



HENK DE VLIAGER
MAYOR
FORWARDED: DECEMBER 11, 2014

AGENDA

MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY DECEMBER 15, 2014 AT 5:00 PM., IMMEDIATELY FOLLOWING THE PUBLIC HEARING MEETING AT 5:00 PM.

MOTION

ITEM NO. 1. CALL TO ORDER

ITEM NO. 2. ADOPTION OF THE AGENDA

X

ITEM NO. 3. SUBDIVISION APPLICATION

A) RFD TT 14 0 008

i) Explanation of the Subdivision

ii) Decision of the Subdivision Authority

X

ITEM NO. 4. CLOSE OF MEETING

X



Subdivision Authority Request for Decision

Meeting Date: December 15, 2014

Subject: Subdivision 56 St and 64 Ave

Recommendation:

1. That this approval shall apply to LOT 29, BLOCK 27, PLAN 8210712.
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 service considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provision of services prior to final endorsement of the plan.
5. Individual water service and sanitary service connections are to be verified for each lot. Servicing drawings are to be provided to the Town of Taber and approved by the Public Works Department to be adequate prior to endorsement.
6. In the event the water service and sanitary connections to each lot are not adequate or need to be established, the applicant shall supply drawings showing a servicing plan. The drawings are to be approved by the Town of Taber Public Works Department and the applicant shall enter into a servicing agreement with the Town for completion of this installation prior to endorsement. The agreement may be registered on title by Caveat and the applicant shall post security related to the agreement in an amount as determined by the Planning and Economic Development Department.
7. Storm water is to be managed on each parcel, plans demonstrating this condition are to be provided to the Town of Taber and to be to the satisfaction of the Public Works department.

	8. Access management to the current and proposed lot will require approval from the Town of Taber Public Services Department. The Town reserves the right to alter the access in light of the storm water mitigation.
Background:	The application attached is to subdivide an un-serviced parcel of land currently owned by the Town of Taber into 2 lots. The parcel currently is being considered for purchase by an existing local business for the purpose of expanding their operation. (This 1.54ha parcel was previously designated as surplus land by Council). Subsequent to subdivision (if approved), the parcel would then need to be re-designated for industrial use. The Municipal Planning Commission recommended approval of the subdivision application on November 17, 2014 with the proposed conditions.
Legislation / Authority:	Bylaw A-356, Sec.4 and Sec 13(b)(c)
Strategic Plan Alignment:	The application will promote economic development in the community by allowing an existing business to be able to expand and grow.
Financial Implication:	Existing infrastructure can be optimized by possibly having industrial development serviced from existing infrastructure.
Service Level / Staff Resource Implication:	N/a
Justification:	The project will enable a local business owner to expand his services and provide benefits to the local community and local economy.
Alternative(s):	<ol style="list-style-type: none"> 1. That the Subdivision Authority could approve application TT 14 0 008, Lot 29, Block 27, Plan 8210712, with amendments to the conditions provided. 2. That the Subdivision Authority not approve application TT 14 0 008, Lot 29, Block 27, Plan 8210712, with reasons.



Attachment(s):	Internal and External Comments Site Plan
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APPROVALS:	
Originated By:	Lorraine Belanger
Chief Administrative Officer (CAO) or Designate:	

APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY

DATE of receipt of completed Form 1

FEES submitted

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 Address and phone No.

TOWN OF TABER

TABER AB

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

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

Part of the NE¼ section 5 township 10 range 16 west of 4th meridian
Being all parts of lots 29 block 27 Reg. Plan No. 821 0712 C.O.T.No. 821 078 137 C
Area of the above parcel of land to be subdivided Hectares (Acres)
Municipal address (if applicable)

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? Yes No **X**
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
- 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 COMMERCIAL
- b Proposed use of the land COMMERCIAL
- 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:

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
- NONE

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

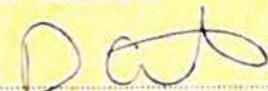
9 REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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 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.

