



**RAY BRYANT  
MAYOR**

**Page 1**

**FORWARDED: August 11, 2011**

**AGENDA**

**MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, AUGUST 15, 2011 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**

A) RFD Regular Meeting of the Subdivision Authority January 11, 2010

**X**

**ITEM NO. 4. SUBDIVISION APPLICATIONS**

A) RFD TT 11 0 001

i) Explanation of the Subdivision

ii) Decision of the Subdivision Authority

**X**

B) RFD TT 11 0 002

i) Explanation of the Subdivision

ii) Decision of the Subdivision Authority

**X**

C) RFD TT 11 0 003

i) Explanation of the Subdivision

ii) Decision of the Subdivision Authority

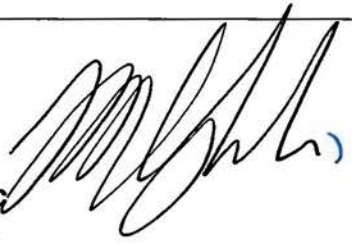
**X**

**ITEM NO. 11. CLOSE OF MEETING**

**X**



## TOWN OF TABER COUNCIL REQUEST FOR DECISION

|                       |   |   |
|-----------------------|---|---|
|                       | <b>Subject:</b> Regular Minutes of the Subdivision Authority  | <b>Date of</b> August 15, 2011<br><b>Agenda:</b>  |
|                       | <b>Prepared By:</b> Kerry Van Ham, Council & CAO Assistant  |   |
|                       | <b>Attachments:</b> Minutes   |   |
|                       | <b>Topic:</b> Minutes of the Regular Meeting of the Subdivision Authority, January 11, 2010   |   |
| <b>Background:</b>    |   |   |
| <b>Options:</b>       | <ol style="list-style-type: none"><li>1. That the Subdivision Authority adopts the minutes of the Regular Meeting of the Subdivision Authority held on January 11, 2010, as presented.</li><br/><li>2. That the Subdivision Authority adopts the minutes of the Regular Meeting of the Subdivision Authority held on January 11, 2010, as amended</li></ol> |   |
|                       | <b>Recommendation:</b> Option #1 - That the Subdivision Authority adopts the minutes of the Regular Meeting of the Subdivision Authority held on January 11, 2010, as presented.  |   |
| <b>Approval Date:</b> | August 11, 2011   | <b>Director of Planning &amp; Economic Development:</b><br> |

**MINUTES OF THE MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, JANUARY 11, 2010, AT 5:00 P.M.**

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**PRESENT:** Mayor Ray Bryant  
Councillor Abe Andres  
Councillor John Papp  
Councillor, Louie Tams  
Councillor Murray Rochelle  
Councillor Terry Sargeant  
Councillor Garth Bekkering

**ALSO PRESENT:**

Gary Hudson, CAO  
Jim Coughlin, Director of Planning and Economic Development  
Neil Bryan, Planner  
Dale Culler, Director of Corporate Services  
Aline Holmen, Leisure Services Manager  
Rob Cressman, Director of Public Services  
Lorraine Belanger, Planning Assistant/ Recording Secretary  
Loanne Karras- Council & CAO Assistant/ Recording Secretary

**CALL TO ORDER**

Mayor Bryant called the Regular Meeting of the Subdivision Authority to order at 5:13 p.m.

**ADOPTION OF THE AGENDA**

Res. 01/10 MOVED by Councillor Tams that the Subdivision Authority adopt the agenda.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

Res. 02/10 MOVED by Councillor Rochelle that the Subdivision Authority adopt the minutes of the Regular Meeting of the Subdivision Authority held on September 28, 2010.

CARRIED UNANIMOUSLY

**ITEM 4-SUBDIVISION APPLICATIONS – TOWN OF TABER**

**A) TT-09-0-006: Thomas Menard**  
Block 2, 3, 4; 7808A.I.

i) Explanation of the Subdivision

J. Coughlin summarized the application package by reviewing 5 points.

- (1) ER (Environmental Reserve) designation of the land was to keep land that was not developable due to its physical nature as open space.
- (2) The creation of 3 new lots in the area would be fragmented and isolated.
- (3) The cost for infrastructure would be very high due to the isolated location of the site.
- (4) The physical nature of the lots could cause slumping or erosion.
- (5) Long term problems could be an issue with the septic system proposed

He noted that the purpose of the application was to create 3 new lots and that after a review by administration it had been concluded that the application not be approved for the above reasons.

Mayor Bryant asked if there were any questions regarding the application.

Councillor Bekkering commented that he had viewed the property location in the past and agreed that it made no sense to develop this area and was pleased the application had been turned down.

Councillor Tams noted that it appeared the land did not meet the percolation test requirements needed to allow for septic on the site and agreed the application should be denied.

Councillor Andres concurred with Councillor Tams and Bekkering.

Mayor Bryant then asked for a vote on the application.



Res. 03/10 **MOVED** by Councillor Bekkering that the Subdivision Authority reject application TT09-0-006 for Block 2,3,4 Plan 7808AI for the following reasons:

1. Due to the Environmental Reserve designation of the subject property in the Northwest Area Structure Plan (Bylaws A-322 and 23-2007),
2. To prevent fragmented, isolated development,
3. To avoid infrastructure maintenance (roads, garbage) for a development located out along Highway 864,
4. To avoid any problems such as slumping or worse due to building on or near a geotechnically unstable bank,
5. To avoid any problems with a septic system due to building on or near a bank that is next to the MD Park.

**CARRIED UNANIMOUSLY**

Res. 04/10 **MOVED** by Councillor Papp that this Regular Meeting of the Subdivision Authority be adjourned.

