

AGENDA

A PUBLIC HEARING REGARDING THE BYLAWS OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, APRIL 13, 2015 AT 5:00 PM.

ITEM NO. 1. CALL TO ORDER

The Chair will explain the general procedure for the hearing, which may include:

- i) Informing the public of the 10 minute time limit for a speaker that has been established.
- ii) Informing that anyone speaking shall state their name for the record.

ITEM NO. 2. LAND USE AMENDMENT BYLAW NO. 7-2015

- i) Explanation of Purpose of Proposed Bylaw No. 7-2015
- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 7-2015
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 7-2015

ITEM NO. 3. CLOSE OF MEETING

The Mayor shall declare the hearing closed and Council will deliberate the merits of the information and opinions provided at the Public Hearing.



Council Request for Decision	
Meeting Date: April 13, 2015	
Subject: Bylaw 7-2015 Public Hearing	
Recommendation:	That Council accepts the information heard at the Public Hearing for Bylaw 7-2015.
Background:	<p>On March 23rd, Council passed 1st Reading of proposed Bylaw 7-2015. This bylaw would amend Section 5: Low Density Residential (LR-1) of the Land Use Bylaw 4-2006. It would also rezone civic address 4301 – 60th Ave. or Lot 13 Block 4 Plan 1113664 located in Prairie Lake Estates from Medium Density Residential (MDR) to Low Density Residential (LR-1).</p> <p>The rezoning of 4301 – 60th Ave. would allow for single family lots and would meet the development objectives of the developer. However due to the shape of lot 4301 – 60th Ave. a few of the District Requirements in Section 5: Low Density Residential (LR-1) will have to be amended. Specifically, the Minimum Lot Area will be reduced from 450m² to 390m², the Minimum Lot Width will be reduced from 14m to 13m, and a Minimum Lot Width for Irregular Shaped Lots has been added with a minimum width of 11.5m. These changes will help facilitate the development of single family homes on this lot.</p> <p>Please note the revisions to Section 5: Low Density Residential (LR-1) of the Land Use Bylaw 4-2006 will also change the district requirements of all existing parcels zoned as Low Density Residential (LR-1). However because of the nature of the revisions, the existing parcels will not experience a negative impact from the amendment.</p> <p>In accordance with the Bylaw process in the MGA, a public hearing is being held as well as Administration has circulated the proposed bylaw to affected parties and advertised it for 2 weeks in the Taber Times.</p> <p>There have been no public inquiries to Administration on the proposed bylaw and Administration has not received any written submissions at the time of writing this.</p>
Legislation / Authority:	Section 692 of the MGA requires Council to hold a public hearing before 2 nd Reading of a bylaw and Section 606 sets out the advertising requirements for a public hearing.



Strategic Plan Alignment:	Family/Community Goal #1: Build a community that is affordable and attractive.
Financial Implication:	The applicant has paid the \$600.00 Land Use Bylaw Amendment Fee which covers the cost of circulating the application to affected parties, advertising, and preparation for the Council Meetings and the Public Hearing.
Service Level / Staff Resource Implication:	The staff resource implication is the time required by staff to review the proposed bylaw and prepare the advertisement and documents for Council and the Public Hearing.
Justification:	By accepting the information received from the Public Hearing, Council will be able to make a more informed decision on the proposed bylaw.
Alternative(s):	Alternative #1: That Council does not accept the information from the Public Hearing for Bylaw 7-2015.

Attachment(s):	Bylaw 7-2015 LR-1 District MDR District Application Existing Land Use Map Proposed Land Use Map Advertisement Internal Comments External Comments
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APPROVALS:	
Originated By:	Katie Tyo
Chief Administrative Officer (CAO) or Designate:	

**TOWN OF TABER
BYLAW NO. 7-2015**

A BYLAW FOR THE PURPOSE OF AMENDING THE TOWN OF TABER LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS the Town of Taber adopted Land Use Bylaw No. 4-2006;

AND WHEREAS Council has received an application from a developer to amend Section 5: Low Density Residential (LR-1) District of the Land Use Bylaw No. 4-2006 to amend the District Requirements. This bylaw will also re-designate 4301 – 60th AVENUE; LOT 13 BLOCK 4 PLAN 1113664, from Medium Density Residential (MDR) to Low Density Residential (LR-1) in order to better achieve the development objectives of the developer in accordance with the Town of Taber Land Use Bylaw 4-2006.

