



AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, NOVEMBER 14, 2016 AT 5:00 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 16-0-008 SUBDIVISION	X
ITEM No. 4. CLOSE OF MEETING	X



Subdivision Authority Request for Decision

Meeting Date: November 14, 2016

Subject: TT 16-0-008 Subdivision

Recommendation:

The Municipal Planning Commission recommends that the Subdivision Authority approves subdivision TT 16-0-008 of one established residential lot from the Urban Reserve Parcel Plan 1166EP, NE ¼ Sec. 31-9-16 W4M with the following conditions:

1. That approval shall apply to Urban Reserve Parcel Plan 1166EP, NE ¼ Sec. 31-9-16 W4M,
2. 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 prior to endorsement,
3. The subdivision shall be registered in a manner satisfactory to the Land Titles Office,
4. Easements or rights of way shall be registered against the land for the provision of gas, power and electrical utilities, all municipal services and waste management facilities, plus any other services, considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provisions or services prior to final endorsement of the plan,
5. If a Development Agreement is required for future Servicing of Urban Reserve Parcel Plan 1166EP it will be registered on title by Caveat,
6. If new services are required the applicant will enter into a Servicing Agreement with the Town of Taber to ensure new sanitary sewer and water lines are in accordance with Town Standards,
7. An Area Structure Plan must be supplied prior to any development of the remaining Urban Reserve Parcel Plan 1166EP.

Background:

Administration has received a subdivision application for approval on the above mentioned address. The intention of the application is to subdivide one established residential lot from the 53.58 Hectare Urban Reserve parcel. The application has been circulated to adjacent landowners as well as internal



	departments and relevant external agencies (their comments have been attached). No concerns have been brought to our attention from neither internal nor external agencies.
Legislation / Authority:	Section 623(1) of the MGA states that a council must by bylaw provide for a subdivision authority to exercise subdivision powers and duties on behalf of the municipality. 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:	No Financial implications other than staff time. The applicant has paid the appropriate subdivision fees.
Service Level / Staff Resource Implication:	Administration time is required to process the subdivision application and to advertise and circulate to neighbours.
Justification:	Due to a transition in family ownership, this subdivision assists in resolving matters related to Taber residents.
Alternative(s):	Alternative 1: That the Subdivision Authority approve Subdivision TT 16-0-008. Alternative 2: That the Subdivision Authority approve Subdivision TT 16-0-008 with amendments to the conditions.

Attachment(s):	Subdivision Application TT 16-0-008 Subdivision Plan TT 16-0-008 ORRSC orthophoto of the Subdivision property External Referral Comments Internal Referral Comments
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APPROVALS:	
Originated By:	Emily Hembrough
Chief Administrative Officer (CAO) or Designate:	

APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY		
DATE of receipt of completed Form 1: SEP 26, 2016	FEES submitted: \$700.00	FILE No.

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. Name of registered owner of land to be subdivided

DONNA E VALGARDSON

Address and phone No.

Box 39 Taber, AB TOK 2G0

Name in block capitals

2. Name of agent (person authorized to act on behalf of

registered owner, if any **DAVID J. AMANTEA**

Address and Phone No.

Box 655, Lethbridge, Alberta T1J 3Z4 329-4688

Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All / Part of the NE section 31 township 9 range 16 west of 4th meridian

Being all parts of lot block Reg. Plan No. **1146EP**C.O.T.No. 051070212

Area of the above parcel of land to be subdivided **1.25 Hectares**

Municipal address (if applicable) HERITAGE DRIVE **4300 - 50 STREET**

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of Town of Taber

b. Is the land situated immediately adjacent to the municipal boundary?

If "yes", the adjoining municipality is

c. Is the land situated within 0.8 kilometres of the right-of-way of a Highway? Yes X No

If "yes", the Highway is No. 3/36

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body or by a drainage ditch or canal? Yes No X

If "yes", state its name

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land RESIDENTIAL

b. Proposed use of the land NO CHANGE

c. The designated use of the land as classified under a land use bylaw -

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (where appropriate)

a. Describe the nature of the topography of the land: FLAT

b. Describe the nature of the vegetation and water on the land: GRASS

c. Describe the kind of soil on the land: UNKNOWN

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or removed or moved

SEE SKETCH

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served to other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal TOWN OF TABER

9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, DAVID J. AMANTEA hereby certify that