**CARRIED UNANIMOUSLY AT 5:19 PM**

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**CHAIRMAN**



**Agenda Item No. 4.A)**

File No. TT 11 0 001

**TOWN OF TABER  
SUBDIVISION AUTHORITY REQUEST FOR DECISION**

|                     |  |                        |                 |
|---------------------|--|------------------------|-----------------|
| <b>Subject:</b>     | Subdivision Application TT 11 0 001  | <b>Date of Agenda:</b> | August 15, 2011 |
| <b>Prepared By:</b> | Lorraine Belanger, Planning and Economic Development Assistant<br>Jim Coughlin, Director of Planning and Economic Development  |                        |                 |
| <b>Attachments:</b> | Application, Proposed Plan of Subdivision, Location Maps, Conceptual Schemes, Letters from Area Residents  |                        |                 |
| <b>Topic:</b>       | Westview Estates Phase 5 TT 11 0 001; 1338768 Alberta Ltd.<br>Part of SW ¼ 6-10-16-W4M<br>To subdivide 3.52ha (8.70 acres) to create 45 lots along 43 St. (Extension) & 53 Ave. (New Road)   |                        |                 |
| <b>Background:</b>  | <p>The Town has received a tentative subdivision application, dated June 1, 2011, 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 with the payment of the full fee on July 28, 2011.</p>                  |                        |                 |
|                     | <p>The application was advertised and circulated to adjacent landowners, Town departments and public agencies in accordance with the Municipal Government Act. Three letters from nearby residents were received in response. No objections were received from departments or agencies, however, the Town's Emergency Services Fire Chief noted that the subdivision is outside the 10-minute response area.</p> |                        |                 |
|                     | <p>Administration supports this application because it conforms to the Northwest Residential Area Structure Plan, Land Use Bylaw and the adopted Westview Estates conceptual scheme showing the future subdivision and development of adjacent areas, all of which are required by the Municipal Government Act.</p>   |                        |                 |
|                     | <p>As a point of interest, this is the same area that was proposed by the same developer and denied by Town Council in 2009 for a change in the Land Use Bylaw from the current LR-1 Zone to the R-2 Zone.</p>   |                        |                 |
|                     | Cont'd   |                        |                 |

Options:

The LR-1 Zone permits Single Detached Dwellings on lots with minimum lot frontages of 14 metres (46 feet) and minimum lot areas of 450 square metres (4844 square feet). The R-2 Zone would have permitted Single Detached Dwellings on lots with minimum lot frontages of 11 metres (36 feet) and minimum lot areas of 350 square metres (3767 square feet). Duplex Dwellings and Semi-Detached Dwellings would have been permitted as Discretionary Uses. The Semi-Detached Dwellings could have been built on lots with minimum lot frontages of 15 metres (49 feet) and minimum lot areas of 225 square metres (2422 square feet).

The conditions of approval are normal for such a residential plan of subdivision, however, there is one special condition being applied to this subdivision and the Prairie Lake Estates subdivision, to the north. This condition is a requirement that 43 Street be connected with 56 Avenue to the north to function as an alternate, graveled, all weather emergency access, to the satisfaction of the Emergency Services Fire Chief.

1. THAT Subdivision Application TT 11-0-001 to create 45 lots BE APPROVED with conditions.
2. THAT Subdivision Application TT 11-0-001 to create 45 lots NOT BE APPROVED.
3. THAT Subdivision Application TT 11-0-001 to create 45 lot BE APPROVED WITH AMENDMENTS.


**Recommendation:**

THAT Subdivision Application TT 11-0-001 to create 45 lots **BE APPROVED**, subject to the following conditions:

- 1) That this approval shall apply to a tentative residential plan of subdivision consisting of 45 lots located along 43 St. (Extension) & 53 Ave. (New Road) in the Town of Taber.
- 2) That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber.
- 3) Easements or rights of way shall be registered against the land for the provision of storm drainage, gas, power and other utilities as required.

Cont'd

- 4) That, pursuant to Section 655(1)(b) of the Municipal Government Act, the developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for essential municipal services, road improvements, and the installation of public utilities that are necessary to serve the subdivision. The developer shall, as part of this agreement, be required to pay all relevant offsite levies.
- 5) That detailed servicing plans be submitted and approved by the Director of Public Works prior to registration that shows storm drainage requirements, grading, sewer and water servicing, including proposed connections to each lot as well as detailed road design, street lights and signs.
- 6) That 43 Street be connected with 56 Avenue to the north as an alternate, graveled, all weather emergency access, to the satisfaction of the Emergency Services Fire Chief prior to final endorsement of the subdivision.
- 7) That lot and building numbering be submitted and approved by the Director of Planning and Economic Development.
- 8) That the subdivision plan be registered in a manner satisfactory to the Land Titles Office.

|                              |                        |  |   |
|------------------------------|------------------------|--|---|
| <p><b>Approval Date:</b></p> | <p>August 11, 2011</p> | <p><b>Director of Planning &amp; Economic Development:</b></p> |  |
|------------------------------|------------------------|--|---|



## APPLICATION FOR SUBDIVISION

## FOR OFFICE USE ONLY

|                                      |                                  |          |
|--------------------------------------|----------------------------------|----------|
| DATE of receipt of completed Form 1: | FEES submitted (non-refundable): | 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.  
 1338768 ALBERTA LTD.      204; 517 - 4 AVENUE SOUTH, LETHBRIDGE, AB T1J 0N4      (403) 330-4298  
 Name in block capitals

2. Name of agent (person authorized to act on behalf of registered owner), if any      Address and phone no.  
 BRUCE A. BARNETT, ALS      255 - 31 STREET NORTH, LETHBRIDGE, AB T1H 3Z4      (403) 329-0050  
 Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
 All / part of the SW ¼ sec. 6      twp. 10      range 16 west of 4 meridian  
 Being all / parts of lot      block      Reg. Plan No.      C.O.T. No. 081 437 453 +76  
 Area of the above parcel of land to be subdivided      3.52      hectares  
 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 a 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.

