



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, 2018 AT 3:30 PM.

	<u>MOTION</u>
ITEM No. 1. CALL TO ORDER	
ITEM No. 2. ADOPTION OF AGENDA	X
ITEM No. 3. SUBDIVISION APPLICATION(S)	
ITEM No. 3.A. TT 18-0-001 SUBDIVISION APPLICATION 4441 57 AVENUE	X
ITEM No. 4. CLOSE OF MEETING	X



Subdivision Authority Request for Decision

Meeting Date: February 26, 2018

Subject: TT 18-0-001 Subdivision Application 4441 57 Avenue

Recommendation:

That the Subdivision Authority approve subdivision application TT 18-0-001, Lot 18, Block3, Plan 061 0839 with the following conditions:

1. That this approval shall apply to a residential subdivision plan within NW ¼ Sec. 6, Twp. 10, Rge. 15, W4M,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber,
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,
4. If required, a detailed servicing plan shall be submitted and approved by the director of Public Works prior to signing a servicing agreement and prior to endorsement. These plans shall include items such as drainage requirements, grading, sewer and water servicing, proposed service connections to each lot,
5. The subdivision plan shall be registered in manner satisfactory to the Land Titles Office,
6. 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;
7. That a caveat shall be registered on title regarding the impacts the 10 minute response time and limiting distance may create for any future development on the newly created parcel as well as any future renovations and alterations on the existing parcel.

Background:

Administration has received an application of subdivision at 4441 57 Avenue (TT 18-0-001) on January 25, 2018.

After receiving internal and external referral comments, administration recommended to add condition 7 to the condition list. The applicant must be made aware of the potential restrictions to future development including impacts of the 10 minute response and limiting distance. The limiting distance

	between the existing and future development may impact the existing dwelling.
Legislation / Authority:	Bylaw A-356, Section 4 and Section 13(b)(c)
Strategic Plan Alignment:	Strategic Family / Community Goal #1: Build a community that is affordable and attractive.
Financial Implication:	The applicant has already paid the appropriate subdivision fees.
Service Level / Staff Resource Implication:	Administrations time to process the subdivision application, advertise and circulate to neighbours.
Justification:	The subdivision will create an additional residential lot for housing in Taber.
Alternative(s):	Alternative 1: That the Subdivision Authority approves application TT 18-0-001, Lot 18, Block 3, Plan 061 0839 with amendments to the conditions. Alternative 2: That the Subdivision Authority does not approve application TT 18-0-001, Lot 18, Block 3, Plan 061 0839 with reasons.



Attachment(s):	Subdivision Application Subdivision Plan 4441 57 Avenue - Neighbourhood Map TT 18-0-001 Internal Referral Comments TT 18-0-001 External Referral Comments
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APPROVALS:	
Originated By:	Emily Hembrough
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 checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: R-1	Roll No: 5745180	
Subdivision No: 778-0-001	Subdivision Fee \$ 850	Off-Site Levy: \$ —	Security Deposit: \$ —
Application Received: Jun 25/18	Date Advertised:	Permit Effective:	Total Fees: \$ 850

- 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 & ASSOICATIES LTD.	
	Address: BOX 655 (514 STAFFORD DRIVE NORTH)	
	Town: LETHBRIDGE	Postal Code: T1J 3Z4
	Phone Res: 403-329-4688 ext 29	Phone Cell:
	Email: d.amantea@bokamura.com	
	Business License#: David J. Amantea, 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: Clarence J Bos & Melanie I Bos	
	Address: Box 4321	
	Town: Taber	Postal Code: T1G 2C7
	Phone Res: 403-223-1802	Phone Cell: 403-382-9107
	Email: office@bosbuilders.com	
Legal Description of Land to be Subdivided:	All/Part of the <u>NW</u> ¼ of Section <u>6</u> Township <u>10</u> Range <u>16</u> W4M	
	Being all/part of: Lot/Unit <u>18</u> Block <u>3</u> Plan <u>0610839</u>	
	Municipal Address (if applicable): 4441 - 57 Avenue	
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
	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
	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
	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:
	Describe the existing use of the land:	Residential
	Describe the proposed use of the land:	Residential
	Current land use designation:	R-1
	Proposed land use designation:	R-1
Characteristics of the Land to be Subdivided	Describe any existing buildings:	See Sketch
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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



