



**RAY BRYANT
MAYOR**

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FORWARDED: JUNE 21, 2012

AGENDA

MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, JUNE 25, 2012 AT 5:00 PM.

MOTION

ITEM NO. 1. CALL TO ORDER

ITEM NO. 2. ADOPTION OF THE AGENDA

X

ITEM NO. 3. ADOPTION OF THE MINUTES - NONE

ITEM NO. 4. SUBDIVISION APPLICATIONS

A) RFD TT 12 0 004

i) Explanation of the Subdivision

ii) Decision of the Subdivision Authority

X

B) RFD TT 12 0 005

i) Explanation of the Subdivision

ii) Decision of the Subdivision Authority

X

ITEM NO. 5. CLOSE OF MEETING

X



Agenda Item 4.A)

TOWN OF TABER
Council Request For Decision

Subject: Subdivision Application	Date of June 25, 2012 Agenda:
Prepared By: Jillianne Koroluk, Development Officer	
Attachments: Application Tentative Plan Location Map Public Notice Low Density Residential District Requirements (LR-2)	
Topic: Subdivision Application TT-12-0-004 Lot 1, Block C, Plan 1844 J.K. – 5923-52 nd St. To subdivide 0.089 ha into two residential lots with proposed sizes of 0.042ha and 0.047ha.	
Background:	<p>The Town has received a tentative subdivision application, dated April 11, 2012, for consideration by the Subdivision Authority (Town Council) under the provisions of the Municipal Government Act and Town of Taber Subdivision and Development Authority Bylaw. The application required some clarifications and was deemed complete on May 9th, 2012.</p>
	<p>The application was advertised and circulated to adjacent landowners, Town departments and potentially affected agencies in accordance with the Municipal Government Act. No objections were received from departments or agencies. However comments were received from Epcor with regard to the expense and challenges associated with servicing the potential future lot.</p>
	<p>Administration supports this application because it conforms to the Land Use Bylaw with one minor variance. A rear yard setback waiver from the existing house to the proposed property line is required from 6m to 5.64m. The subdivision of this land will also represent a good opportunity for infill development, making better use of town land supplies and assisting in moving the town of Taber to become a more sustainable community long term.</p>
Cont'd	

Options:

1. THAT Subdivision Application TT-12-0-004 to create 2 lots BE APPROVED with conditions.
2. THAT Subdivision Application TT-12-0-004 to create 2 lots NOT BE APPROVED.
3. THAT Subdivision Application TT-12-0-004 to create 2 lots BE APPROVED WITH AMENDMENTS.

Recommendation:

THAT Subdivision Application TT-12-0-004 to create 2 lot BE APPROVED, subject to the following conditions:

1. That this approval shall apply to **BEING ALL OF LOT 1, BLOCK C, PLAN 1844JK - 5923 52ND St.**
2. Prior to the final endorsement of the subdivision all buildings encroaching or located across the future property line shall be removed or moved to a location that meets the Town of Taber and Alberta Building Code setback requirements.
3. Prior to the final endorsement of the subdivision the concrete pad encroaching over the property line shall be removed from encroaching over the property line.
4. Town services shall be provided to the newly subdivided lot at the expense of the future owner of the new lot. In addition engineering design, construction of service extensions, connection and other considerations with regard to this aspect become conditions of the development permit for the new residential dwelling.
5. Append the conditions outlined in number 4 as a caveat on the future title, at the expense of the applicant.
6. 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 prior to endorsement.
7. That the subdivision be registered in a manner satisfactory to the Land Titles Office.
8. The applicant shall provide an access / driveway onto the proposed lot(s) to the satisfaction of the Town of Taber and in accordance with Town Standards prior to final endorsement of the subdivision.
9. Easements or rights of way shall be registered against the land for the provision of gas, power and other utilities as required. The developer is responsible for making suitable arrangements with the relevant utility companies for the provision of services prior to final endorsement of the plan.

