



**RAY BRYANT
MAYOR
FORWARDED: NOVEMBER 22, 2012**

Page 1 of 1

AGENDA

MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, NOVEMBER 26, 2012 AT 5:00 PM.

MOTION

ITEM NO. 1. CALL TO ORDER

ITEM NO. 2. ADOPTION OF THE AGENDA

X

ITEM NO. 3. SUBDIVISION APPLICATIONS

A) RFD TT 12 0 009

i) Explanation of the Subdivision

ii) Decision of the Subdivision Authority

X

ITEM NO. 4. CLOSE OF MEETING

X



TOWN OF TABER
Subdivision Authority Request for Decision

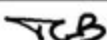
Table with 2 columns and 4 rows. Row 1: Subject: Subdivision Application, Date of Agenda: November 26, 2012. Row 2: Prepared By: Jillianne Koroluk, Development Officer. Row 3: Attachments: Application, Tentative Plan, Public Notice, Narrow Lot Residential (R-2). Row 4: Topic: Subdivision Application TT-12-0-009, Lot 20, Block 26, Plan 9411926 - 6123-54th St. To subdivide 0.093 HA into two residential lots. Row 5: Background: The Town has received a completed subdivision application... The application was advertised... This property in particular was the redistricting application... Administration supports this application... Row 6: Options: 1. THAT Subdivision Application TT-12-0-009 to create 2 residential lots BE APPROVED with conditions. 2. THAT Subdivision Application TT-12-0-009 to create 2 residential lots NOT BE APPROVED. 3. THAT Subdivision Application TT-12-0-009 to create 2 residential lots BE APPROVED WITH AMENDMENTS.

Recommendation:

THAT Subdivision Application TT-12-0-009 to create 2 residential lots BE APPROVED, subject to the following conditions:

1. That this approval shall apply to **BEING ALL OF LOT 20, BLOCK 26, PLAN 9411926 - 6123-54th St.**
2. The sheds located along the north east portion of the property must be moved to a location where they are located 1.2m from all property lines and 1.8m from all other structures on site or removed from the property prior to final endorsement.
3. Town services and any other required utility shall be provided to the newly subdivided lot at the expense of the future owner of the new lot. In this regard, Municipal water and sewer service connections shall be installed to the new lot being created prior to subdivision endorsement, and the applicant shall submit design drawings and receive authorization from the Town before commencing construction of these connections.
4. 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.
5. As an alternative to complying with conditions 3 and 4, the applicant may enter into a development agreement with the Town, in which case the development agreement shall be registered by caveat on the new title being created.
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. 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: November 22, 2012

CAO: 

SUBDIVISION AND DEVELOPMENT FORMS REGULATION - FORM 1
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
PRIME AUTO ACCESSORIES LTD.

Address and phone No.
6003B - 60 AVENUE, TABER AB T1G 2C1

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 NW¼ section 5 township 10 range 16 west of 4th meridian
Being all of lot 20 block 26 Reg. Plan No. 9411926 C.O.T.No. 121 021 551
Area of the above parcel of land to be subdivided 0.093 Hectares
Municipal address (if applicable) 6123 - 54 STREET, TABER