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw amendment application, believes that the amendment of the Land Use Bylaw 4-2006 should be allowed in order to achieve the orderly, economical and beneficial use of land in the Town of Taber;

NOW THEREFORE, the Council of the Town of Taber in the Province of Alberta, duly assembled in Council hereby amends Bylaw 4-2006 as follows:

1. That the District Requirements of Section 5: Low Density Residential (LR-1) District is amended as per “Schedule A”.
2. The Land Use Map contained in Land Use Bylaw No. 4-2006 is amended by the re-districting of:

CIVIC ADDRESS 4301 – 60th AVENUE
LOT 13
BLOCK 4
PLAN 1113664
EXCEPTING THEREOUT ALL MINES AND MINERALS

as identified in the attached figure, “Schedule B”, from Medium Density Residential (MDR) to Low Density Residential (LR-1).

3. The remainder of Bylaw 4-2006 is not amended by this Bylaw 7-2015 and remains in full force and effect.
4. It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

RES. ____ **READ** a first time this ____ day of _____, 2015.
RES. ____ **READ** a second time this ____ day of _____, 2015.
RES. ____ **READ** a third time this ____ day of _____, 2015.

Mayor

Chief Administrative Officer

“SCHEDULE A”

SECTION 5: Low Density Residential (LR-1) DISTRICT

(As amended Bylaw 7-2015, Xxxxxx xx, 2015)

1. Purpose

This district provides for single detached dwelling units.

2. Uses

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Single Detached Dwelling Unit
- (b) Garage (attached)
- (c) Utilities
- (d) Park

Discretionary Uses

- (a) Accessory Use, Building or Structure
- (b) Garage (detached)
- (c) Home Occupation
- (d) Public Use
- (e) Sign
- (f) Modular Home (Bylaw amendment 24-2007, January 28, 2008)**

3. District Requirements

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	390 m ²
Minimum Lot Width:	13 metres
Minimum Lot Width (Irregular shaped lot):	11.5 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	
a) Rear Lanes:	1.2 metres
b) Laneless:	1.2 metres if garage attached; 3 metres on one side and 1.2 metres on the other if no attached garage
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	45%
Minimum Landscape Area:	30%

SECTION 5: Low Density Residential (LR-1) DISTRICT

Minimum Floor Area (excludes basement): 80m²

4. Special Requirements: Garages, Accessory Buildings and Structures

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be a minimum of 1.5 metres from the lane right-of-way.

5. Special Requirements: Modular Home

Modular homes may only be approved by the Development Officer if the proposal meets the following criteria:

- 1) Where a developer's architectural controls, guidelines or standards are registered on title, the Development Officer shall address those guidelines when issuing a development permit on the property and may use these as a basis for refusal of modular construction where the proposal does not comply with those controls, guidelines or standards;
- 2) The proposed roof pitch of a proposed modular home must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 3) Exterior finishing materials (i.e. siding, brick, stucco, or combination thereof) and the amount used must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 4) Modular homes must have a foundation consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer.

Proposals not meeting these requirements for Modular Homes in this district may be forwarded by the Development Officer to the Municipal Planning Commission for a decision. The Municipal Planning Commission may use these criteria as a basis for refusing the proposal but may also approve non-compliant proposals based on the merits of each particular application.

- 6. The remainder of By-Law 24-2007 amended by this By-Law remains in full force and effect.

“SCHEDULE B”



Subject portion of 4301 – 60th AVENUE; LOT 13, BLOCK 4, PLAN 1113664

From: Medium Density Residential (MDR)

To: Low Density Residential (LR-1)

SECTION 5: Low Density Residential (LR-1) DISTRICT

1. PURPOSE

This District provides for single detached dwelling units.