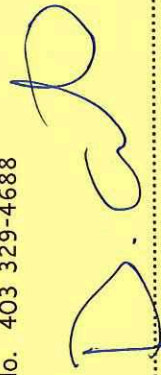
I am the registered owner, or

I am the agent authorized to act on behalf of the registered owner

Address: Box 655, Lethbridge, Alberta, T1J 3Z4

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

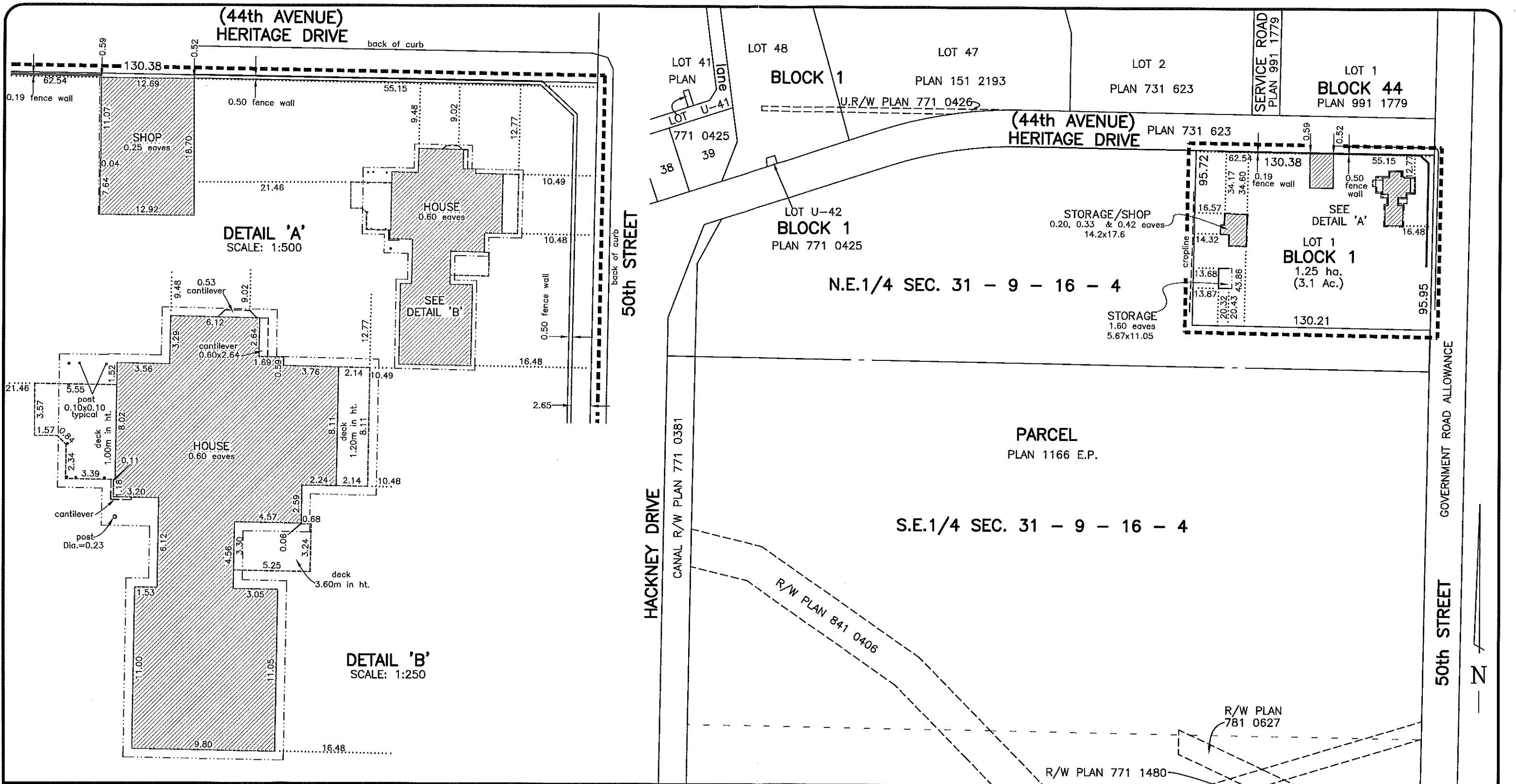
Phone No. 403 329-4688



this application for subdivision.

(Signed).....

Date September 22, 2016



NO.	REVISION	DATE	BY
	Improvements shown were surveyed on August 11th, 2016		
	NOTE : Portion to be approved is outlined thus ----- and contains approximately 1.25 ha. Distances are in metres and decimal parts thereof.		
	Distances and areas are approximate and are subject to change upon final survey.		