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

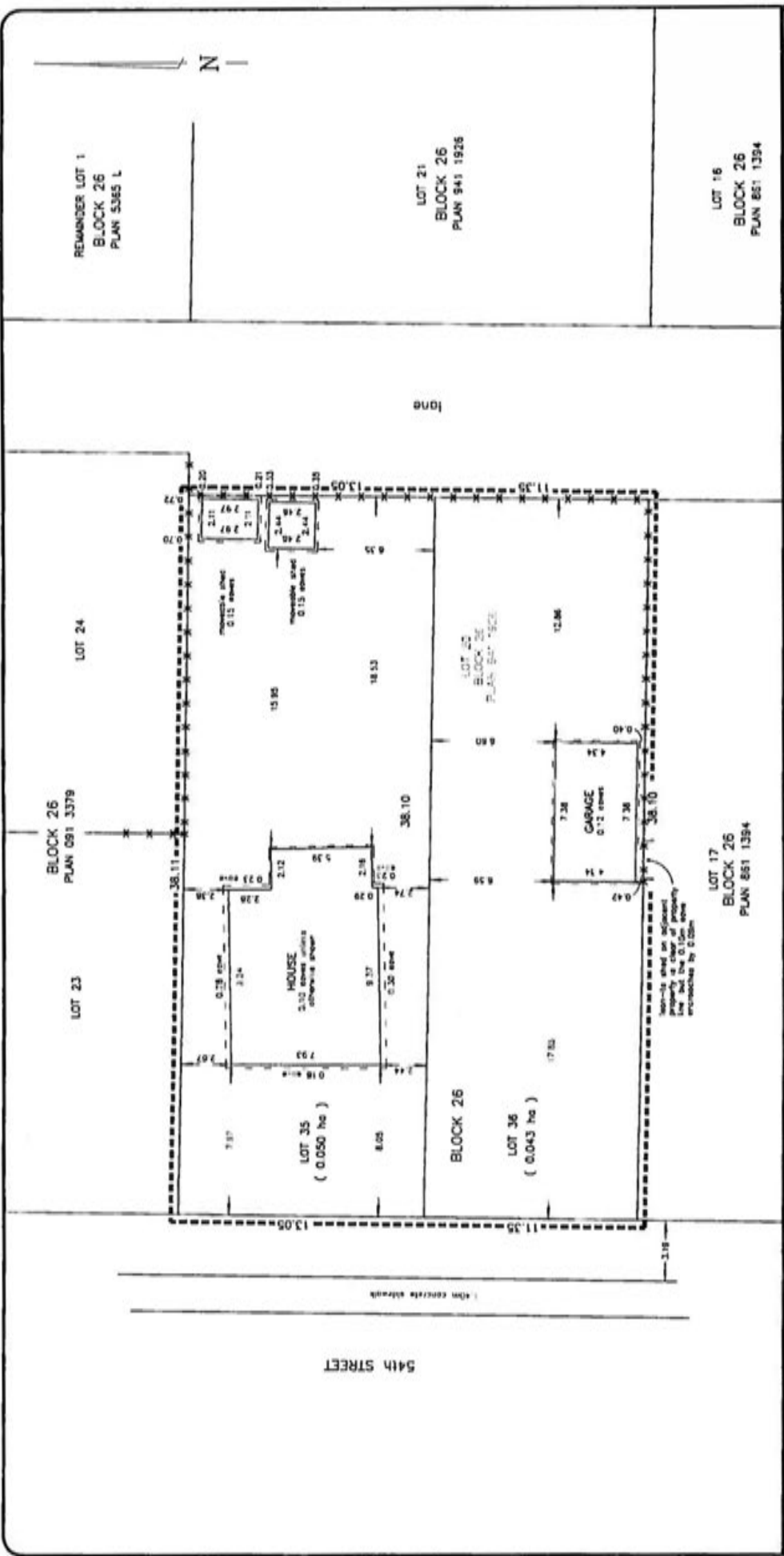
Address: Box 655, Lethbridge, Alberta, T1J 3Z4
Phone No. 403 329-4688

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)