2. USES

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Single Detached Dwelling Unit
- (b) Garage (attached)
- (c) Utilities
- (d) Park

Discretionary Uses

- (a) Accessory Use, Building or Structure
- (b) Garage (detached)
- (c) Home Occupation
- (d) Public use
- (e) Sign
- (f) Modular Home (**Bylaw amendment 24-2007, January 28, 2008**)

3. DISTRICT REQUIREMENTS

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	450 m ²
Minimum Lot Width:	14 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	
a) Rear Lanes:	1.2 metres
b) Laneless:	1.2 metres if garage attached; 3 metres on one side and 1.2 metres on the other if no attached garage
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	45%

SECTION 5: Low Density Residential (LR-1) DISTRICT

Minimum Landscaped Area:	30%
Minimum Floor Area (excludes basement):	80 m ²

4. SPECIAL REQUIREMENTS: GARAGES, ACCESSORY BUILDINGS AND STRUCTURES

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be a minimum of 1.5 metres from the lane right-of-way.

5. SPECIAL REQUIREMENTS: MODULAR HOME

Modular homes may only be approved by the Development Officer if the proposal meets the following criteria:

- 1) Where a developer's architectural controls, guidelines or standards are registered on title, the Development Officer shall address those guidelines when issuing a development permit on the property and may use these as a basis for refusal of modular construction where the proposal does not comply with those controls, guidelines or standards.
- 2) The proposed roof pitch of a proposed modular home must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 3) Exterior finishing materials (i.e. siding, brick, stucco, or combinations thereof) and the amount used must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 4) Modular homes must have a foundation consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer.

Proposals not meeting these requirements for Modular Homes in this district may be forwarded by the Development Officer to the Municipal Planning Commission for a decision. The Municipal Planning Commission may use these criteria as a basis for refusing the proposal but may also approve non-compliant proposals based on the merits of each particular application”.

- 6. The remainder of By-Law 24-2007 amended by this By-Law remains in full force and effect.

SECTION 13: Medium Density Residential (MDR) DISTRICT

1. Purpose

This district is intended to provide for medium density residential development. This can be applied either to condominium or rental development in new areas developing under the guidance of an Area Structure Plan but may also be used for infill development (areas previously developed) on corner lots.

2. Uses

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Four-plex dwellings
- (b) Park
- (c) Row Housing dwellings
- (d) Utilities

Discretionary Uses

- (a) Accessory Building, Structure, or Use
- (b) Apartment Building and Apartment Dwelling
- (c) Day Care Facility
- (d) Garage
- (e) Garage, Parking
- (f) Group Care Facility
- (g) Home Occupation
- (h) Institutional use
- (i) Park
- (j) Public Use
- (k) Senior Citizens' Complex
- (l) Utilities

3. District Requirements

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

SECTION 13: Medium Density Residential (MDR) DISTRICT

Minimum Lot Area:

- (a) Seniors' Complex, and Group Care Facility:
800 m² for first 4 units, plus 100 m² for each additional unit
- (b) Apartments, Four-plex, Row Housing: 200 m²/unit

Minimum Lot Width:

- (a) Row Housing:
20 metres/condominium or rental block or 6 metres/unit,
except corner units shall have 8 metres.
- (b) All Other Uses: 20 metres

Minimum Front Yard:

5.0 metres or 3.0 metres if all parking provided from a rear lane, subject to approval of the site plan by the Development Authority.

Minimum Rear Yard:

5.0 metres

Minimum Interior Side Yard:

3 metres for buildings containing more than three units; 1.2 metres for all other uses, except row housing shall be 0 metres along the common vertical wall separating each unit.

Minimum Separation Between Buildings:

3 metres

Minimum Exterior Side Yard:

3 metres

Maximum Building Height:

4 storeys for apartment buildings and 10.5 metres for all other uses

Maximum Coverage:

50%

Minimum Landscaped Area:

20%

Maximum Site Density:

50 units per hectare

4. Special Requirements: Accessory Buildings and Structures

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet).
- (b) Access to accessory buildings from the rear yard or back lane will not be permitted.

SECTION 13: Medium Density Residential (MDR) DISTRICT

5. **Special Requirement: Measuring Front Yard Setbacks**

The front yard setback for a condominium land unit may be measured from the edge of asphalt of a private condominium road but not from a public road.