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

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	FLAT
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	GRASS
Type of soil (sand, loam, clay, etc.):	UNKNOWN
Describe the manner of providing water and sewage services:	TOWN

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: _____

Applicant

Date: _____

JAN 22/18

Signed: _____

Registered Owner (If different than applicant)

Date: _____

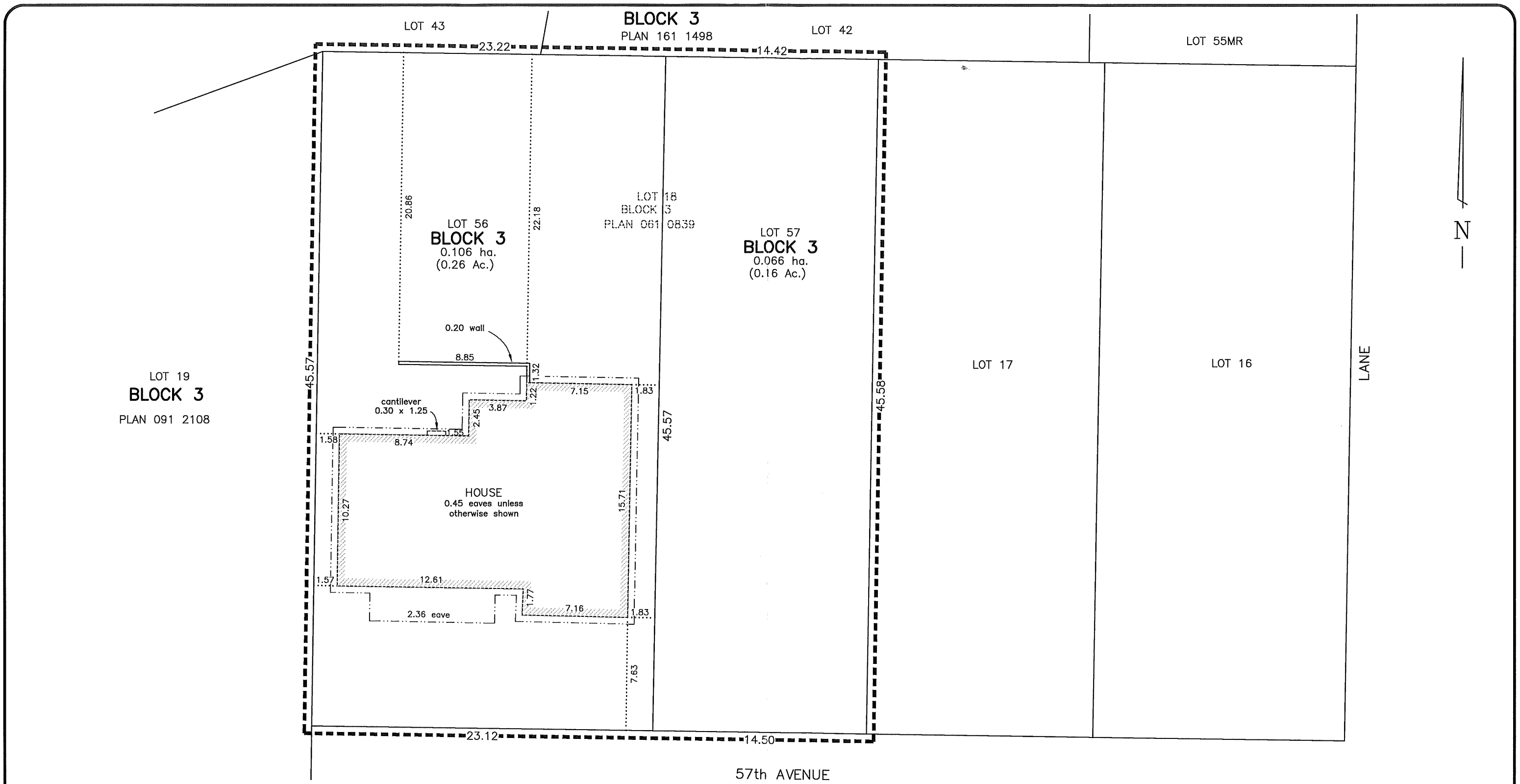
Signed: _____

Development Officer

Date: _____

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

boa File 17-14025



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus **-----** and contains approximately 0.172 ha. Distances are in metres and decimal parts thereof.

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

BOS BUILDERS INC.

TENTATIVE PLAN SHOWING SUBDIVISION
of all of
LOT 18, BLOCK 3, PLAN 061 0839
within
N.W.1/4 SEC. 6, TWP. 10, RGE. 16, W.4 M.
Town of Taber

boa brown okamura & associates ltd.
Professional Surveyors
514 Stafford Drive, Lethbridge, Alberta

APPROVED D.J. Amantea, A.L.S.	DRAWN MJ	DATE JAN 11/18
	CHECKED DJA	JOB 17-14025
	SCALE 1:250	DRAWING 17-14025T



warranted

Hembrough, Emily

From: Armfelt, Cory
Sent: February 5, 2018 11:46 AM
To: Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

I support this subdivision- one more home on infrastructure that is already built.

Thank-you.

From: Hembrough, Emily
Sent: Monday, January 29, 2018 11:33 AM
