed: _____ Date: _____
Registered Owner (if different than applicant)

Signed: _____ Date: _____
Development Officer

To be completed by the registered owner(s):
Authorization to Act:
I, _____ hereby authorize _____ to act on my behalf for the purposes of this subdivision application.
Signed: _____ Date: _____
Registered Owner
Right of Entry:
I, _____ hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.
This right is granted pursuant to Section 653(2) of the Municipal Government Act.
Signed: _____ Date: _____
Registered Owner

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



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----**
 and contains approximately 0.295 ha.
 Distances are in metres and decimal parts thereof.

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

TOWN OF TABER

TENTATIVE PLAN SHOWING SUBDIVISION
 of all of
LOTS 25 TO 34 INCLUSIVE; BLOCK 5; PLAN 5638 L.
(5304 – 47th AVENUE)
 all within
N.W.1/4 SEC. 32; TWP. 9; RGE. 16; W.4 M.
 TOWN OF TABER

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

APPROVED	DRAWN	CJB	DATE	AUG. 22/24
	CHECKED	ZJP	JOB	24-16486
Z. J. Prosper A.L.S.	SCALE	1:1000	DRAWING	24-16486T



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0013 177 944 5638L;5;25-34 201 014 509 +4

LEGAL DESCRIPTION
PLAN 5638L
BLOCK 5
LOTS 25 TO 34 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

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

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 051 230 039 +3

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 014 509	22/01/2020	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

THE TOWN OF TABER.
OF 4900A-50 ST
TABER
ALBERTA T1G 1T1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION		
NUMBER	DATE (D/M/Y)	PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 14 DAY OF AUGUST,
2024 AT 09:40 A.M.

ORDER NUMBER: 51336636

CUSTOMER FILE NUMBER: CMN Sub



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: 8/14/2024

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: 9,027.98

0.14 Kilometers 0

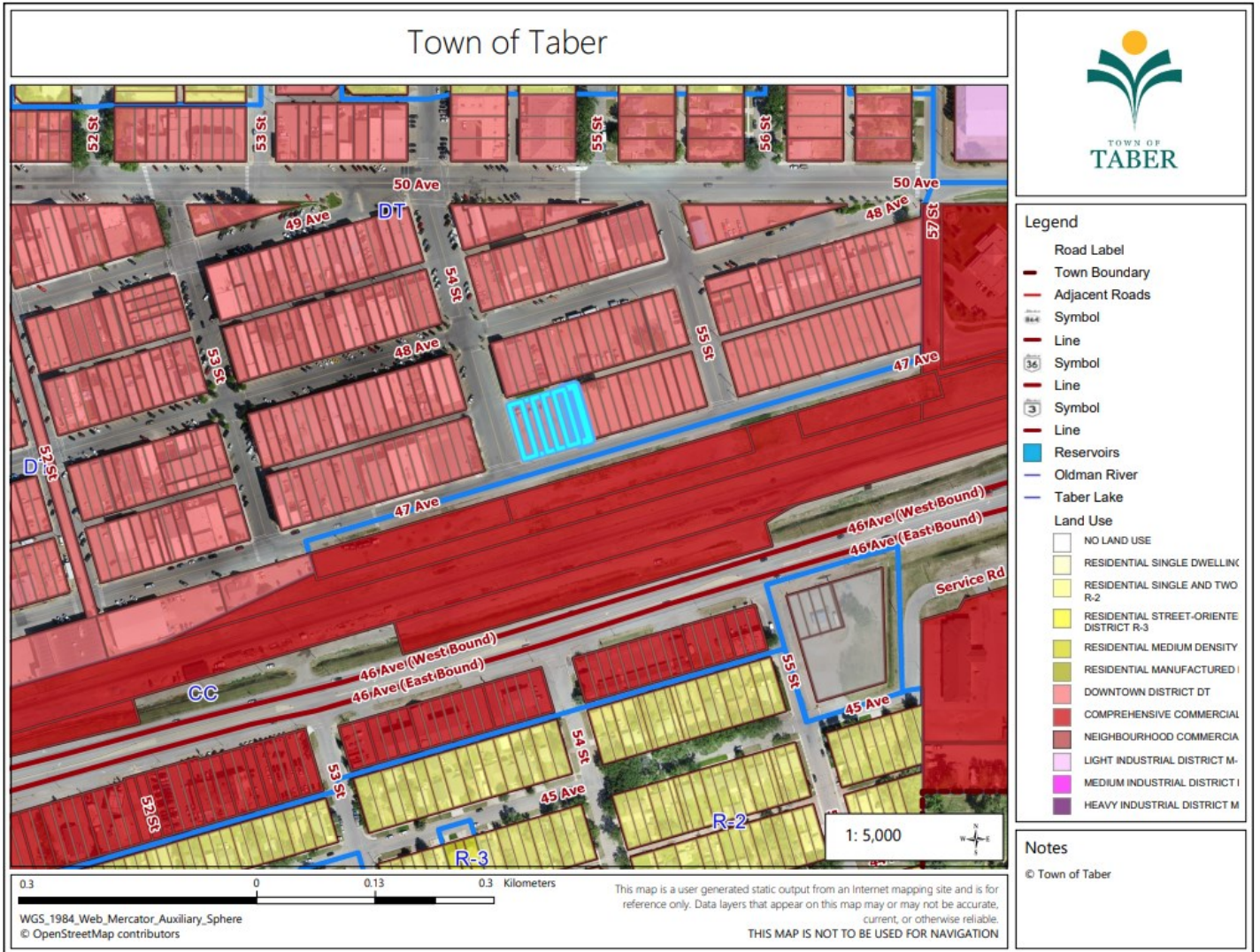
Projection and Datum:

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 Use District Map for Proposed Subdivision TT 24-0-007

Subject Property is highlighted in blue.

VOLUNTEER BOARD/COMMITTEE/COMMISSION VACANCIES

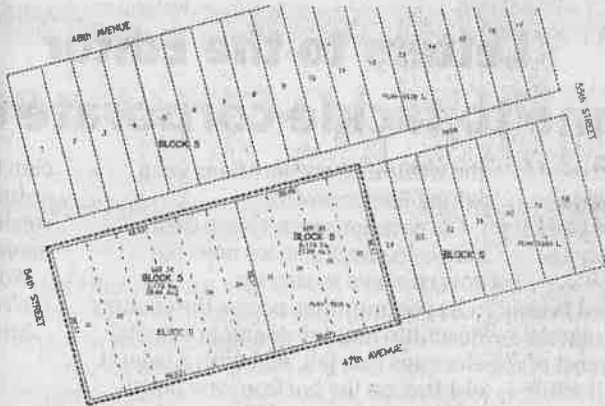
- **SUBDIVISION AND DEVELOPMENT APPEAL BOARD:** 1 Resident of the Town of Taber
- **ARTS & HERITAGE COMMITTEE:** 1 Resident of the Town of Taber

Applications for the above may be picked up at the Town Administration Office,
or apply easily online at www.taber.ca/volunteer.

Further information may be obtained by contacting Brittany Gilbertson,
Executive Assistant and Legislative Services Manager, 403-223-5515.

**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

**NW ¼ SEC 32 TWP 9
RNG 16 W4M
LOTS 25-34, BLOCK 5,
PLAN 5638 L.
SUBDIVISION
APPLICATION
TT 24-0-007**

Civically Described as:
5403 47 Ave. Taber, AB

OWNER/AGENT PROPOSAL

The Town of Taber: An application intended to subdivide a 0.44 acre parcel from a remainder parcel to facilitate future development in accordance with the Downtown District (DT) 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 September 12, 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 and Economic Development 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 24-166: 6203 64 Avenue, Block Z, 7819 A.Q., for Accessory Building for the uses of a Truck/Transport Operation and a use Similar to Public Use, 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 September 24, 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



**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject:	TENTATIVE PLAN OF SUBDIVISION – 5403 47 Avenue
Date:	September 11, 2024
Subdivision Application No:	TT 24-0-007

Proposed Subdivision Summary:

<i>Applicant</i>	Town of Taber
<i>Owner/Developer</i>	Town of Taber
<i>Legal Description</i>	Lots 24-34, Block 5, Plan 5638L
<i>Location</i>	5403 47 Avenue
<i>Subdivision Area</i>	0.295 ha (0.72ac)
<i>Proposed Lots</i>	1 new lot intended for Commercial Use and one larger remainder lot
<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>	Downtown (DT) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<i>Existing Uses</i>	Vacant.

Internal / External Circulation:

Circulation was sent out on August 27, 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:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mainly flat as the site is within a developed commercial area.
Storm Water & Collection	Storm Water and Collection will be designed and approved through the Development Permit process.
Water Supply, Sewage Disposal and Solid Waste Disposal	Water Services are located in the street along 47 th Street. Sanitary Services are located in 47 th Avenue as well. Services have been installed to the property line.
Subdivision Design - Roads, Accessibility, & Circulation	The plan of subdivision is intended to create one new 0.44-acre lot with one remainder lot. This lot is currently districted as Downtown District.
Open Space / Parks Reserves	N/A
Land Use Bylaw	The subdivision standards for our DT District are as follows: DT - 1 Lot Area of Site: Minimum Standard required: 230.0 m ² Minimum Standard provided: 1790 m ² Width of Site: Minimum Standard required: 7.50 m Minimum Standard provided: 46.93 m

Recommendation:

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

Prior to entering into a Servicing Agreement	<ol style="list-style-type: none"> 1. That approval shall apply to a residential subdivision plan within Lots 25-to 34, Block 5, Plan 5638L. NW ¼ of 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.
Prior to plan endorsement	<ol style="list-style-type: none"> 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. 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: <i>Celina Newberry</i>
Departmental Review:

Subdivision Approving Authority

Approval Date