6. **Special Requirements: Four-plex Development**

In addition to the requirements of Section 3, General Provisions, four-plex development shall be limited to corner lot locations. Applications shall provide a detailed site plan detailing proposed landscaping and parking areas, including provision for no less than 36 m² of private amenity space per unit, all to the satisfaction of the Development Authority. This private amenity space shall not include parking areas. All proposals shall provide detailed elevation drawings that describe exterior cladding materials acceptable to the Development Authority. Exterior design should complement the character of the neighbourhood and surrounding buildings.

7. **Special Requirement: Site Lighting**

All outdoor site lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads and neighbouring properties. These lighting fixtures shall not be more than 9 metres above finished grade.

8. **Special Requirement: Site Design and Exterior Finish of Buildings and Structures**

Where site development guidelines/standards are in effect for a condominium complex and have been provided to the Development Authority, the Development Authority shall address those guidelines when issuing any development permit within the boundaries of the condominium project. Conditions of approval may address landscape design, elevation features of the building or structure including exterior finish/cladding, roof lines, and any other matter intended to ensure consistent and complementary site, building and finishing materials throughout the condominium complex.

**Land Use Bylaw Amendment
FORM F**



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

APPLICATION NO: _____ BYLAW NO: _____
RECEIVED DATE: _____ ROLL NO: _____
FEE RECEIVED: _____

Applicant

I/We hereby make application to amend the Land Use bylaw:

Name: Sid Tams (South Alta Trading Company Ltd.) Phone: _____

Address: [REDACTED] _____

Legal Description of Land Subject to Amendment:

Municipal Address: Prairie Lake Estates

Legal Description: Lot: 13 (NW 1/4-6-10-16-W4M)

Block: 4 Plan: 111 3664

Amendment Proposed: From: MDR

To: LR-1

If applying for a text amendment, please provide the proposed text, the relevant Section, if any, and an explanation of the proposed amendment

See attached : Existing Land Use, Figure 1.0

Proposed Land Use, Figure 2.0

Section 5: Low Density Residential (LR-1) District text edits

Reasons in Support of Application *(in order to properly evaluate an application for amendment, the Town must be provided with a complete concept for the land. Please indicate everything which is presently built on the land, and any use or development proposed for that land and provide whatever maps, diagrams, and text you feel are needed)*

To allow for low density lot housing styles as dictated by market conditions.
See the above attached.

Date: Mar 5 / 2015

Signed: [Signature]

The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

Registered Owner(S) Or Person Acting On Their Behalf

I, Sid Tams hereby certify that I:

X is the registered owner, or
 are authorized to act on behalf of the registered owner(s)

and that the information given on the form is complete and is, to the best of my knowledge, a true statement of the facts relating to this application for approval. I/We hereby give my/our consent to allow Council or a person appointed by it the right to enter the above land with respect to this application only.

Signed 

Date F Mar 5/2015

Phone (hm): 

Phone (wk):

Authorization From Registered Owner(S) Of Land Subject To Amendment

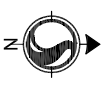
I/We, South Alta Trading Co. Ltd. the
registered owner(s) of the land subject to this amendment, do hereby authorize
 Sid Tams to act on our behalf with respect to this proposal to amend
the Land Use Bylaw.