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

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      RESIDENTIAL

b. Proposed use of the land      RESIDENTIAL

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)      N/A

b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.)  
 N/A

c. Describe the kind of soil on the land (sandy, loam, clay, etc.)      N/A

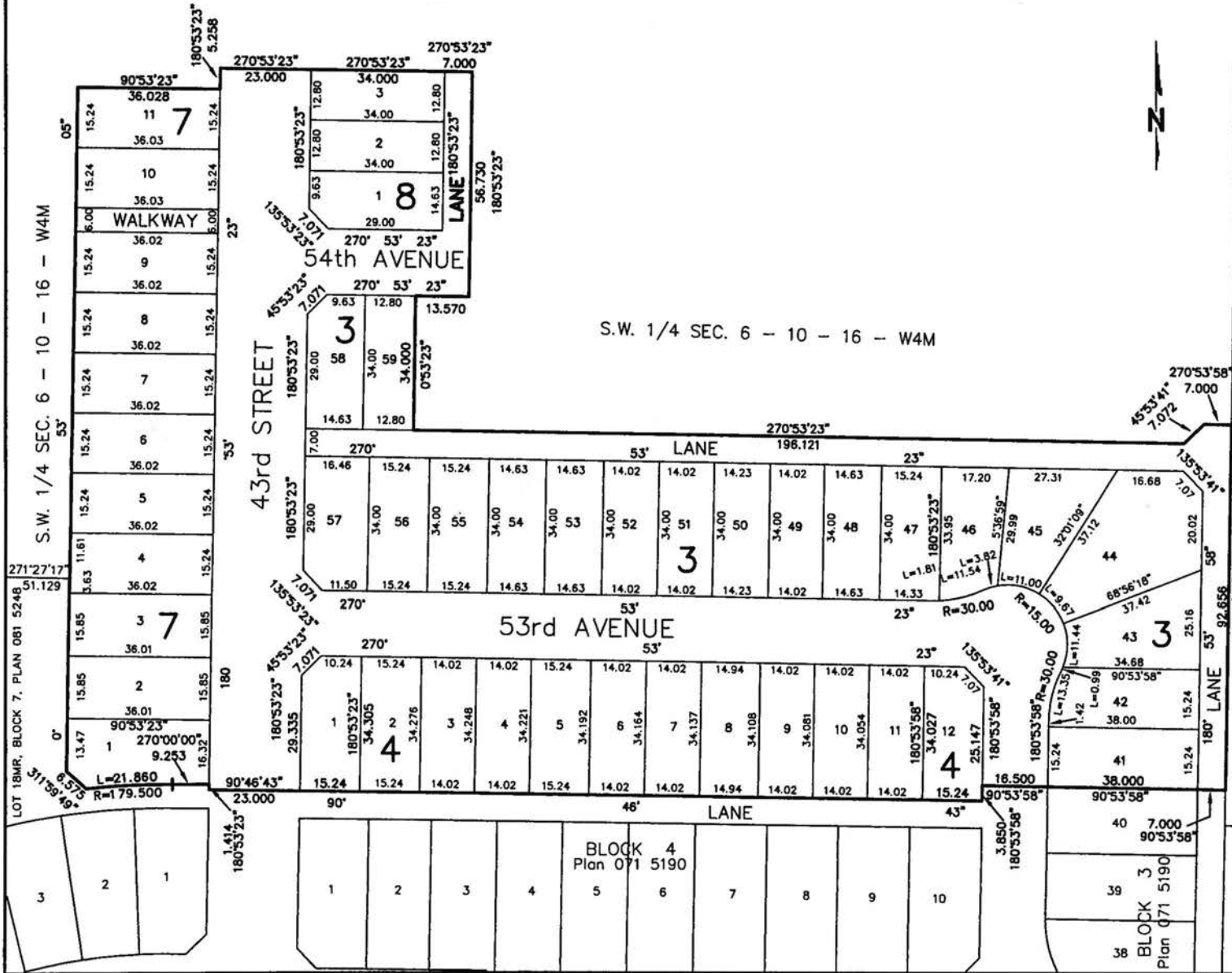
7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
 Describe any buildings and any structures on the land and whether they are to be demolished or moved  
 LAND IS VACANT

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  
 TOWN SERVICES

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
 I BRUCE A. BARNETT, ALS 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      MARTIN GEOMATIC CONSULTANTS LTD.      (Signed) *Bruce A. Barnett*  
 255 - 31 STREET NORTH, LETHBRIDGE, AB, T1H 3Z4  
 Phone No.      (403) 329-0050      Date      JUNE 1, 2011

**IMPORTANT:**      > Further information may be provided by the applicant on the reverse.

S.W. 1/4 SEC. 6 - 10 - 16 - W4M



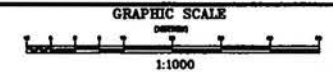
**PLAN**  
SHOWING  
**PROPOSED SUBDIVISION**

FOR A PORTION OF  
S.W. 1/4 SEC. 6, TWP. 10, RGE. 16, W4M

**TOWN OF TABER**

**LEGEND**  
AREA TO BE REGISTERED IS OUTLINED THUS .....  
AND CONTAINS 3.52 ha  
DISTANCES ARE IN METRES AND DECIMALS THEREOF  
BEARINGS ARE ASSUMED AND DERIVED FROM REGISTERED PLAN

- E ..... EAST
- ha ..... HECTARE
- M ..... MERIDIAN
- MR ..... MUNICIPAL RESERVE
- N ..... NORTH
- No. .... NUMBER
- L= ..... ARC LENGTH
- R= ..... RADIUS
- Reg. .... REGISTRATION
- RGE. .... RANGE
- S ..... SOUTH
- SEC. .... SECTION
- TWP. .... TOWNSHIP
- UR/W ..... UTILITY RIGHT OF WAY
- W ..... WEST



REGISTERED OWNERS  
1338768 ALBERTA LTD.