To: Abela, Graham <gabela@taber.ca>; Malcolm, Andrew <Andrew.Malcolm@taber.ca>; Armfelt, Cory <cory.armfelt@taber.ca>; Flaherty, Christopher <Chris.Flaherty@taber.ca>; Holmen, Aline <Aline.Holmen@taber.ca>; Lahiji, Ramin <Ramin.Lahiji@taber.ca>; Munshaw, Steve <Fire.Chief@taber.ca>; Scherer, Gary <Gary.Scherer@taber.ca>; Van Ham, Kerry <admin@taber.ca>; Weiss, Donna <Donna.Weiss@taber.ca>
Subject: TT 18-0-001 Subdivision Internal Referral

Hello Everyone,

Please see the attached subdivision application and plan for the below parcel:

Lot 18, Block 3, Plan 0610839
within S.E. ¼ Sec. 6, Twp. 10, Rge. 16 W4M .
4441 57th Avenue

I've attached a map of the area - the dark blue highlighted parcel is the lot that will go through the subdivision. This parcel is being subdivided to create two (2) new residential lots.

I've attached the certificate of Title for the parcel. After this subdivision, this will require 2 separate titles.

To assist with creating conditions of subdivision for this lot, please respond with comments by **February 22nd**. **If you have no comments, please reply with "No Comments"**. This subdivision will be taken to the February 20th MPC meeting, followed by the February 26th Subdivision Authority meeting.

If you have any questions, please don't hesitate to ask.

Regards,

Emily Hembrough
Planning & Economic Development Clerk
Town of Taber
A-4900 50th Street
Taber AB T1G 1T1
Phone (403) 223-5500 ext. 5551
E-mail: emily.hembrough@taber.ca

Hembrough, Emily

From: Holmen, Aline
Sent: January 29, 2018 1:08 PM
To: Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

No Comments.