Registered Owners' Signature 

Date Mar 5/2015



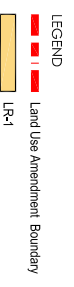
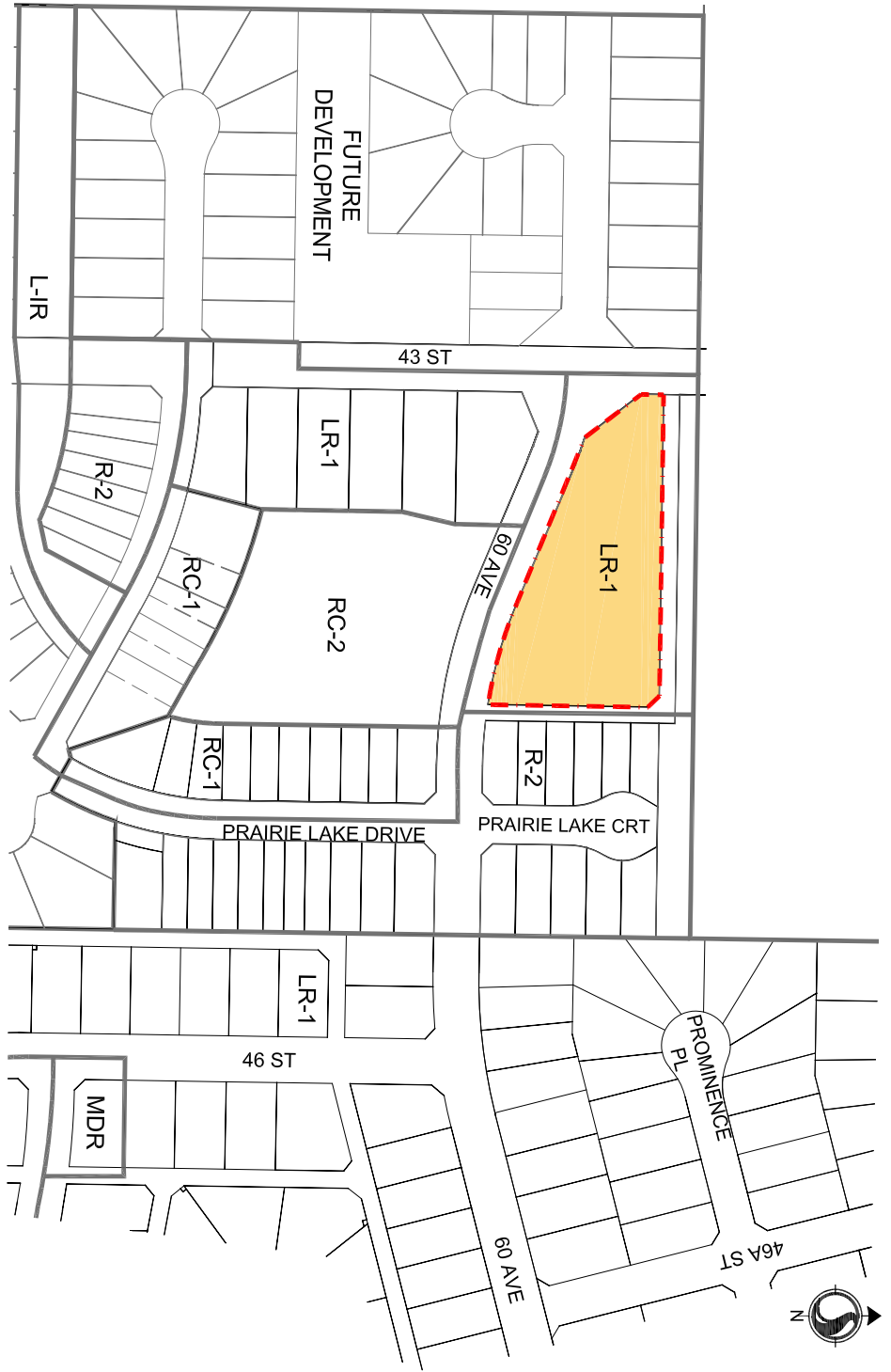
LEGEND
 Land Use Amendment Boundary
 MDR



#290, 240 - 4th Street South
 Lethbridge, Alberta, Canada
 www.stantec.com

Client/Project
 SOUTH ALTA TRADING COMPANY LTD.
 PRAIRIE LAKE ESTATES
 Figure No. 1.0
 Title
 PHASE 1B
 EXISTING LAND USE

March, 2015
 112847820



#290, 240 - 4th Street South
 Lethbridge, Alberta, Canada
 www.stantec.com

Client/Project
 SOUTH ALTA TRADING COMPANY LTD.
 PRAIRIE LAKE ESTATES

Figure No. _____
 Title
 PHASE 1B
 PROPOSED LAND USE

ting a written notice of appeal along with payment of \$350.00 to the office of the Development Officer no later than April 15, 2015.

THE TOWN OF TABER HEREBY GIVES NOTICE

Take notice that the Town of Taber has received an application to amend Land Use Bylaw 4-2006 by introducing proposed Bylaw 7-2015. If proposed Bylaw 7-2015 is passed by Council, 4301 – 60th Avenue; Lot 13 Block 4 Plan 1113664 would be rezoned from Medium Density Residential (MDR) to Low Density Residential (LR-1).