ALBERTA LAND SURVEYOR  
NAME: BRUCE A. BARNETT, A.L.S. Reg. No. 815

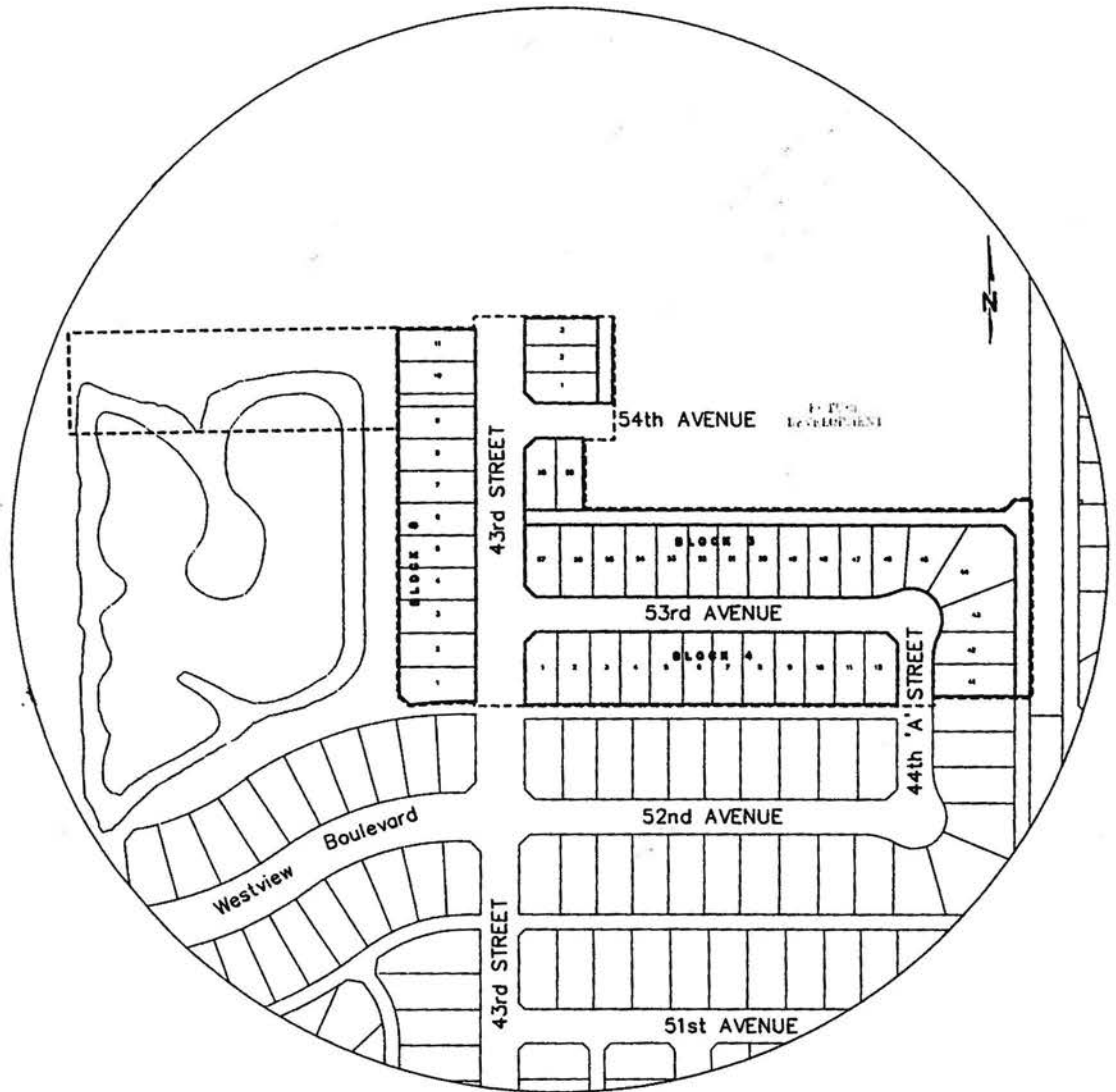
MARTIN GEOMATIC CONSULTANTS LTD.  
LETHBRIDGE, ALBERTA

MARTIN GEOMATIC CONSULTANTS LTD.  
LETHBRIDGE, ALBERTA

DRAWN BY: JML  
CLIENT: 1338768  
FILE No.: 070100LS  
Z: Active Projects\070100 WESTVIEW