BILL VALGARDSON
 TENTATIVE PLAN SHOWING SUBDIVISION
 of part of
 N.E.1/4 SEC. 31; TWP. 9; RGE. 16; W.4 M.
 TOWN OF TABER

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

APPROVED	DRAWN CJB	DATE SEPT. 21/16
	CHECKED DJA	JOB 16-13428
	SCALE 1:2000	DRAWING 16-13428T
D. J. Amantea, A.L.S.		





APPLICATION FOR SUBDIVISION OF LAND

Our File: TT16-0-008

Date of Receipt: September 26, 2016

October 3, 2016

REFERRAL TO: TELUS, Fortis Network Alberta, ATCO Gas, Shaw Cable, Alberta Health Services, Horizon School Division #67, Holy Spirit RC Separate Regional Division #4, ATCO Gas/Engineering, ERCB, Taber Irrigation District, Canada Post, and ATCO Pipelines.

FROM: Emily Hembrough, Planning & Economic Development Clerk.

Subject: **SUBDIVISION APPLICATION**
WITHIN NE ¼ 31-9-16 W 4th M

The Town of Taber is in receipt of an application to subdivide the above noted property. This application is intended subdivide an established residential lot from the Urban Reserve Parcel.

Please see the enclosed application form and diagram for further details.

In accordance with Section 5 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision.

To assist the Town of Taber in complying with the statutory limit for making a decision on this application, **please reply before October 14, 2016.**

Please contact this office at 403-223-5500 ext. 5551 or email Emily.hembrough@taber.ca if you require any further information.

Sincerely,

Emily Hembrough
Planning & Economic Development Clerk
Attachments

APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY		
DATE of receipt of completed Form 1: SEP 26, 2016	FEES submitted: \$700.00	FILE No.

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DONNA E VALGARDSON

Address and phone No.

Box 39 Taber, AB TOK 2G0

Name in block capitals

2. Name of agent (person authorized to act on behalf of

registered owner, if any **DAVID J. AMANTEA**

Address and Phone No.

Box 655, Lethbridge, Alberta T1J 3Z4 329-4688

Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

All / Part of the NE section 31 township 9 range 16 west of 4th meridian

Being all parts of lot block Reg. Plan No. **1166EP**C.O.T.No. 051070212

Area of the above parcel of land to be subdivided **1.25 Hectares**

Municipal address (if applicable) HERITAGE DRIVE **4300 - 50 STREET**

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of Town of Taber

b. Is the land situated immediately adjacent to the municipal boundary?

If "yes", the adjoining municipality is

Yes No X

c. Is the land situated within 0.8 kilometres of the right-of-way of a Highway?

If "yes", the Highway is No. 3/36

Yes X No

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body or by a drainage ditch or canal?

Yes No X

If "yes", state its name

Yes No X

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility?

Yes No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land RESIDENTIAL

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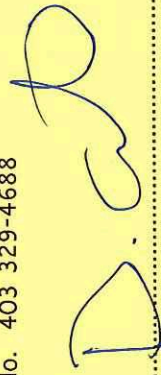
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Phone No. 403 329-4688