4301 – 60th Avenue; Lot 13 Block 4 Plan 1113664 indicated in the sketch below:



If you have any comments on the Bylaw 7-2015, Council would like to hear from you. On Monday, April 13th, 2015 at 5:00 pm, Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider proposed Bylaw 7-2015. Copies of the bylaw 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 13th, 2015.

Any questions regarding this amendment can be directed to:

Katie Tyo

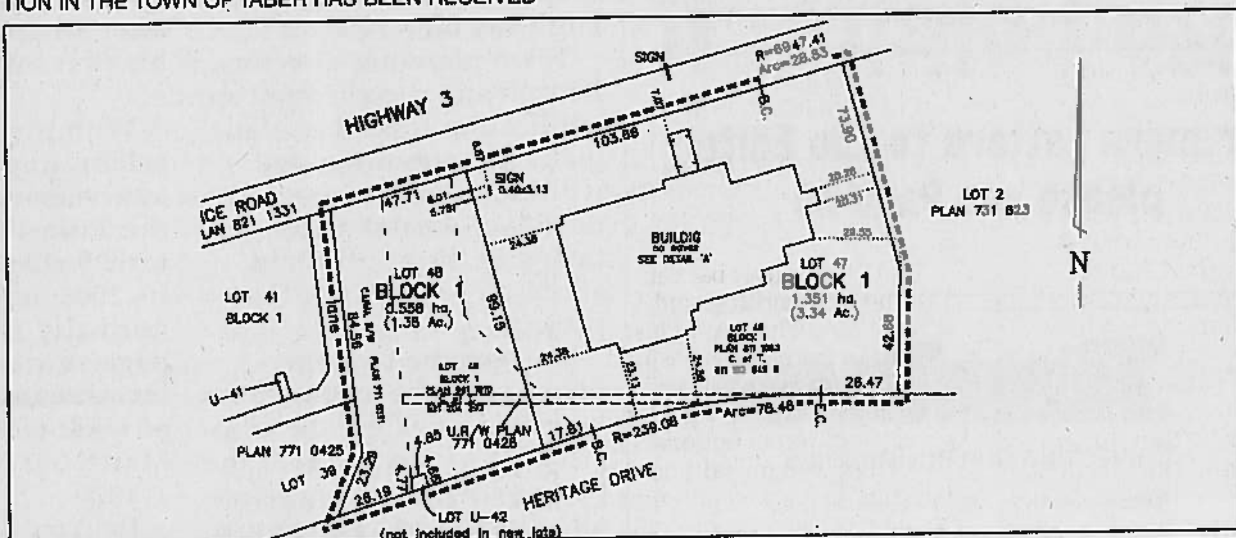
Planner/Economic Development Officer

Town of Taber

A - 4900 50 St., Taber, AB T1G 1T1 • Phone: (403) 223-5500 ext. 5527

THE TOWN OF TABER HEREBY GIVES NOTICE

PURSUANT TO SECTION 653(4) OF THE MUNICIPAL GOVERNMENT ACT, THAT THE FOLLOWING SUBDIVISION APPLICATION IN THE TOWN OF TABER HAS BEEN RECEIVED



PROPERTY DESCRIPTION
NW 1/4 SEC 31 TWP 9 RNG 16 W4M

SUBDIVISION APPLICATION TT-15-0-002
4830 46 Ave.
PLAN 8111083, BLOCK 1, LOT 45
PLAN 9811910, BLOCK 1, LOT 46

OWNER(Agent)/PROPOSAL

Brown Okamura & Assoc. proposes as follows: An application intended to relocate the property lines of the subject property (1.909HA). The 2 lots as shown will be used for commercial purposes.

Any adjacent land owner may comment on the above application by ensuring that the Department of Planning and Economic Development receives a written submission prior to April 15, 2015. Any submissions received will be considered by the Subdivision

March 24, 2015



TOWN OF
TABER

Proposed Bylaw 7-2015

INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT

Subject: **LUB AMENDMENT 7-2015;**
4301 – 60th AVENUE; LOT 13 BLOCK 4 PLAN 1113664,
Taber, AB.