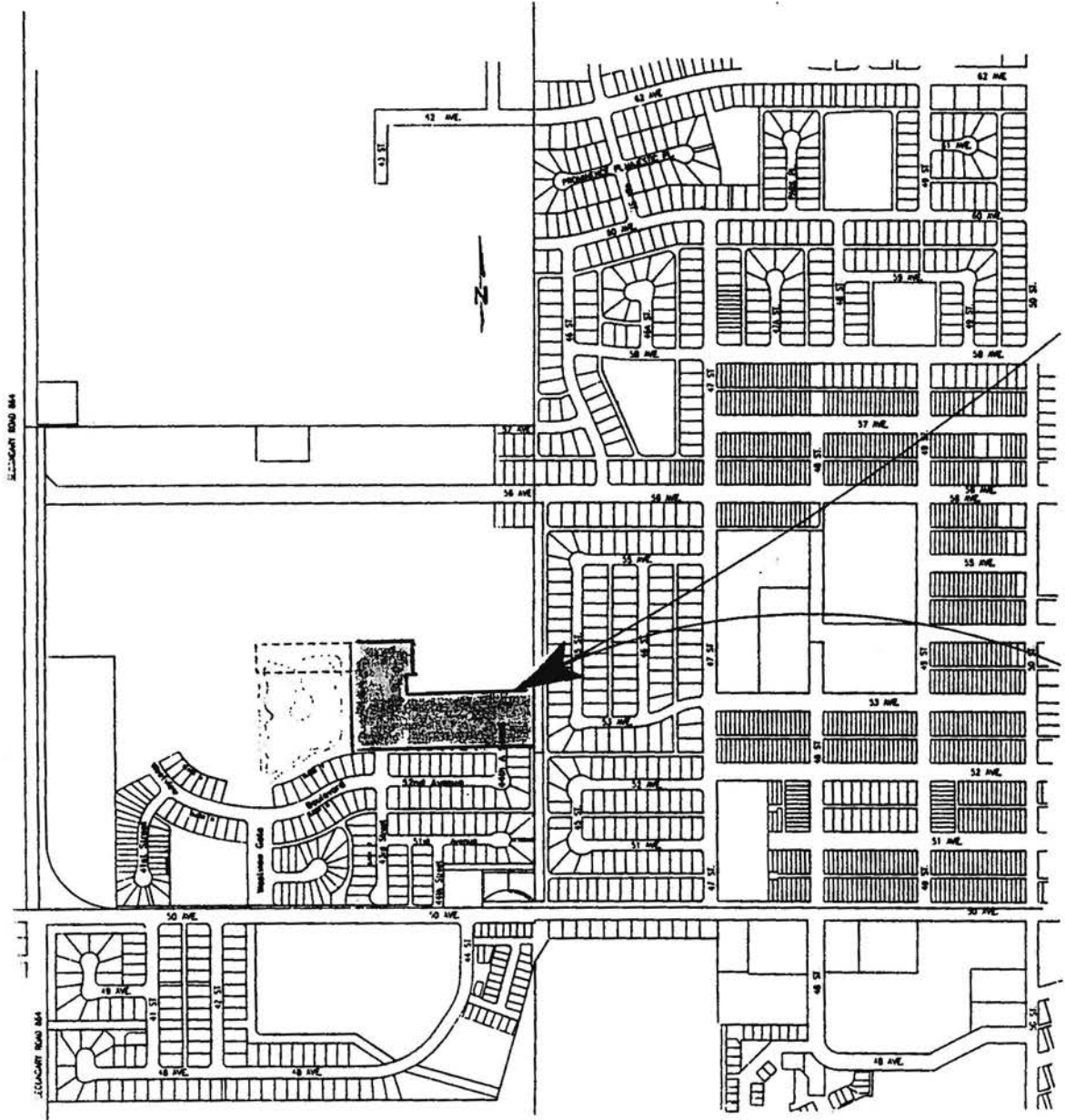


# WESTVIEW 5 SCHEDULE 1 A



**KEY MAP**

# WESTVIEW 5 SCHEDULE 1 B

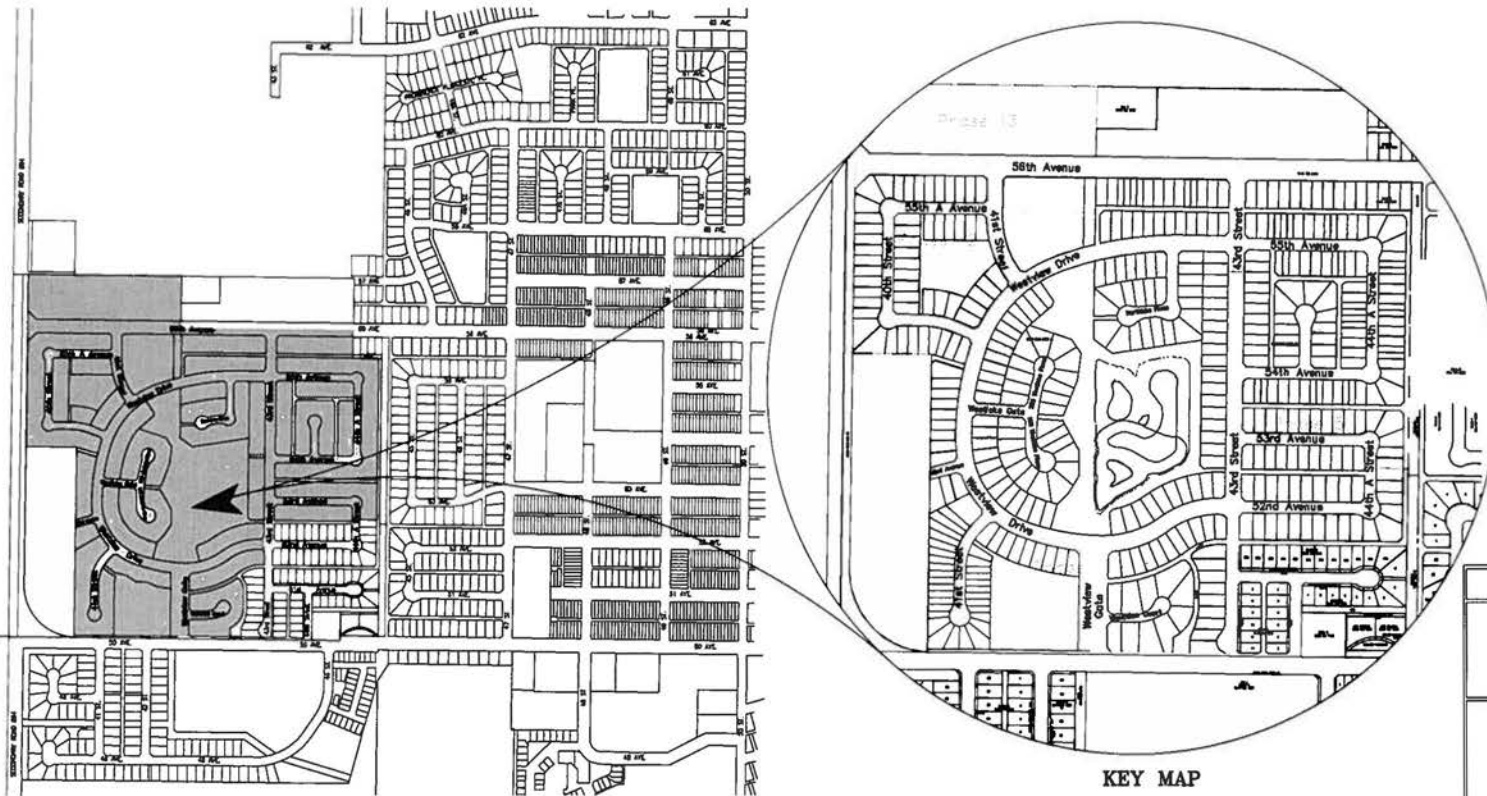




# Town of Taber

## WESTVIEW ESTATES RESIDENTIAL DEVELOPMENT

OUTLINE PLAN - FEBRUARY 2008



KEY MAP

### DRAWING LIST

| DWG. No. | DESCRIPTION                           |
|----------|---------------------------------------|
| C-1      | LOT & PHASE LAYOUT                    |
| C-2      | PRELIMINARY DESIGN GRADES             |
| C-3      | PRELIMINARY WATER DISTRIBUTION SYSTEM |
| C-4      | PRELIMINARY SANITARY SEWER NETWORK    |
| C-5      | PRELIMINARY STORM SEWER NETWORK       |



**MARTIN**  
GEOMATIC CONSULTANTS LTD.

Consulting Engineers, Planners, and Land Surveyors  
255-31st Street North Lethbridge, Alberta T1H 3Z4  
Ph: (403) 329-0050 E-mail: geomart@mgcl.net Fax: (403) 329-6594



GENERAL NOTES:  
 1. All dimensions are in meters (m) unless otherwise stated.  
 2. All dimensions are to center line (CL) of roads unless otherwise stated.  
 3. All dimensions are to center line (CL) of roads unless otherwise stated.  
 4. All dimensions are to center line (CL) of roads unless otherwise stated.  
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| 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |     |
| 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 |

**MARTIN**  
**GEOTECHNICAL CONSULTANTS LTD.**  
 Consulting Engineers, Planners, and Land Surveyors  
 1001 - 20th Street, Suite 100, Calgary, Alberta T2C 1A5  
 Tel: (403) 242-8888 Fax: (403) 242-8888  
 Email: info@martin-geotech.com