Address Box 655, Lethbridge, Alberta, T1J 3Z4
Phone No. 403 329-4688

(Signed)



Date October 8, 2014

PLEASE NOTE:



Stray Not Guaranteed

64th Avenue

64th Avenue

64th Avenue

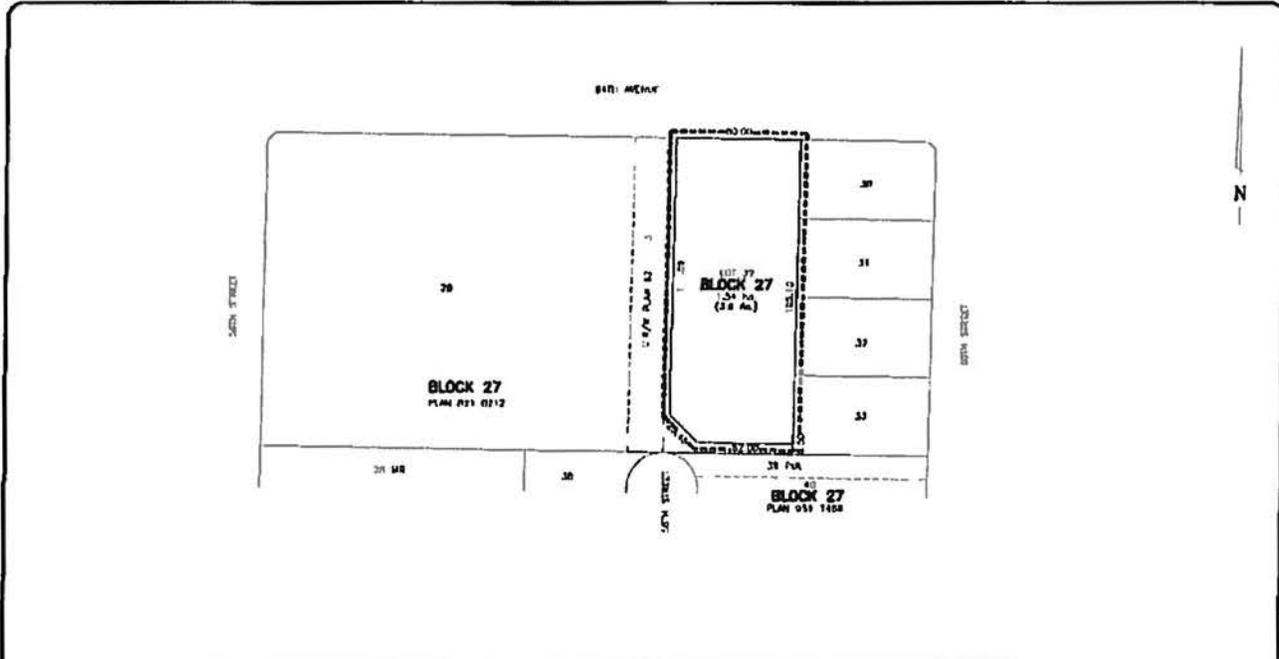
60th Street

60th Street

80 meters

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



	TOWN OF TABER	bro wn okamura & associates ltd. <small>Professional Services 114 Victoria Drive, Cambridge, Ontario</small>
NOT: Portion to be approved is outlined thru and not being approximately 1.34 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.	TENTATIVE PLAN SHOWING SUBDIVISION of part of LOT 29, BLOCK 27, PLAN 821 0712 urban N.E. 1/4 SEC. 5, TWP. 10, RGE. 16, R.4 W. Town of Taber	APPROVED: _____ DESIGNED: MJ CHECKED: DJM SCALE: 1:2000 DATE: OCT 27/14 JOB: 14-17453 DRAWING: 14-17453T

PROPERTY DESCRIPTION
 NE ¼ SEC 5 TWP 10 RNG 16 W4M
SUBDIVISION APPLICATION TT-14-0-008
 56 St and 64 Ave
 PLAN 8210712, BLOCK 27, LOT 29

OWNER(Agent)/PROPOSAL
 Brown Okamura & Assoc. proposes as follows: An application intended to subdivide the subject property (6.7HA) into 2 lots as shown for industrial use subsequent to the subdivision and re-designation.

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 November 27, 2014. Any submissions received will be considered by the Subdivision and Development Authority 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, A - 4900 50 Street, Taber, T1G 1T1, Phone (403) 223-6009.

November 6, 2014



File: TT14-0-008

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Subject: **SUBDIVISION APPLICATION**
WITHIN SE 1/4 5-10-16 W 4th M
Lot 29, Block 27, Plan 8210712
56 St and 64 Ave, Taber, AB.