Proposed LUB Amendment: The application proposes to amend the current zoning from Medium Density Residential (MDR) to Low Density Residential (LR-1). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Rob Cressman, PSD
 D. Culler, CSD

Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Steve Munshaw, Fire Chief

Superior Safety Codes

Alf Rudd, Chief of Police

Your Comments:

THIS AMENDMENT TO THE LR-1 DISTRICT WILL, IF APPROVED, APPLY TO ALL LR-1 DISTRICT LOTS IN TABER. THE BYLAW SEEMS TO SUGGEST THAT ONLY THE SUBJECT PARCEL - LOT 13, BLOCK 4, PLAN 1113664 - WILL BE AFFECTED BY THE CHANGE. THE DIFFERENCES BETWEEN THE CURRENT AND PROPOSED BYLAW DISTRICTS ARE NOT EASY TO

Please return comments to Planning Department by April 8, 2015.

cc: Tax & Utility Clerk

SEE .

AS TO THE CHANGE IN THE LAND USE MAP, RE-DISTRICTING THE SUBJECT LOT, I HAVE NO OBJECTIONS. GREG BIRCH.

Belanger, Lorraine

From: Armfelt, Cory
Sent: Wednesday, March 18, 2015 1:09 PM
To: Belanger, Lorraine; Tyo, Katie
Subject: FW: Prairie Lake Estates Phase 1B

Please place this email in the circulation comments for the subdivision and LUB review for the subject area.

Cory

From: Scherer, Gary
Sent: Wednesday, March 18, 2015 12:56 PM
To: Schmidtke, Brad
Cc: Sid Tams [REDACTED]; Jon Ohler [REDACTED]; Armfelt, Cory
Subject: RE: Prairie Lake Estates Phase 1B

Hi Brad

We have reviewed the drawings for Prairie Lake Estates Phase 1B and have no concerns. Please accept this as your approval to move forward with the project.

If you have any questions or concerns please contact me at your earliest convenience.

Gary Scherer
Director of Engineering and Public Works
Town of Taber
Phone: 403-223-5500 [REDACTED]
[REDACTED]

Web Site: <http://www.taber.ca>

From: Schmidtke, Brad [mailto:[REDACTED]]
Sent: March-16-15 2:16 PM
To: Scherer, Gary
Cc: Sid Tams [REDACTED]; Jon Ohler [REDACTED]; Armfelt, Cory
Subject: Prairie Lake Estates Phase 1B

Gary,

Attached is our submission letter and approval drawings for a small subdivision in Prairie Lake Estates.

Please feel free to call me to discuss.

Regards,

Brad Schmidtke, P.Tech.(Eng.)
Senior Associate
Urban Land Engineering, Team Lead
Stantec
290 - 220 4th Street S Lethbridge AB T1J 4J7

March 24, 2015



TOWN OF
TABER

Proposed Bylaw 7-2015

**INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT**

**Subject: LUB AMENDMENT 7-2015;
4301 – 60th AVENUE; LOT 13 BLOCK 4 PLAN 1113664,
Taber, AB.**

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Application Submitted:



Greg Birch, CAO
Rob Cressman, PSD
D. Culler, CSD



Gary Scherer/ Phil Abel
Chris Zuidhof, Epcor
Steve Munshaw, Fire Chief



Superior Safety Codes



Alf Rudd, Chief of Police

Your Comments: *No concerns.*

Please return comments to Planning Department by April 8, 2015.
cc: Tax & Utility Clerk

March 24, 2015



TOWN OF
TABER

Proposed Bylaw 7-2015

**INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT**

**Subject: LUB AMENDMENT 7-2015;
4301 – 60th AVENUE; LOT 13 BLOCK 4 PLAN 1113664,
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Proposed LUB Amendment: The application proposes to amend the current zoning from Medium Density Residential (MDR) to Low Density Residential (LR-1). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Rob Cressman, PSD
 D. Culler, CSD

Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Steve Munshaw, Fire Chief

Superior Safety Codes

Alf Rudd, Chief of Police

Your Comments:

No Concern March 25/2015 SM

Please return comments to Planning Department by April 8, 2015.
cc: Tax & Utility Clerk

Proposed Bylaw 7-2015

INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT

Subject: LUB AMENDMENT 7-2015;
4301 - 60th AVENUE; LOT 13 BLOCK 4 PLAN 1113664,
Taber, AB.