Aline Holmen

Director of Recreation
Phone: (403) 223-6019
Mobile: (403) 382-9521
E-mail: aline.holmen@taber.ca

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

From: Hembrough, Emily
Sent: January-29-18 11:33 AM
To: Abela, Graham <gabela@taber.ca>; Malcolm, Andrew <Andrew.Malcolm@taber.ca>; Armfelt, Cory <cory.armfelt@taber.ca>; Flaherty, Christopher <Chris.Flaherty@taber.ca>; Holmen, Aline <Aline.Holmen@taber.ca>; Lahiji, Ramin <Ramin.Lahiji@taber.ca>; Munshaw, Steve <Fire.Chief@taber.ca>; Scherer, Gary <Gary.Scherer@taber.ca>; Van Ham, Kerry <admin@taber.ca>; Weiss, Donna <Donna.Weiss@taber.ca>
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Regards,

Emily Hembrough
Planning & Economic Development Clerk

Hembrough, Emily

From: Flaherty, Christopher
Sent: February 6, 2018 8:20 AM
To: Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

No comment.

Cheers,

Chris

From: Hembrough, Emily
Sent: January 29, 2018 11:33 AM
To: Abela, Graham <gabela@taber.ca>; Malcolm, Andrew <Andrew.Malcolm@taber.ca>; Armfelt, Cory <cory.armfelt@taber.ca>; Flaherty, Christopher <Chris.Flaherty@taber.ca>; Holmen, Aline <Aline.Holmen@taber.ca>; Lahiji, Ramin <Ramin.Lahiji@taber.ca>; Munshaw, Steve <Fire.Chief@taber.ca>; Scherer, Gary <Gary.Scherer@taber.ca>; Van Ham, Kerry <admin@taber.ca>; Weiss, Donna <Donna.Weiss@taber.ca>
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Regards,

Emily Hembrough
Planning & Economic Development Clerk
Town of Taber
A-4900 50th Street
Taber AB T1G 1T1
Phone (403) 223-5500 ext. 5551
E-mail: emily.hembrough@taber.ca

Hembrough, Emily

From: Scherer, Gary
Sent: January 30, 2018 2:45 PM
To: Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

Hi Emily

Our concern is there is no services i.e. water or sewer those would have to be installed by the developer.

Thanks

Gary Scherer
Director of Engineering and Public Works Town of Taber
Phone: (403) 223-6017
Cell: (403) 634-6365
Fax: (403) 223-5565
Web Site: <http://www.taber.ca>

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Hembrough, Emily

From: Lahiji, Ramin
Sent: February 2, 2018 3:37 PM
To: Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

No comment.

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

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If you have any questions, please don't hesitate to ask.

Regards,

Hembrough, Emily

From: Van Ham, Kerry
Sent: January 29, 2018 11:36 AM
To: Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

Hi Emily,

No concerns – thank you.



Kerry Van Ham
Administrative Services Manager
Town of Taber
A - 4900 50 Street
Taber AB T1G 1T1

Phone: (403) 223-5519

Fax: (403) 223-5530

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

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From: Hembrough, Emily
Sent: Monday, January 29, 2018 11:33 AM
To: Abela, Graham <gabela@taber.ca>; Malcolm, Andrew <Andrew.Malcolm@taber.ca>; Armfelt, Cory <cory.armfelt@taber.ca>; Flaherty, Christopher <Chris.Flaherty@taber.ca>; Holmen, Aline <Aline.Holmen@taber.ca>; Lahiji, Ramin <Ramin.Lahiji@taber.ca>; Munshaw, Steve <Fire.Chief@taber.ca>; Scherer, Gary <Gary.Scherer@taber.ca>; Van Ham, Kerry <admin@taber.ca>; Weiss, Donna <Donna.Weiss@taber.ca>
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Hembrough, Emily

From: Abela, Graham
Sent: January 29, 2018 1:17 PM
To: Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

Emily,

I have no comments, reputable builder.

Graham

From: Hembrough, Emily
Sent: January-29-18 11:33 AM
To: Abela, Graham <gabela@taber.ca>; Malcolm, Andrew <Andrew.Malcolm@taber.ca>; Armfelt, Cory <cory.armfelt@taber.ca>; Flaherty, Christopher <Chris.Flaherty@taber.ca>; Holmen, Aline <Aline.Holmen@taber.ca>; Lahiji, Ramin <Ramin.Lahiji@taber.ca>; Munshaw, Steve <Fire.Chief@taber.ca>; Scherer, Gary <Gary.Scherer@taber.ca>; Van Ham, Kerry <admin@taber.ca>; Weiss, Donna <Donna.Weiss@taber.ca>
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If you have any questions, please don't hesitate to ask.