**Approval
Date:**

June 21, 2012

**Interim
CAO:**



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
NICOLE RASMUSSEN

Address and phone No.
5923 - 52 STREET TABER AB T1G 1K7

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

Part of the SW¼ sec. 5 twp. 10 range 16 west of 4th meridian
Being all of lot 1 block C Reg. Plan No. 1844 JK C.O.T.No. 011 359 163
Area of the above parcel of land to be subdivided 0.089 Hectares
Municipal address (if applicable) 5923 - 52 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? 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 No X
If "yes", the Highway is 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
- 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 LOT
- b. Proposed use of the land RESIDENTIAL LOT
- c. The designated use of the land as classified under a land use bylaw L2-2

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: SANDY LOAM

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

9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, DAVID J. AMANTEA hereby certify that I am the registered owner, or

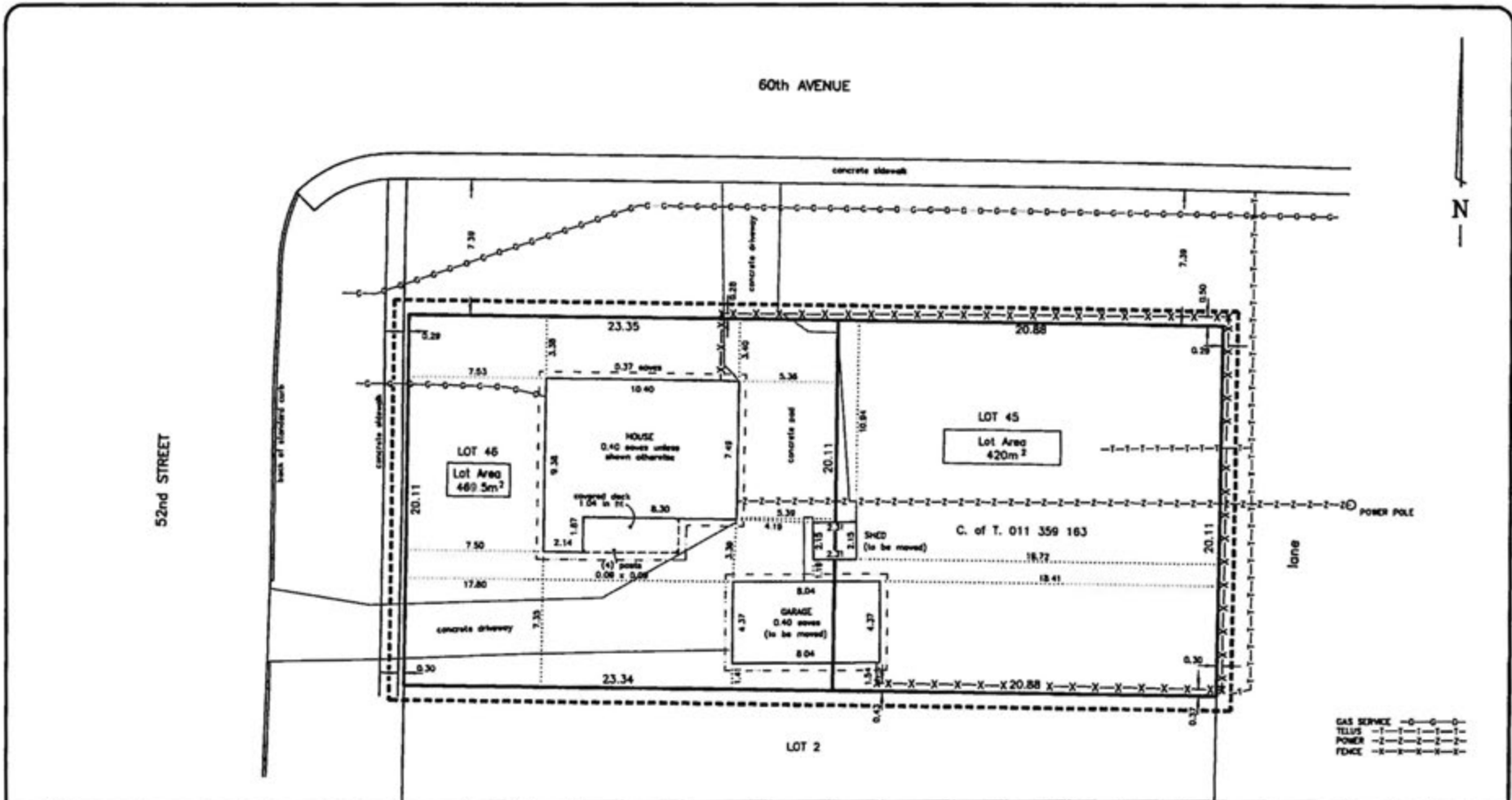
Address: Box 655, Lethbridge, Alberta, T1J 3Z4
Phone No. 403 329-4688

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.

(Signed)




Date April 11, 2012



NO.	REVISION	DATE	BY
NOTE : Portion to be approved is outlined thus ----- and contains approximately 0.089 ha Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.			