Proposed LUB Amendment: The application proposes to amend the current zoning from Medium Density Residential (MDR) to Low Density Residential (LR-1). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Rob Cressman, PSD
 D. Culler, CSD

Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Steve Munshaw, Fire Chief

Superior Safety Codes

Alf Rudd, Chief of Police

Your Comments:

Does this LUB change impact the
Town's interest in having Developers
construct pedestrian trail through
↑
continuous

SW $\frac{1}{4}$ 6 10 16 W4m ~~#~~

thru

NW $\frac{1}{4}$ 6 10 16 W4m ?

See
Trail
concept
plan +
focal points.

Please return comments to Planning Department by April 8, 2015.
cc: Tax & Utility Clerk

Rob C (attached)
March 25, 2015

March 24, 2015



TOWN OF
TABER

Proposed Bylaw 7-2015

INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT

Subject: **LUB AMENDMENT 7-2015;**
4301 – 60th AVENUE; LOT 13 BLOCK 4 PLAN 1113664,
Taber, AB.

Proposed LUB Amendment: The application proposes to amend the current zoning from Medium Density Residential (MDR) to Low Density Residential (LR-1). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Rob Cressman, PSD
 D. Culler, CSD

Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Steve Munshaw, Fire Chief

Superior Safety Codes

Alf Rudd, Chief of Police

Your Comments:

No public input.

Alf Rudd
25/3/15

Please return comments to Planning Department by April 8, 2015.

cc: Tax & Utility Clerk

Our Reference: 2512-NW 6-10-16-W4M (864)
Your Reference: 7-2015

March 30, 2015

Ms. Katie Tyo
Planner/Economic Development Officer
Town of Taber
4900A – 50 Street
Taber AB T1G 1T1

Dear Ms. Tyo:

**RE: PROPOSED LAND USE REDESIGNATION
LOT 13, BLOCK 4, PLAN 1113664
PORTION OF THE NW 6-10-16-W4M
TOWN OF TABER**

Reference your file to re-designate the above noted parcels of land from “Medium Density Residential (MDR)” to Low Density Residential (LR-1)” to create seven (7) residential parcels and a public utility lot parcel.

Our previous comments to the Town of Taber dated March 25, 2015 for subdivision file TT015-0-001, identified the proposed parcels to be created will be well removed from Highway 864 with indirect access to the highway being gained solely by way of the town’s internal street system. Pursuant to Section 16 of the regulation, the department granted a waiver of said Sections 14 and 15(2).

Therefore, we do not have any objections to the proposed land use redesignation per se and/or favorable consideration by the Town of Taber land use authority.

Thank you for the referral and opportunity to comment.

Yours truly,



Leah Olsen
Development/Planning Technologist

LO/kc

Belanger, Lorraine

From: Zuidhof, Chris <[REDACTED]>
Sent: Wednesday, March 25, 2015 12:58 PM
To: Belanger, Lorraine
Subject: FW: Drawing Review

Please see below for comments on the utility side of Bylaw 7-2015. I have no issues with changing from MDR to LR1.

Chris Zuidhof

Manager, Taber | EPCOR Water Services

From: Zuidhof, Chris
Sent: March-18-15 12:12 PM
To: 'Scherer, Gary'
Subject: RE: Drawing Review

That will work. Not how you usually see it done but it is cheaper for the subdivider to do it this way. Makes for a couple of long services but as long as they can get grade for the homes I guess that should not matter too much.

Chris Zuidhof

Manager, Taber | EPCOR Water Services

From: Scherer, Gary [mailto:[REDACTED]]
Sent: March-18-15 11:41 AM
To: Zuidhof, Chris
Subject: Drawing Review

Hi Chris

Have a look at this proposed subdivision utilities and provide any comments back.

Thanks

Gary Scherer
Director of Engineering and Public Works
Town of Taber
Phone: 403-223-5500 [REDACTED]
[REDACTED]

Web Site: <http://www.taber.ca>

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