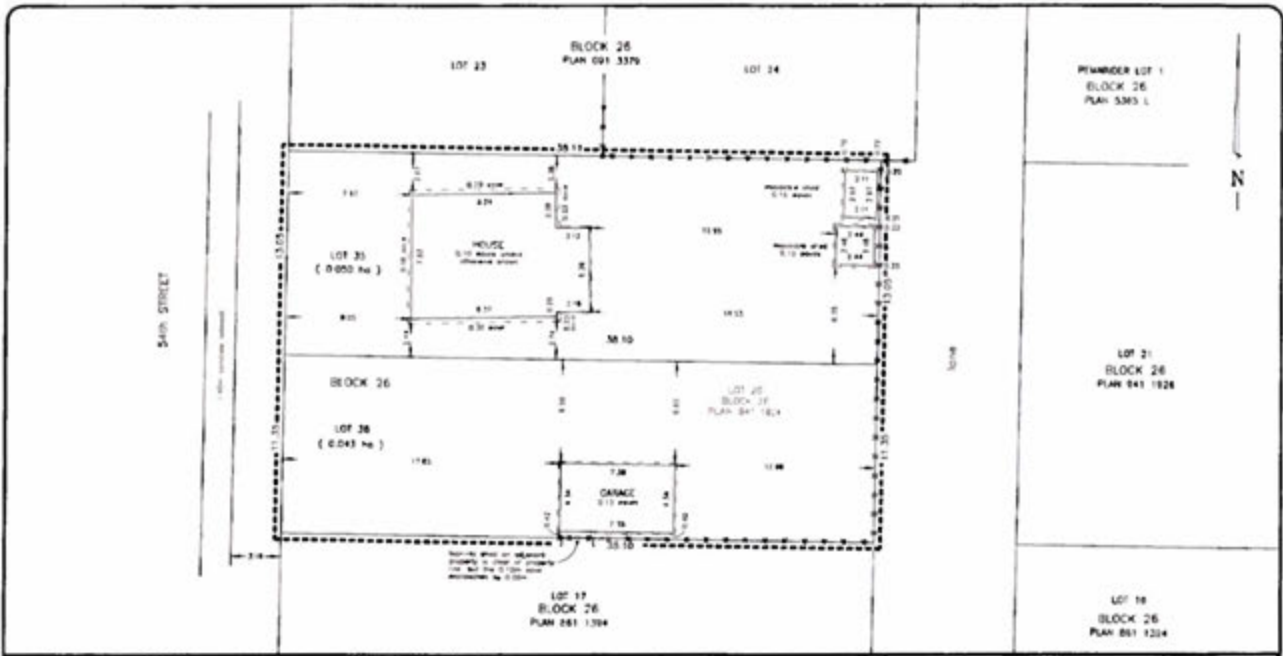
Date September 17, 2012



NO.		REVISION	DATE	BY
NOTE : Portion to be approved is outlined thus and contains approximately 0.093 ha Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.				
JEN-KO RENTALS LTD. TENTATIVE PLAN SHOWING SUBDIVISION of LOT 20, BLOCK 26, PLAN 941 1926 within N.W. 1/4 SEC. 5 TWP. 10, RGE. 16, W. 4 M. Town of Taber		brown okamura & associates ltd. Professional Surveyors 514 Stullard Dr. W., Lethbridge, Alberta		
APPROVED D. J. Amanteo, A.L.S.		DRAIN TH	DATE August 31 12	DRAWING 12-115187A
SCALE		CHECKED DJA	JOB 12-11518	
1:200				

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



<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 60%;">REVISION</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p style="font-size: small;">NOTE: Portion to be approved is outlined thus ----- and contains approximately 0.093 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.</p>	NO.	REVISION	DATE	BY					<p>JEN-KO RENTALS LTD.</p> <p>TENTATIVE PLAN SHOWING SUBDIVISION of LOT 20, BLOCK 26, PLAN 941 1926 with N.W. 1/4 SEC. 5 TWP. 10, RGE. 16, W. 4 M. Town of Taber</p>	<p>boa brown okamura & associates ltd. <small>Professional Surveyors 54 Surface Drive, Lethbridge, Alberta</small></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">APPROVED</td> <td style="width: 20%;">DRAWN TH</td> <td style="width: 50%;">DATE: August 3 12</td> </tr> <tr> <td rowspan="2" style="text-align: center;"> D. J. Ametani, A.L.S. </td> <td>CHECKED GJA</td> <td>JOB 12-11518</td> </tr> <tr> <td>SCALE</td> <td>DRAWING</td> </tr> <tr> <td>1:200</td> <td>12-11518A</td> <td> </td> </tr> </table>	APPROVED	DRAWN TH	DATE: August 3 12	 D. J. Ametani, A.L.S.	CHECKED GJA	JOB 12-11518	SCALE	DRAWING	1:200	12-11518A	
NO.	REVISION	DATE	BY																		
APPROVED	DRAWN TH	DATE: August 3 12																			
 D. J. Ametani, A.L.S.	CHECKED GJA	JOB 12-11518																			
	SCALE	DRAWING																			
1:200	12-11518A																				

<p>PROPERTY DESCRIPTION NE 1/4 SEC 5 TWP 10 RNG 16 W4M</p> <p>SUBDIVISION APPLICATION TT-12-0-006 6123 54th St. PLAN 9411926, BLOCK 26, LOT 20</p>	<p>OWNER(Agent)/PROPOSAL</p> <p>Brown Okamura and Associates Ltd proposes as follows: An application intended to subdivide the subject property (0.093 HA) into 2 residential lots.</p>
---	--

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 1, 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.

Public Notice was advertised in the
October 17, 2012 issue of the Taber
Times.

TOWN OF TABER
BY-LAW NO. 5-2008

**BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO AMEND
BY-LAW NO. 4-2006, THE LAND USE BY-LAW OF THE TOWN OF TABER**

Pursuant to Section 692(1)(f) of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26.1, as amended, the Council of the Town of Taber, in the Province of Alberta, duly assembled enacts as follows:

1. By-Law 4-2006 is hereby amended to include the following:
2. That Section 28: Narrow Lot Residential (R-2) be created:

Narrow Lot Residential (R-2) District

1. Purpose

This district is intended to allow for low density, narrow lot housing styles in both established and developing neighbourhoods. 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

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:	350 m ²	225 m ²
Minimum Lot Width:	11 metres	15 metres (7.5m / side)
Minimum Front Yard:	5.5 metres	5.5 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 semi-detached 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 Building Coverage:	50%	50%
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.

5. Special Requirements: Building Design

Further to Section 3 (19) regarding building design, when this district is applied to existing communities new infill housing shall be designed to complement the existing neighbourhood character and nearby housing designs, to the satisfaction of the Development Authority.

6. 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.

- 3. The remainder of By-Law 4-2006 and its amendments thereof not amended by this By-Law remains in full force and effect.

RES.77/08 READ a first time this 24th day of MARCH, 2008.

RES.96/08 READ a second time this 28th day of APRIL, 2008.

RES.97/08 READ a third time and finally passed this 28TH day of APRIL, 2008.



 MAYOR



 CHIEF ADMINISTRATIVE OFFICER