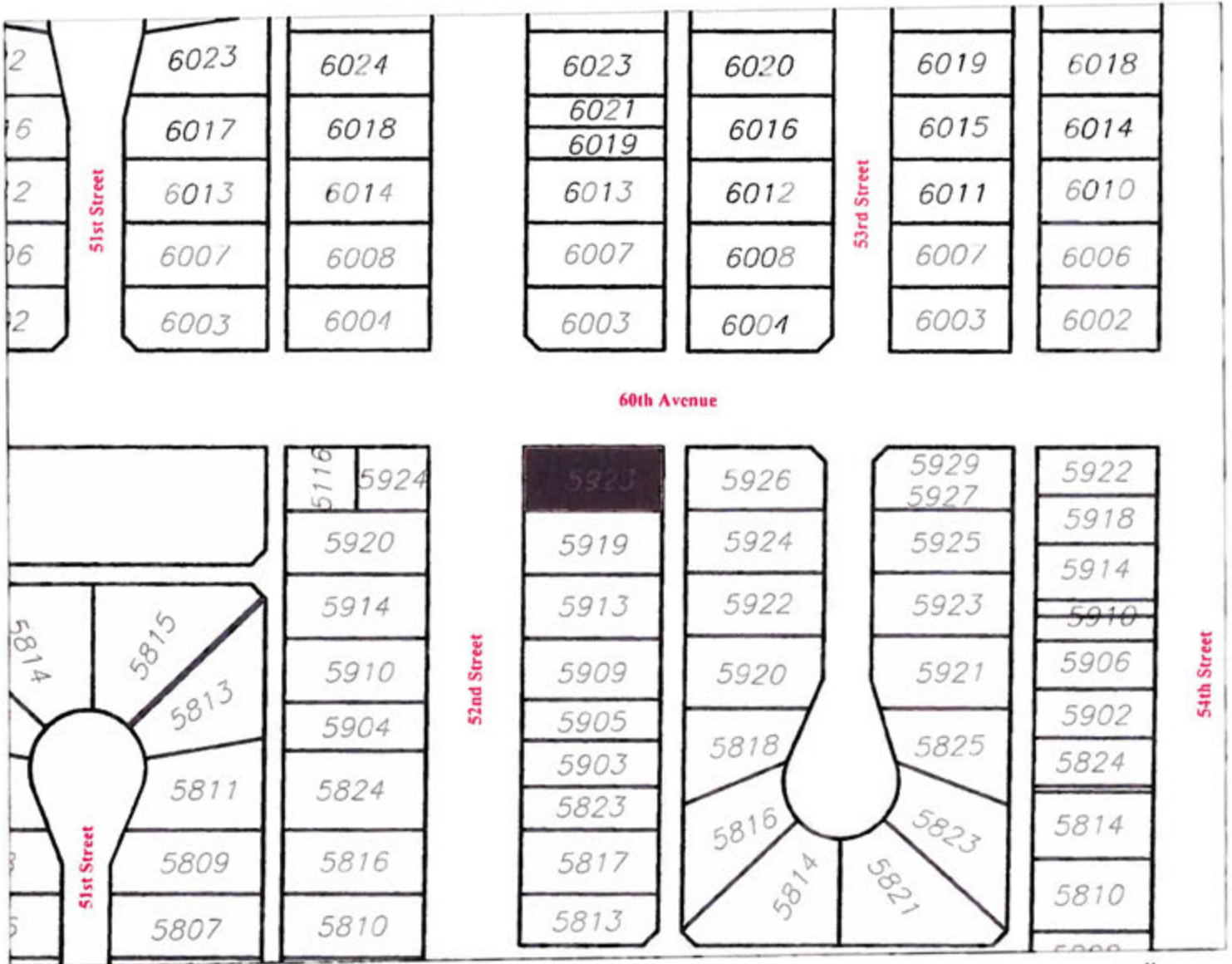
NICOLE RASMUSSEN
 TENTATIVE PLAN SHOWING SUBDIVISION
 of
 LOT 1, BLOCK C, PLAN 1844 J.K.
 within
 W.1/2 SEC. 5, TWP. 10, RGE. 16, W.4 M.
 Town of Taber