**PERMIT TO PRACTICE**  
 Martin Geotechnical Consultants Ltd.  
 License No. P 58582  
 The Association of Professional Engineers of Alberta  
 1000 - 10th Street, Suite 100, Calgary, Alberta T2C 1A5

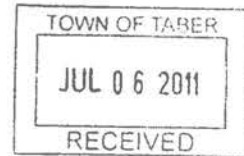
**PROJECT:** WESTVIEW ESTATES  
**CONCEPT PLAN**  
**Pond & Park Landscaping**  
**PROJECT NUMBER:** 070100CE  
**DATE:** 1-1-10

**CLIENT:** 1338768 Alberta Limited  
**DATE:** 1-1-10  
**SCALE:** 1:1250  
**PROJECT NUMBER:** 070100CE  
**DATE:** 1-1-10

July 4, 2011

Town of Taber  
Taber, AB

Attention: Jim Coughin



Dear Sir:

Re: Subdivision Proposal – Martin Geomatic

We are in receipt of the proposed subdivision application by Martin Geomatic, and being an adjacent land owner, we have some definite concerns about this proposal.

When we initially purchased our lot in this area, there were architectural controls to be adhered to with regards to the minimum size of home we could build, aggregate driveway, partial brick on the front of the home, etc which came to a considerable extra cost for us. We were told at the time of purchase that this would be a very controlled area, and there was an expectation as to the size and quality of homes that could be built here.

We were in objection a couple of years ago, when they wanted to rezone this area surrounding us to R2. A petition was sent around, and thankfully, this did not go through. Now, looking at the new proposal, it does appear to be zoned for single family dwelling, however on our street we currently have 10 lots, and behind us they want to subdivide into 12 lots, making them extremely small. The lots in the area are not large by any means, but 12 lots seem extreme, and one has to question the size and quality of homes that will be built on these very small lots and will they still conform to the architectural design we were forced to adhere to? For the size of this community, going to such small lots seem ludicrous. We are not like the Cities of Lethbridge or Calgary, where land is scarce. We know of one individual, who wanted to build a home in Taber, but he says that the lots are so small; he cannot build a nice home that would allow for a garage and parking in the back for an RV. I think this is very sad for our community that even in this case the person had to look at options outside of Taber.

Therefore, we strongly object to the current proposal by Martin Geomatic unless the lots they make available are the same size as our current block, which is 10 per lots on the block.

Also, we couldn't help but notice that these notifications always come out the end of June, or first of July, when most people are conveniently away on vacation, and unable to respond in a timely manner. Another concern we have is as of Sunday, July 3<sup>rd</sup>, we seem to be the only resident in the neighborhood to have received any formal documentation around this proposal and even with the proposal, I like to understand why the existing lot sizes are not documented. At least in our minds, Martin Geomatic needs to be up front with all the residence.

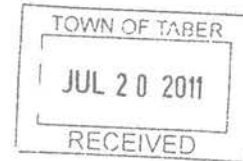
Garry and Mary Ann Smith  
Phone number 403 223 4063.

---

Mr. A. Rudd - 4304 52 Avenue - Taber AB T1G 0C1 (403) 223-3930

Town of Taber  
50<sup>th</sup> Street  
Taber AB  
**Attention:** Planning Department

To Whom It May Concern,



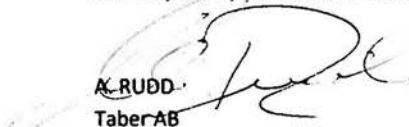
Re: Westview Sub-Division Plan  
S.W. ¼ Sec. 6-10-16 W4

I have reviewed the planned sub division of lands adjacent to my existing property at the address shown above. I note that the area was subject to a re-zoning application in the past two years. At that time the intent of the re-zoning was to allow for smaller lots accommodating less than estate style homes. That application was subject to a public hearing where the Taber Town Council heard loudly from a contingent of area residents that this was not acceptable and was, therefore and quite properly, not approved.

My review of the planned sub-division rankles of déjà-vu. I note that the lot alignment with existing lots on 52 Avenue is quite simply a blatant attempt to circumvent the original ruling of Town Council that a re-zoning is not in the best interest of the development of this neighbourhood. I refer specifically to the addition of two extra lots on both sides of the new 53 Avenue.

I want to clearly state that I understand that this is not a re-zoning. I also want it understood that I object to any development of this area with lot sizes smaller than what currently exists on the north side of 52 Avenue. The entire Avenue (both sides) deserves to be laid out in the manner intended in the original concept of a premium neighbourhood. Approval of this design would render ineffective the voice of the community lawfully expressed. In addition accommodation of this design would constitute a diminishment of the authority of the Town Council to make decisions that are binding.

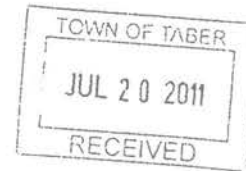
Should you require further information or clarification please contact me.

  
A. RUDD  
Taber AB



2011/07/20

Mayor and Council  
Town of Taber  
4700 A - 50<sup>th</sup> Street  
Taber AB



To Whom It May Concern,

Re: Westview Sub-Division Plan  
S.W. ¼ Sec. 6-10-16 W4

I have reviewed the newly proposed planned sub division of lands located directly north of my property and am in disagreement to the proposed changes. I understand that this is not a rezoning application, however, I am aware, and was also opposed to an application that was made a short time ago for a rezoning of the same lands, which was denied.

The same arguments that were considered in my own previous letter, letters from other residents in the area, and subsequently addressed at a public meeting still apply. This appears on its face to be an attempt to skirt the original planning departments zoning of the lands and a refusal to agree with the recent, fair, and proper decision of our learned Town Council.

I reiterate my arguments from my last letter so as to not lose their importance here:

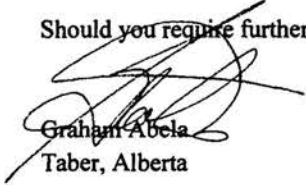
1. The zoning and restrictive covenants that were in place during the purchase and subsequent construction of my new home at 4311 – 52<sup>nd</sup> avenue in Taber, Alberta, were in my opinion, a promise from the town that the monies we invested would be protected by the zoning requirements that were published and enacted within zoning bylaw No. 4-2006. I chose this area in which to build due to the zoning requirements. Changing the zoning (or altering lot sizes to accommodate 12 lots where the original plans only call for 10, as an example) will break the social contract that was established and I see this as a breach of trust.
  2. The zoning of homes and the cost to build homes within the zoning restrictions are a means to ensure property values will remain constant. The rezoning of an area to higher density housing will potentially reduce the property values in my immediate area and reduce my investment, to the betterment of the developer.
  3. The developer already received top dollar for the property that I purchased. As they have already been paid, they will benefit off the creation of my home as they can charge the new purchasers based on the look and size of my existing home. In other words, the
-

developer will benefit from the costs I incurred, which will then be used against me when I go to sell my own home.