Regards,

Emily Hembrough
Planning & Economic Development Clerk
Town of Taber
A-4900 50th Street
Taber AB T1G 1T1
Phone (403) 223-5500 ext. 5551
E-mail: emily.hembrough@taber.ca

Hembrough, Emily

From: Munshaw, Steve
Sent: January 29, 2018 12:09 PM
To: Hembrough, Emily; Abela, Graham; Malcolm, Andrew; Armfelt, Cory; Flaherty, Christopher; Holmen, Aline; Lahiji, Ramin; Scherer, Gary; Van Ham, Kerry; Weiss, Donna
Subject: RE: TT 18-0-001 Subdivision Internal Referral

My only question is if this lot is subdivided with limited distance to property line, what requirements would the existing homes require to meet the setbacks within the building code?

Thanks

Steve

From: Hembrough, Emily
Sent: January 29, 2018 11:33 AM
To: Abela, Graham; Malcolm, Andrew; Armfelt, Cory; Flaherty, Christopher; Holmen, Aline; Lahiji, Ramin; Munshaw, Steve; Scherer, Gary; Van Ham, Kerry; Weiss, Donna
Subject: TT 18-0-001 Subdivision Internal Referral

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Emily Hembrough
Planning & Economic Development Clerk
Town of Taber
A-4900 50th Street
Taber AB T1G 1T1
Phone (403) 223-5500 ext. 5551
E-mail: emily.hembrough@taber.ca

Hembrough, Emily

From: Malcolm, Andrew
Sent: January 30, 2018 1:43 PM
To: Munshaw, Steve; Hembrough, Emily
Subject: RE: TT 18-0-001 Subdivision Internal Referral

Further to Chief's comments...

Limiting distance will be an important factor to consider in this subdivision. I would prefer the property line be 2.4m from the existing house rather than 1.83m to ensure it meets ABC. This will reduce the new lot from 14.50m to 13.93m which will require a waiver according to Land Use Bylaw. Additionally, any new build on the new lot would likely need to be sprinkled as 2.4m on either side would make development difficult with only 8.77m of width available.

Once you have received comments from all external agencies it would likely be in the best interest of the applicant to meet with the Planning office as well as Curt to discuss these considerations.

Andrew Malcolm RPP, MCIP, BA
Director of Planning and Economic Development
Town of Taber
A – 4900 50 Street
Taber AB T1G 1T1
(T) 403.223.5500 ext. 5524
(E) Andrew.Malcolm@taber.ca



Taber
Economic
Development

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From: Munshaw, Steve
Sent: Monday, January 29, 2018 12:09 PM
To: Hembrough, Emily; Abela, Graham; Malcolm, Andrew; Armfelt, Cory; Flaherty, Christopher; Holmen, Aline; Lahiji, Ramin; Scherer, Gary; Van Ham, Kerry; Weiss, Donna
Subject: RE: TT 18-0-001 Subdivision Internal Referral

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Thanks

Steve

Alberta Health Services

Train Station Lethbridge, AB T1J 4L5

Phone Number: 403-388-6689 Fax Number: 403-328-5934

LAND USE INSPECTION REPORT

Mail To: A - 4900 50 Street Taber, AB T1G 1T1	Our File Number: 593-0000420-48 Inspection Date: February 13, 2018 Report Date: February 14, 2018
Attention: Town of Taber	
Facility Inspected: Town of Taber Facility Contact: Town of Taber Site Phone: 403-223-5500 Site Fax: 403-223-5530	Site Address: A - 4900 50 Street Taber, AB T1G 1T1
Facility Category: Land Use, Development	
Inspection Type: Demand Inspection: Subdivision	
Action(s) Taken: No Objection	
Delivery Method: Hand Delivery	

Attention: Emily Hembrough, Town of Taber

Re: Subdivision Application TT 18-0-001, January 25th, 2018

Location: Lot 18, Block 3, Plan 0610839 in NW6-10-16-W4M (4441- 57 Avenue)

Applicant: Brown Okamura & Associates Ltd., Box 655 Lethbridge T1J 3ZA, 403-329-4688 ext 29

Registered Owner: Clarence J Bos & Melanie I Bos, Box 4321 Taber T1G 2C7, 403-223-1802

A single lot will be created from this land for residential use. No concerns were identified during the review of the application.