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

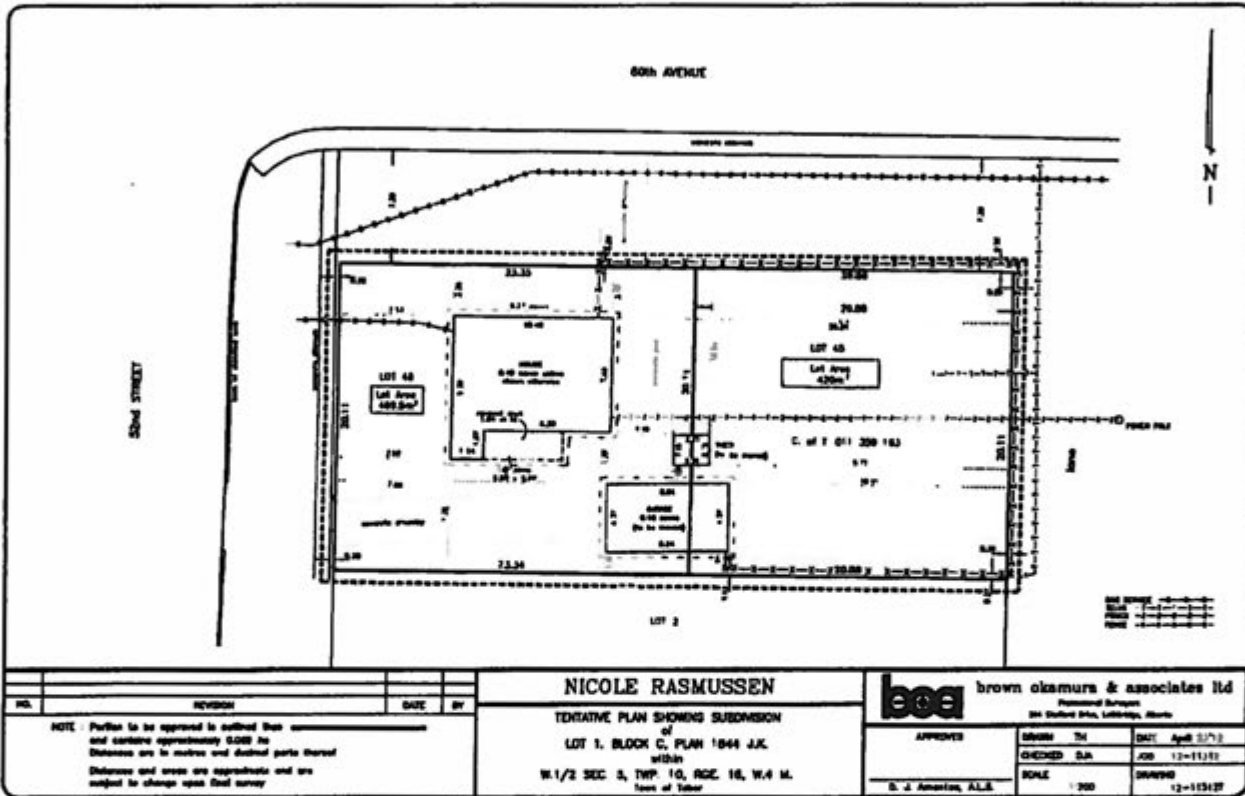
APPROVED	DRAWN TH	DATE June 15'12
D. J. Amanteo, A.L.S.	CHECKED DJA	JOB 12-11312
	SCALE 1:200	DRAWING 12-11312T

Proposed Subdivision of 5923 - 52nd St.



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	OWNER(Agent)/PROPOSAL
SUBDIVISION APPLICATION TT-12-0-004 LOT 1 BLOCK C PLAN 1844 J.K. 5923 52nd St. WITHIN SW 1/4-5-10-16 W 4th M	Brown Okamura and Associates Ltd. proposes as follows: An application intended to adjust a lot line for 2 residential lots with proposed sizes of 0.042ha and 0.047 ha.

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 May 31, 2012. 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, 4900A – 50 Street, Taber, T1G 1T1, Phone (403) 223-5500, ext. 5527.

SECTION 6: Low Density Residential (LR-2) DISTRICT

1. PURPOSE

This district is intended to allow for a variety of low density housing styles. Although intended to be applied primarily to existing residential areas, it may also be applied to new development. Development legally approved prior to adoption of this Bylaw that does not conform to these regulations is intended to be legal non-conforming development.

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) Garage
- (b) Park
- (c) Single detached dwelling
- (d) Utilities

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Duplex
- (c) Home Occupation
- (d) Modular Home
- (e) Public Use
- (f) Semi-detached Dwelling
- (g) Sign

SECTION 6: Low Density Residential (LR-2) DISTRICT

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.