4. There are ample higher density residential lots available within the current plan in our area. Furthermore, there are ample lots, of smaller sizes, available in our community where people who can't afford LR-1 can build. I would argue that the truth is based on the greed of a developer against my and others interest.

In conclusion, I support the original zoning requirements and the vision that was established during the original planning for this area and subsequent decision of Council. I trust that you will consider my arguments and allow this area of our community to grow and develop as was sold to myself and others in our area.

Should you require further information or clarification please contact me.



Graham Abela  
Taber, Alberta



## Agenda Item No. 4.B)

File No. TT 11 0 002

### TOWN OF TABER SUBDIVISION AUTHORITY REQUEST FOR DECISION

|   |   |
|---|---|
| <b>Subject:</b> Subdivision Application TT 11 0 002   | <b>Date of</b> August 15, 2011<br><b>Agenda:</b>  |
| <b>Prepared By:</b> Lorraine Belanger, Planning and Economic Development Assistant<br>Jim Coughlin, Director of Planning and Economic Development   |   |
| <b>Attachments:</b> Application, Proposed Plan of Subdivision, Conceptual Scheme, Public Notice   |   |
| <b>Topic:</b> Prairie Lake Estates Phase 1 TT 11 0 002 Quality Living Developments Ltd.<br>Part of SW ¼ 6-10-16-W4M<br>To subdivide 5.83 ha (14.4 acres) to create 28 lots along 60 Ave. (Extension)<br>& Prairie Lake Drive, Prairie Lake Court & 43 St. (New Roads) |   |
| <b>Background:</b>  | <p>The Town has received a tentative subdivision application, dated June 27, 2011, 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.</p>  |
|   | <p>The application was advertised and circulated to adjacent landowners, Town departments and public agencies in accordance with the Municipal Government Act. No objections were received from nearby residents or departments or agencies, however, the Town's Emergency Services Fire Chief noted that the subdivision is outside the 10-minute response area.</p>   |
|   | <p>Administration supports this application because it conforms to the Northwest Residential Area Structure Plan, Land Use Bylaw and the adopted Prairie Lake Estates conceptual scheme showing the future subdivision and development of adjacent areas, all of which are required by the Municipal Government Act.</p>  |
|   | <p>The conditions of approval are normal for such a residential plan of subdivision, however, there is one special condition being applied to this subdivision and the Westview Estates subdivision, to the south. This condition is a requirement that 43 Street be connected with 56 Avenue to the south to function as an alternate, graveled, all weather emergency access, to the satisfaction of the Emergency Services Fire Chief.</p> |
| Cont'd  |   |

**Options:**

1. THAT Subdivision Application TT 11-0-002 to create 28 lots BE APPROVED with conditions.
2. THAT Subdivision Application TT 11-0-002 to create 28 lots NOT BE APPROVED.
3. THAT Subdivision Application TT 11-0-002 to create 28 lots BE APPROVED WITH AMENDMENTS.

**Recommendation:** THAT Subdivision Application TT 11-0-002 to create 28 lots **BE APPROVED**, subject to the following conditions:

- 1) That this approval shall apply to a tentative residential plan of subdivision consisting of 31 lots located along 60 Ave. (Extension) & Prairie Lake Drive, Prairie Lake Court & 43 St. (New Roads) in the Town of Taber.
- 2) That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber.
- 3) Easements or rights of way shall be registered against the land for the provision of storm drainage, gas, power and other utilities as required.
- 4) That, pursuant to Section 655(1)(b) of the Municipal Government Act, the developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for essential municipal services, road improvements, and the installation of public utilities that are necessary to serve the subdivision. The developer shall, as part of this agreement, be required to pay all relevant offsite levies.
- 5) That detailed servicing plans be submitted and approved by the Director of Public Works prior to registration that shows municipal reserve and storm drainage and pond requirements, grading, sewer and water servicing, including proposed connections to each lot as well as detailed road design, street lights and signs.
- 6) Municipal reserve shall be provided within Block 5 described as MR-Municipal Reserve Dedication for the storm water management pond will be included within a PUL Block subject to the Town's assessment of additional design details from the developer's consultant.

Con'td

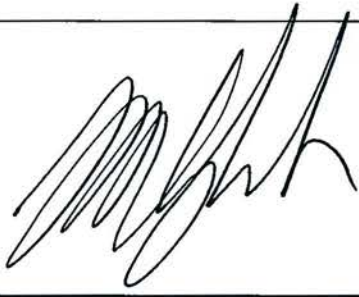


- 7) That 43 Street be connected with 56 Avenue to the south as an alternate, graveled, all weather emergency access, to the satisfaction of the Emergency Services Fire Chief prior to final endorsement of the subdivision.
- 8) That lot and building numbering be submitted and approved by the Director of Planning and Economic Development.
- 9) That the subdivision plan be registered in a manner satisfactory to the Land Titles Office.