Proposed Subdivision: Brown Okamura & Assoc proposes as follows: an application intended to subdivide the above noted property into 2 lots for industrial use subsequent to the subdivision and re-designation .

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Rob Cressman, PSD
 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet / Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Rob Grossman, Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

Final approval to be based on civil engineering drawings.

Please return comments to Planning Department by November 24 , 2014

cc: Tax & Utility Clerk

November 6, 2014



File: TT14-0-008

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Subject: **SUBDIVISION APPLICATION**
WITHIN SE 1 /4 5-10-18 W 4th M
Lot 29, Block 27, Plan 8210712
56 St and 64 Ave, Taber, AB.

Proposed Subdivision: Brown Okamura & Assoc proposes as follows: an application intended to subdivide the above noted property into 2 lots for industrial use subsequent to the subdivision and re-designation .

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Rob Cressman, PSD
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 Superior Safety Codes

Jordi Nickolet / Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Rob Grossman, Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

I have no problems with the proposed
subdivision. Services will need to be put in.

Please return comments to Planning Department by November 24, 2014

cc: Tax & Utility Clerk

November 6, 2014



File: TT14-0-008

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Jordi Nickolet / Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Rob Grossman, Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

No parking street.

*Alf Rudd
14/11/14
COP*

Please return comments to Planning Department by November 24 , 2014

cc: Tax & Utility Clerk

November 6, 2014



File: TT14-0-008

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Greg Birch, CAO
 Rob Cressman, PSD
 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet / Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Rob Grossman, Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

No Comments or concerns

Rob C

November 14, 2014

Please return comments to Planning Department by November 24 , 2014

cc: Tax & Utility Clerk

November 6, 2014



File: TT14-0-008

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Subject: **SUBDIVISION APPLICATION**
WITHIN SE 1 /4 6-10-16 W 4th M
Lot 29, Block 27, Plan 8210712
56 St and 64 Ave, Taber , AB.

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Application Submitted:

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 Rob Cressman, PSD
 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet / Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Rob Grossman, Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

*- BLDGS REQ APPROPRIATE PERMITS
WHEN DEVELOPING BEGINS.*

Please return comments to Planning Department by November 24 , 2014

cc: Tax & Utility Clerk

November 6, 2014



File: TT14-0-008

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Subject: **SUBDIVISION APPLICATION**
WITHIN SE 1/4 5-10-16 W 4th M
Lot 29, Block 27, Plan 8210712
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Application Submitted:

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 Rob Cressman, PSD
 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet / Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Steve Munshaw, Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

- Would 58 ST Be Continued Through To 64TH AVE ?
- what is the lot being used for. ?
-

Please return comments to Planning Department by November 24 , 2014

cc: Tax & Utility Clerk

November 6, 2014



File: TT14-0-008

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

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 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet / Gary Scherer/ Phil Abel
 Chris Zuidhof, Epcor
 Rob Grossman, Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

NO OBJECTION OR COMMENT — THE
LOT TO BE CREATE HAS BEEN DESIGNED
TO RECOGNIZE THE TOWN'S STORM
WATER INFRASTRUCTURE ON SOUTH
AND WEST SIDES .

Please return comments to Planning Department by November 24 , 2014

cc: Tax & Utility Clerk

Our Reference: 2512-NE 5-10-16-W4M (36)
Your Reference: TT14-0-008

November 13, 2014

Lorraine Belanger
Development Officer
Town of Taber
4900A – 50 Street
Taber AB T1G 1T1

Dear Ms. Belanger:

**RE: PROPOSED SUBDIVISION
LOT 29, BLOCK 27, PLAN 8210712
PORTION OF THE NE 5-10-16-W4M
TOWN OF TABER**

Reference your file to create a commercial parcel at the above noted location.

The subject property is well removed from any road under our jurisdiction (in this instance Highway 36) with indirect access to the highway being provided solely by way of the local road system. Pursuant to Section 5(5)(d) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, the Deputy Minister of Transportation is not a required referral for the subsequent subdivision.

Notwithstanding the foregoing, we have no objections and/or concerns with the creation of the commercial parcel as proposed and/or favorable consideration by the Town of Taber land use authority.