	<u>Single Detached</u>	<u>Semi-detached Duplex</u>
Minimum Lot Area:		
Fully serviced lot	420m ²	300 m ² /unit
Minimum Lot Width:		
Fully serviced lot:	14 metres	18 metres (9 m/side)
Minimum Front Yard:	6 metres	6 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a) Rear Lanes:	1.2 metres	
b) Laneless:	1.2 metres when garage attached	
	3 metres on one side if no attached garage	
	and 1.2 metres on the other, except semis	
	must have 3 metres on both sides with	
	zero (0) metres for semi-detached dwelling	
	units on common lot line only.	
Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	45%	45%
Minimum Landscaped Area:	25%	25%


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 metre (3 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be setback a minimum of 1.5 metres from the lane right-of-way.



Agenda Item 4.B)

TOWN OF TABER
Council Request For Decision

Subject: Subdivision Application		Date of June 25, 2012
		Agenda:
Prepared By: Cory Armfelt, Planner		
Attachments: Application Tentative Plan Public Notice		
Topic: Subdivision Application TT-12-0-005 Lot 3, Block 7, Plan 991 1451 To subdivide approximately 16 acres		
Background:	The subject Town of Taber subdivision approval has expired and has been rejected by Alberta Land Titles. Due to this the registration of the new parcel can not be completed. Brown Okamura & Associates has directed the Town of Taber a new Subdivision Authority Approval endorsement form is required for registration.	
	As council appears to be the only authorized subdivision authority as per bylaw #A-356. A signature and date of approval is required on the attached Subdivision Authority Approval.	
Options:	1. THAT Subdivision Application TT-12-0-005 to subdivide approximately 16 acres BE APPROVED.	
	2. THAT Subdivision Application TT-12-0-005 to subdivide approximately 16 acres NOT BE APPROVED.	
Recommendation:	THAT Subdivision Application TT-12-0-004 to create the 16 acre parcel lot BE APPROVED, subject to the following conditions:	
	<ol style="list-style-type: none"> 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. That this approval shall apply to a 1 PUL lot, tentative plan of subdivision located on part of lot 3 inclusive, Block 7, Plan 991 1451. That the subdivision be registered in a manner satisfactory to the Land Titles Office. The address for the new PUL lot shall be 6515 Wild Rose Gate. 	
Approval Date:	June 21, 2012	Interim CAO: 

APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY		
DATE of receipt of completed Form 1:	FEES submitted (non refundable):	FILE No.
	5700	T108-0-012

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 TOWN OF TABER Address and phone no. 4900A 50 ST, TABER, AB, T1G 1T1
Name in block capitals

2. Name of agent (person authorized to act on behalf of registered owner), if any GARY HUDSON Address and phone no. 4900A 50 ST, TABER, AB T1G 1T1
Name in block capitals 403-223-5500 EXT 5523

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All / part of the N/W 4 sec. 4 Twp. 10 range 16 west of 4 meridian
 Being all / parts of lot 3 block 7 Reg. Plan No. 99.11451 C.O.T. No. _____
 Area of the above parcel of land to be subdivided 5.47 hectares
 Municipal address (if applicable) _____

4. LOCATION OF LAND TO BE SUBDIVIDED
 a. The land is situated in the municipality of TABER, AB
 b. Is the land situated immediately adjacent to the municipal boundary? Yes _____ No
 If "yes", the adjoining municipality is _____
 c. Is the land situated within 0.8 kilometres of the right of way of a highway? Yes No _____
 If "yes", the highway is No. 36
 d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? Yes _____ No
 If "yes", state its name TABER LAKE
 e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 Describe:
 a. Existing use of the land Vacant
 b. Proposed use of the land Pav. - Storm pond
 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, rolling, steep, mixed) low lying
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.)
low lying, no vegetation
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.) _____

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
 Describe any buildings and any structures on the land and whether they are to be demolished or moved
N/A

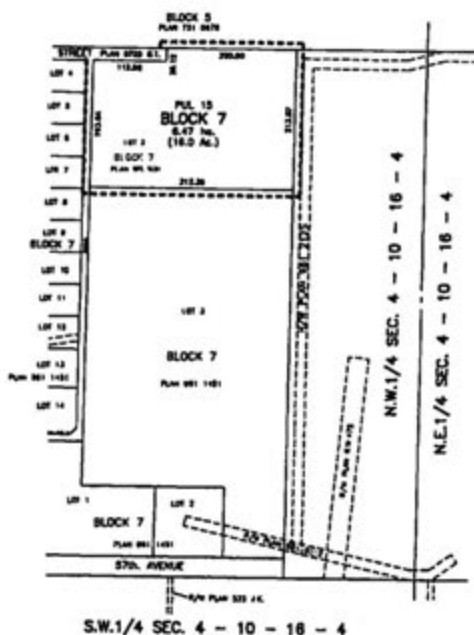
8. WATER AND SEWER SERVICES
 If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal
N/A

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
LANTIC INC hereby certify that I am the registered owner, or
(Full Name) 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 _____ (Signed) Gary R. Hudson
 Phone No. 403-223-5500 Date Aug 27, 08

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THIS FORM.