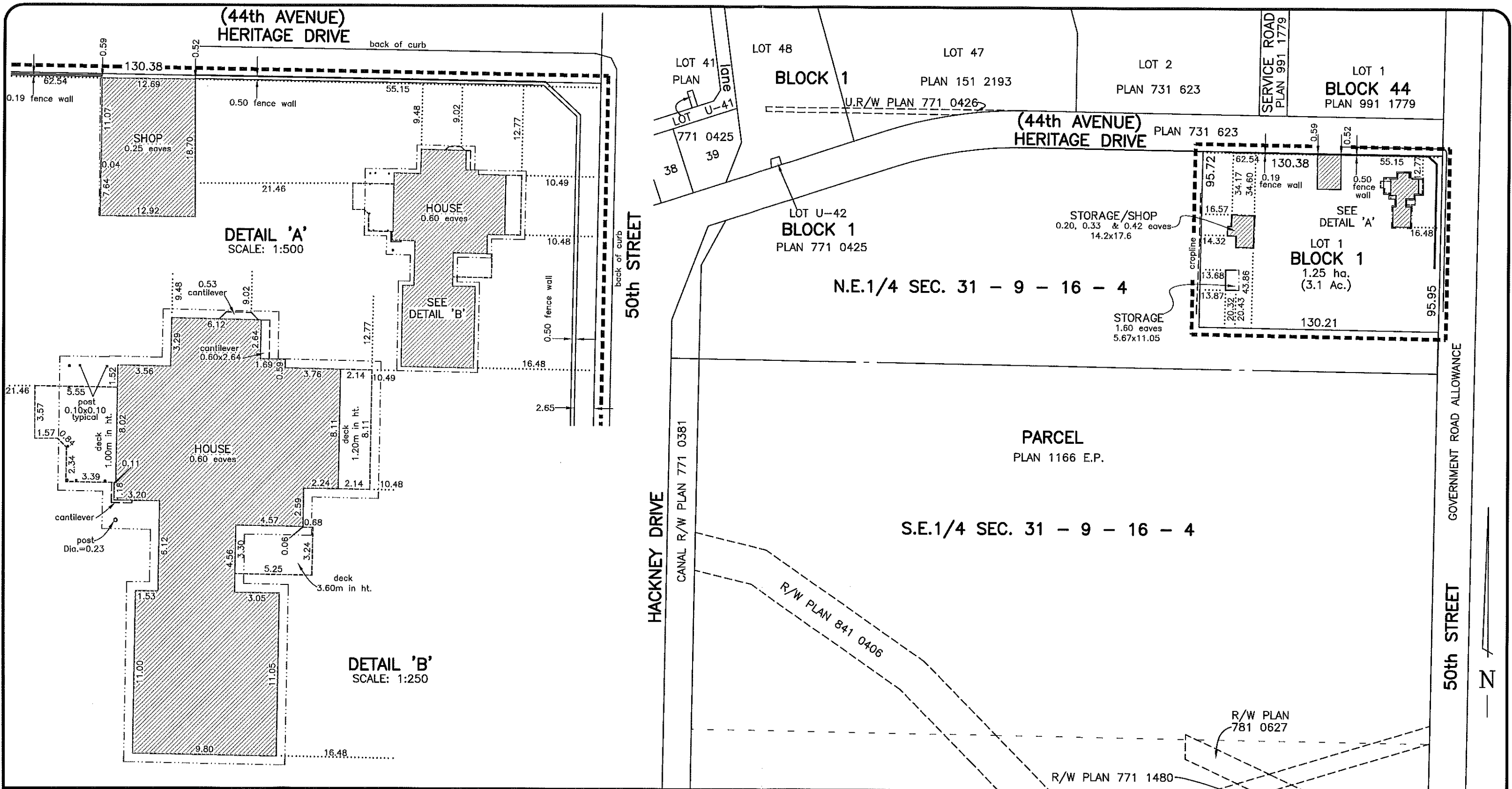
to the best of my knowledge, a true statement of the facts relating to

this application for subdivision.



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TOWN OF TABER



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

APPROVED

DATE SEPT. 21/16

JOB 16-13428

DRAWING 16-13428T

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SCALE 1:2000	DRAWING 16-13428T

D. J. Amantea, A.L.S.

September 27, 2016



File: TT16-0-008

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

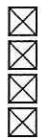
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Subject: SUBDIVISION APPLICATION
WITHIN NE ¼ 31-9-16 W 4th M

Proposed Subdivision: Brown Okamura and Associates Ltd proposes as follows: an application intended to subdivide an established residential lot from the Urban Reserve parcel.

Preliminary Stage:

Application Submitted:



Devon Wannop, DF
Aline Holmen, DR
Superior Safety Codes



Gary Scherer/Ramin Lahiji, Public Works
Chris Zuidhof, Epcor
Steve Munshaw, Fire Chief
Graham Abela, Chief of Police

Your Comments:

Please return comments to Planning Department by October 12, 2016

cc: Tax & Utility Clerk

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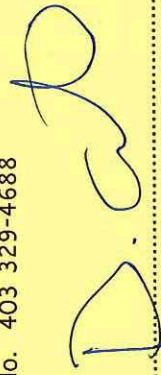
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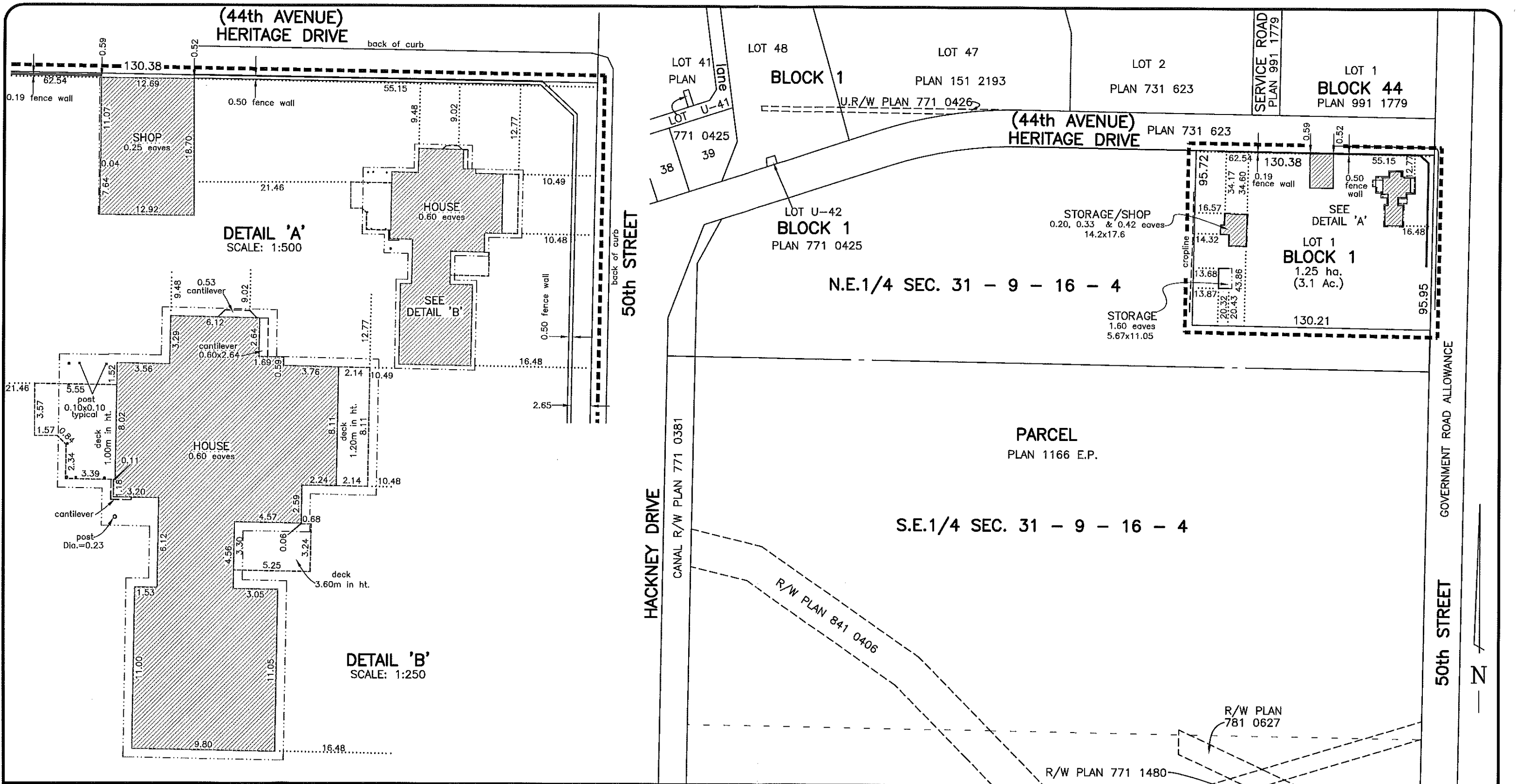
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APPROVED D. J. Amantea, A.L.S.	DRAWN CJB	DATE SEPT. 21/16
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September 27, 2016



File: TT16-0-008

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Preliminary Stage:

Application Submitted:

- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

- Gary Scherer/Ramin Lahiji, Public Works
- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

Your Comments:

No concerns.

[Signature]
Chief of Police
16/09/28

Please return comments to Planning Department by October 12, 2016

cc: Tax & Utility Clerk

September 27, 2016



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- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

Your Comments:

No concern

Please return comments to Planning Department by October 12, 2016

cc: Tax & Utility Clerk

September 27, 2016



File: TT16-0-008

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Chris Zuidhof, Epcor
Steve Munshaw, Fire Chief
Graham Abela, Chief of Police

Your Comments:

- ABC 2014 APPLIES.
- WATER FLOW REQUIREMENTS APPLIES.

Please return comments to Planning Department by October 12, 2016

cc: Tax & Utility Clerk

September 27, 2016



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Chris Zuidhof, Epcor
Steve Munshaw, Fire Chief
Graham Abela, Chief of Police

Your Comments:

Will need to ensure that we get correspondence
of tax + utility setup.

Devon

Please return comments to Planning Department by October 12, 2016

cc: Tax & Utility Clerk

September 27, 2016



File: TT16-0-008

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 Chris Zuidhof, Epcor
 Steve Munshaw, Fire Chief
 Graham Abela, Chief of Police

Your Comments:

FIRE DEPARTMENT

No concerns with this project.

Oct 6th 2016

[Signature]

Please return comments to Planning Department by October 12, 2016

cc: Tax & Utility Clerk