Should you have any questions regarding this report, please do not hesitate to contact me at 403-388-6690 x1.



Ting Lo

Executive Officer

Hembrough, Emily

From: Curtis Pierson <CPierson@superiorsafetycodes.com>
Sent: January 30, 2018 10:09 AM
To: Malcolm, Andrew; Mike Syer
Cc: Hembrough, Emily
Subject: RE: Subdivision Circulation
Attachments: 20180130091148936.pdf

Hi Andrew,

Please see attachment for compliance, 1.1.1.1.(1)(i,k(ii),o). Due to the existing property line being changed after the existing house has been constructed (which we need to be notified of prior to issuing bldg. permits), all new codes would apply to the existing house (for limiting distance and code requirements affected by the changed limiting distances) and proposed house as the new development and change of limiting distance would affect the existing home and should be protected which is the intent of the code. As the limiting distance is being altered for the existing house, according to the ABC 2014, any vertical plane within 2.4m of the property line (the walls, all windows, doors (ABC 2014 A-9.10.13.2.(1). allows for solid wood core doors that are 20 min fire rated fire door), etc.) would need to be fire rated (45 min) as you do not meet the 10 min response time in Taber. In Part 3 of the ABC 2014 for part 3 bldgs, the ABC 2014 A-3.2.3. states that "The authority having jurisdiction may also address limiting distances through legal agreements with the parties involved that stipulate that the limiting distance be measured to a line that is not the property line. Such agreements would normally be registered with the titles of both properties." - this could be applied to the Fehr commercial property downtown Taber. Let me know if you have any questions or concerns.

Regards,
Curt Pierson
Building Safety Codes Officer
Superior Safety Codes Inc.
422 North Mayor Magrath Dr.
Lethbridge, AB. T1H 6H7
Ph: 403-320-0734 Toll Free Ph. 1-877-320-0734
Fax: 403-320-9969
Cell: 403-715-6173
Web Site: www.superiorsafetycodes.com
e-mail: cperson@superiorsafetycodes.com

From: Malcolm, Andrew [mailto:Andrew.Malcolm@taber.ca]
Sent: January-29-18 3:02 PM
To: Curtis Pierson; Mike Syer
Cc: Hembrough, Emily
Subject: Subdivision Circulation

Good Afternoon Curt and Mike,

We have received a subdivision application in which we have a large residential lot with an existing building looking to subdivide off the side yard to be its own lot to have residential development take place on. I have some questions/concerns in regards to if the lot is subdivided and the limited distance to the property line. The existing home was built with the assumption of a 15.0m setback, and the setback they are showing between the existing home and the proposed property line is 1.83m. This meets our minimum requirement within out land use bylaw of 1.2m but in

knowing this is outside of the 10-minute response time the distance from a building code perspective would be 2.4m or address HIRF requirements by limiting openings, soffits, cladding, or sprinkling.

This would all be addressed for the new build on the new lot. However, I don't believe we can retroactively ask for improvements on the existing building in order to comply with the new setback. In a way this is a way around the building code.

Would the distance between buildings rather than distance from property line come into play? So the new building would have to be 2.97m from property line? What other options do you see to allow this subdivision to happen yet not make for an unsafe situation with the existing house.

Would appreciate some advice on this one before this goes too far.

Andrew Malcolm RPP, MCIP, BA

Director of Planning and Economic Development

Town of Taber

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(E) Andrew.Malcolm@taber.ca



Taber
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