Yours truly,



Leah Olsen
Development/Planning Technologist

LO/kc

Taber Irrigation District

4420 - 44th Street
Taber, Alberta T1G 2J6
Telephone: (403) 223-2148
Fax: (403) 223-2924
Email: tid@telusplanet.net

TID

*Specialty Crop
Country*

November 27, 2014

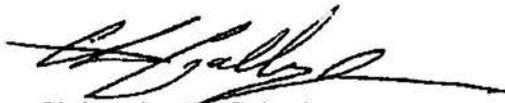
**Lorraine Belanger,
Development Officer
Town of Taber
A - 4900 50 St.
TABER, Alberta
T1G 1T1**

**Re: Subdivision Application
within NE¼ 5-10-16-W4M
Lot 29, Block 27, Plan 8210712
56 St. and 64 Ave., Taber, AB
Your File: TT14-0-008**

The Taber Irrigation District has no facilities on or near this parcel and has no objections with respect to the above-referenced application.

Note that as the property drainage may contribute to the stormwater eventually received in Taber Reservoir, we encourage the Town to take the opportunity to promote Low Impact Development (LID) practices and to ensure all chemical storage and handling facilities meet applicable jurisdictional requirements.

Yours truly,



**Christopher W. Gallagher, P. Eng.
District Manager**

Belanger, Lorraine

From: Isabel.Solis@atcopipelines.com
Sent: Tuesday, November 25, 2014 11:39 AM
To: Belanger, Lorraine
Subject: 14-3591 Response - TT14-0-008

Good Morning,

ATCO PIPELINES has no objection.

Thank you ☺

Isabel Solis | Pipelines Engineering Administrative Coordinator
ATCO Pipelines | 7210-42 Street NW | Edmonton, AB T6B 3H1
T: 780.420.3896 | F: 780.420.7411

ATCO Pipelines has a new website! Check it out here: www.atcopipelines.com

MISSION: ATCO Pipelines provides reliable and efficient delivery of natural gas and is committed to operational excellence and superior customer service while ensuring the safety of our employees and the public.

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Belanger, Lorraine

From: Nancy Green <greenn@ae.ca>
Sent: Tuesday, November 18, 2014 5:01 PM
To: Belanger, Lorraine
Subject: Sub'd application - Lot 29, Block 27, Plan 8210712

Hi Lorraine,

After speaking to Cory, many of my comments may be too late, but here they are for the record...di

Not many comments on this application. Water service for the new lot would best come from 64th Avenue. Sanitary runs along the west side of the new lot so servicing should be fairly easy. Storm water will be the major concern.

There is an existing storm channel along the south boundary of the new lot that outlets into the existing storm pond. This area is one that is prone to flooding if the pond surcharges. Lot grading for the new lot will be very important to protect new buildings from any flooding.

There should be no lot access from 58th Street.

There will be a constriction in any future storm channel widening between the south end of the corner cut and the existing legal 58th Street bulb. A larger corner cut would be recommended.

A better alternative would be to arrange a land swap with the owner of the existing lot east of the proposed lot, to increase the width of the existing lot 39 PUL to 30m- 40m to accommodate the required future width of the storm channel upgrades.

Nancy

Nancy Green, C.E.T
Project Manager



Associated
Engineering

GLOBAL PERSPECTIVE.
LOCAL FOCUS.

#1001, 400-4th Avenue S
Lethbridge, AB, Canada
T1J 4E1

Tel: 403.329.1404
Cel: 403.317.4241
Fax: 403.329.4745
Email: greenn@ae.ca
www.ae.ca



SECTION 23: Limited Institutional / Recreation (L-IR) DISTRICT

1. Purpose

This district is to provide zoning primarily for schools and institutional uses with limited recreation uses in the Town.