IMPORTANT: Please fill out the right of entry authorization on reverse.

Mail or deliver the completed application form, detailed sketch and required fee to the
 Town of Taber, Planning and Development Office
 4900A - 50 Street, Taber, Alberta T1G 1T1 (Phone: 223-5500)



S.W.1/4 SEC. 4 - 10 - 16 - 4

NO.	REVISION	DATE	BY

TOWN OF TABER

TENTATIVE PLAN SHOWING SUBDIVISION
of part of
LOT 3; BLOCK 7; PLAN 991 1451
within
N.W.1/4 SEC. 4; TWP. 10; RGE. 16; W.4 M.
TOWN OF TABER

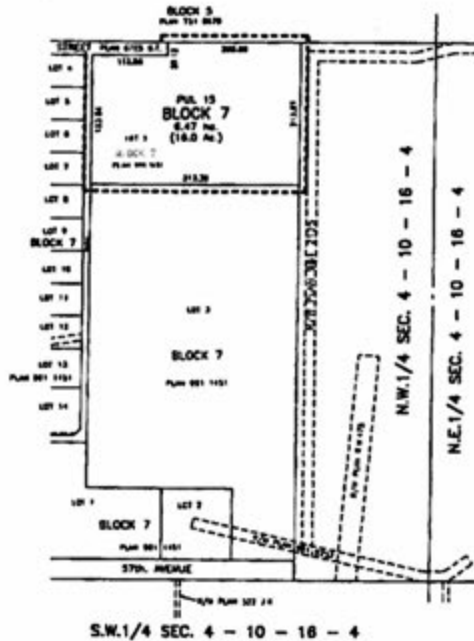
boa brown okamura & associates ltd.
Professional Services
511 Bedford Drive, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE AUG. 15/08
	CHECKED RFS	JOB 08-9944
	SCALE	DRAWING
R. F. Baker, A.L.S.	1:5000	08-9944T

NOTE: Portion to be approved is outlined with -----
and contains approximately 8.47 ha.
Distances are in metres and decimal parts thereof.
Distances and areas are approximate and are
subject to change upon final survey.

**THE TOWN OF TABER
HEREBY GIVES NOTICE**

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



PROPERTY DESCRIPTION	OWNER(Agent)/PROPOSAL
<p>TT08-0-012 <u>Part OF LOT 3, BLOCK 7, PLAN 9911451</u> <u>ALL WITHIN NW ¼ 4 - 10 - 16 W 4th M</u> <u>South of Wildrose Gate and East of 85 St</u></p>	<p>Town of Taber propose as follows: The application is intended to subdivide a total area of 6.47ha(16 Acres) to create one lot measuring 21.387mx313.39m with separate title to accommodate a public utility lot (PUL) for a storm management pond.</p>
<p>Any adjacent land owner may comment on the above application by ensuring that the Planning Department receives a written submission prior to September 25, 2008. Any submissions received will be considered by the Town of Taber prior to making a decision on the noted application.</p>	
<p>Any inquiries on any matter contained within this Notice may be made to John Henricks, ACP, MCIP, Director of Planning, for the Town of Taber, 4900A – 50 Street, Taber, T1G 1T1, Phone 223-5500, ext. 5524.</p>	



TOWN OF TABER
SUBDIVISION AUTHORITY
APPROVAL

RE: PLAN PREPARED BY: R. F. Baker, A.L.S

SURVEYOR'S FILE NO: 08-9944

TOWN OF TABER FILE NO: TT 08-0-012

LEGAL DESCRIPTION:

PART OF

Lot 3, Block 7, Plan 991 1451
NE¼ Sec. 4, Twp. 10 , Rge. 16, W4thM
Town of Taber, Province of Alberta

Approval Stamp

TOWN OF TABER
Director of Planning & Economic Development: _____
Valid: _____
Expires: _____
File No. _____
Comments:

THIS PLAN IS APPROVED SUBJECT TO THE CONCURRENT REGISTRATION OF THE FOLLOWING:

1. N/A