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) Park
- (b) School, Elementary
- (c) Utilities

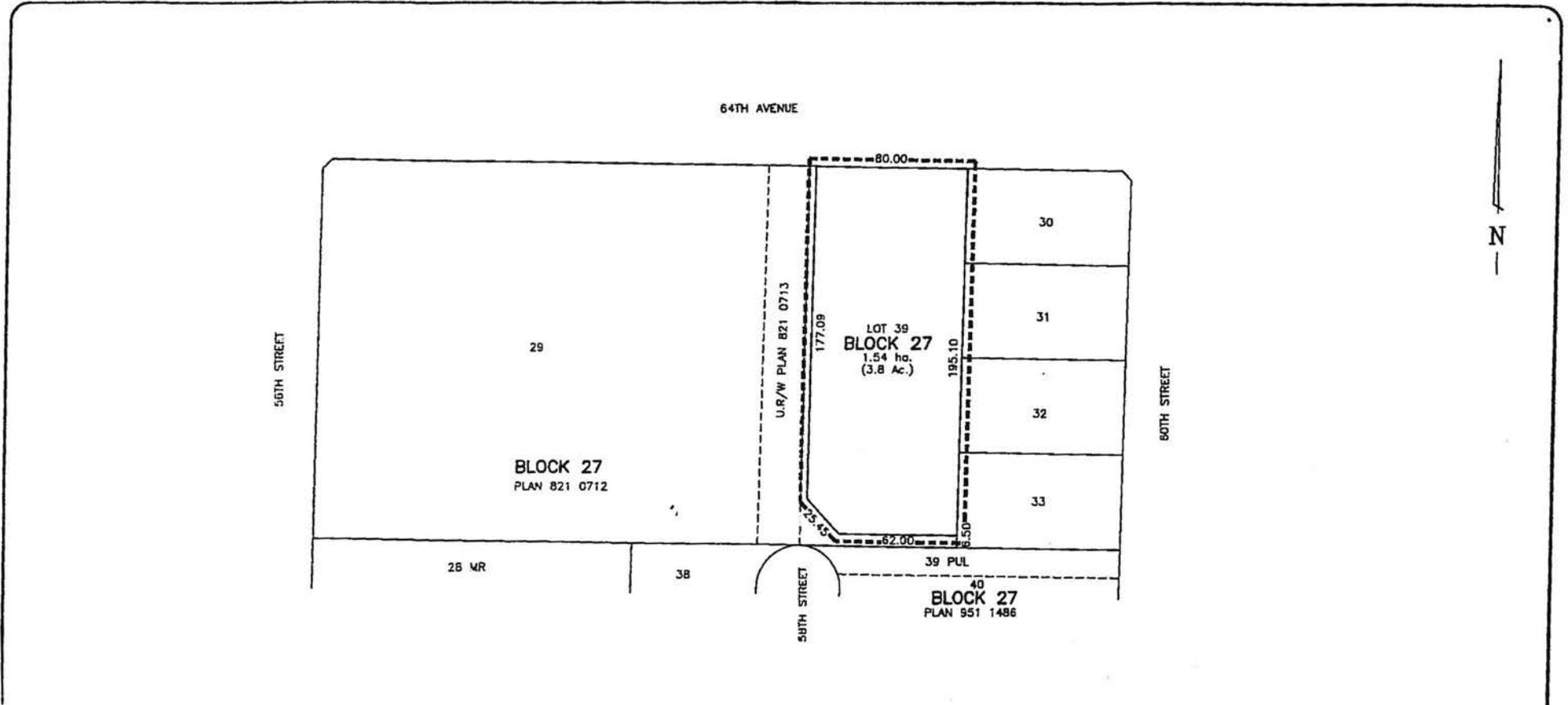
Discretionary Uses

- (a) Accessory Building or Structure
- (b) Cemetery
- (c) Clinic
- (d) Community Hall
- (e) Day Care Facility
- (f) Institutional Use
- (g) Museum
- (h) Office, Medical/Dental
- (i) Public Use
- (j) Recreation Facility, Indoor
- (k) Recreation Facility, Outdoor
- (l) Religious Assembly*
- (m) School, Secondary
- (n) Senior Citizens' Complex

*Note Section 3(26) of this Bylaw.

3. District Requirements

The district requirements (lot area, yard requirements) shall be at the discretion of the Development Authority.



NO.	REVISION	DATE	BY

NOTE : Portion to be approved is outlined thus ----- and contains approximately 1.54 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 part of
LOT 29, BLOCK 27, PLAN 821 0712
within
N.E.1/4 SEC. 5, TWP. 10, RGE. 16, W.4 M.
Town of Taber

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

APPROVED	DRAWN MJ	DATE OCT 2/14
<i>D. J. Amonte</i>	CHECKED DJA	JOB 14-12463
	SCALE	DRAWING
D.J. Amonte, A.L.S.	1:2000	14-12463T