**Approval  
Date:**

August 11, 2011

**Director  
of  
Planning  
&  
Economic  
Develop-  
ment:**



## 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  
CANADIAN WESTERN NATURAL GAS CO. LTD.  
QUALITY LIVING DEVELOPMENTS INC.  
c/o Henk DeVlieger 403 634-1204

Address and phone No.  
909 - 11 AVE. SW CALGARY AB T2R 1L8  
5209 - 52 STREET, TABER AB T1G 1M4

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 NW ¼ sec. 6 twp. 10 range 16 west of 4 meridian  
Being part Regulator Station, Reg. Plan No. 9811996 & being part of lot 1 block 100 Reg. Plan No. 1012068  
C.O.T.No. 101 145 093 & 981 239 341  
Area of the above parcel of land to be subdivided 5.83 Hectares  
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 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 VACANT LAND
- b. Proposed use of the land RESIDENTIAL SUBDIVISION
- 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: SANDY

## 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  
BUILDINGS ON ATCO PROPERTY NOT SHOWN

## 8. WATER AND SEWER SERVICES

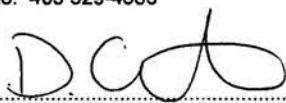
If the proposed subdivision is to be served to other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal TOWN

## 9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

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

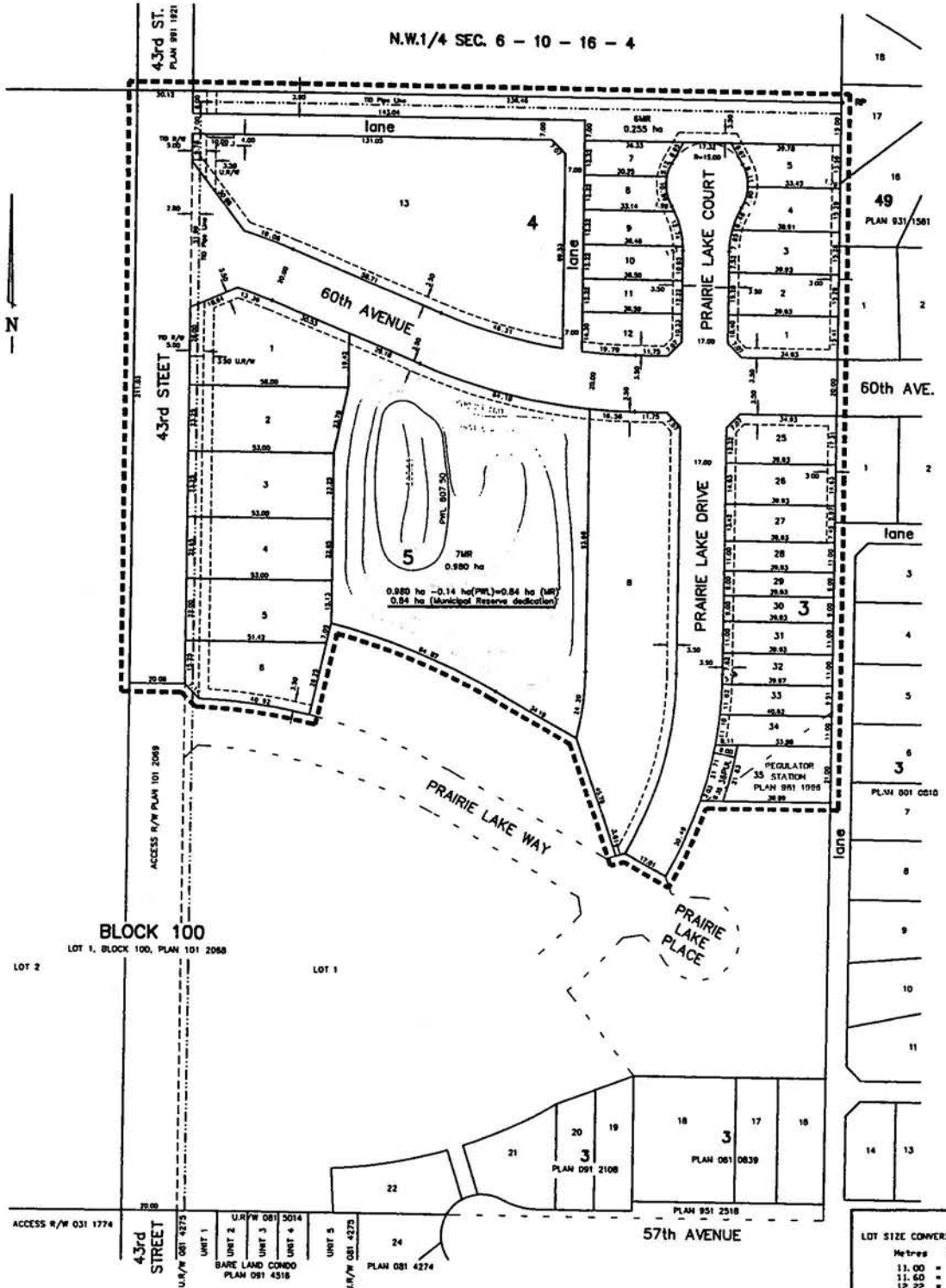
Address: Box 655, Lethbridge, Alberta, T1J 3Z4  
Phone No. 403 329-4688

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 June 27, 2011

N.W.1/4 SEC. 6 - 10 - 16 - 4



BLOCK 100

LOT 1, BLOCK 100, PLAN 101 2068

LOT 2

LOT 1

ACCESS R/W 031 1774

43rd STREET

U.R./W OBI 4275  
UNIT 1  
UNIT 2  
UNIT 3  
UNIT 4  
UNIT 5

U.R./W OBI 5014  
BARE LAND CONDO  
PLAN 091 4518  
UNIT 1  
UNIT 2  
UNIT 3  
UNIT 4  
UNIT 5

U.R./W OBI 4275  
PLAN 081 4274

20  
19  
18  
17  
16  
21  
22  
24

3  
PLAN 091 2108

3  
PLAN 081 0839

3  
PLAN 951 2518

REGULATOR  
35 STATION  
PLAN 981 1996

REGULATOR  
35 STATION  
PLAN 981 1996

REGULATOR  
35 STATION  
PLAN 981 1996

| LOT SIZE CONVERSION TABLE |      |
|---------------------------|------|
| Metres                    | Feet |
| 11.00                     | = 36 |
| 11.60                     | = 38 |
| 12.20                     | = 40 |
| 12.80                     | = 42 |
| 13.42                     | = 44 |
| 14.02                     | = 46 |
| 14.62                     | = 48 |
| 15.24                     | = 50 |
| 15.85                     | = 52 |
| 16.46                     | = 54 |
| 17.07                     | = 56 |
| 17.68                     | = 58 |
| 18.29                     | = 60 |
| 18.90                     | = 62 |
| 19.51                     | = 64 |

NOTE : Portion to be approved is outlined thus ----- and contains approximately 5.830 ha.  
Distances are in metres and decimal parts thereof.  
Distances and areas are approximate and are subject to change upon final survey.

QUALITY LIVING DEVELOPMENTS INC.

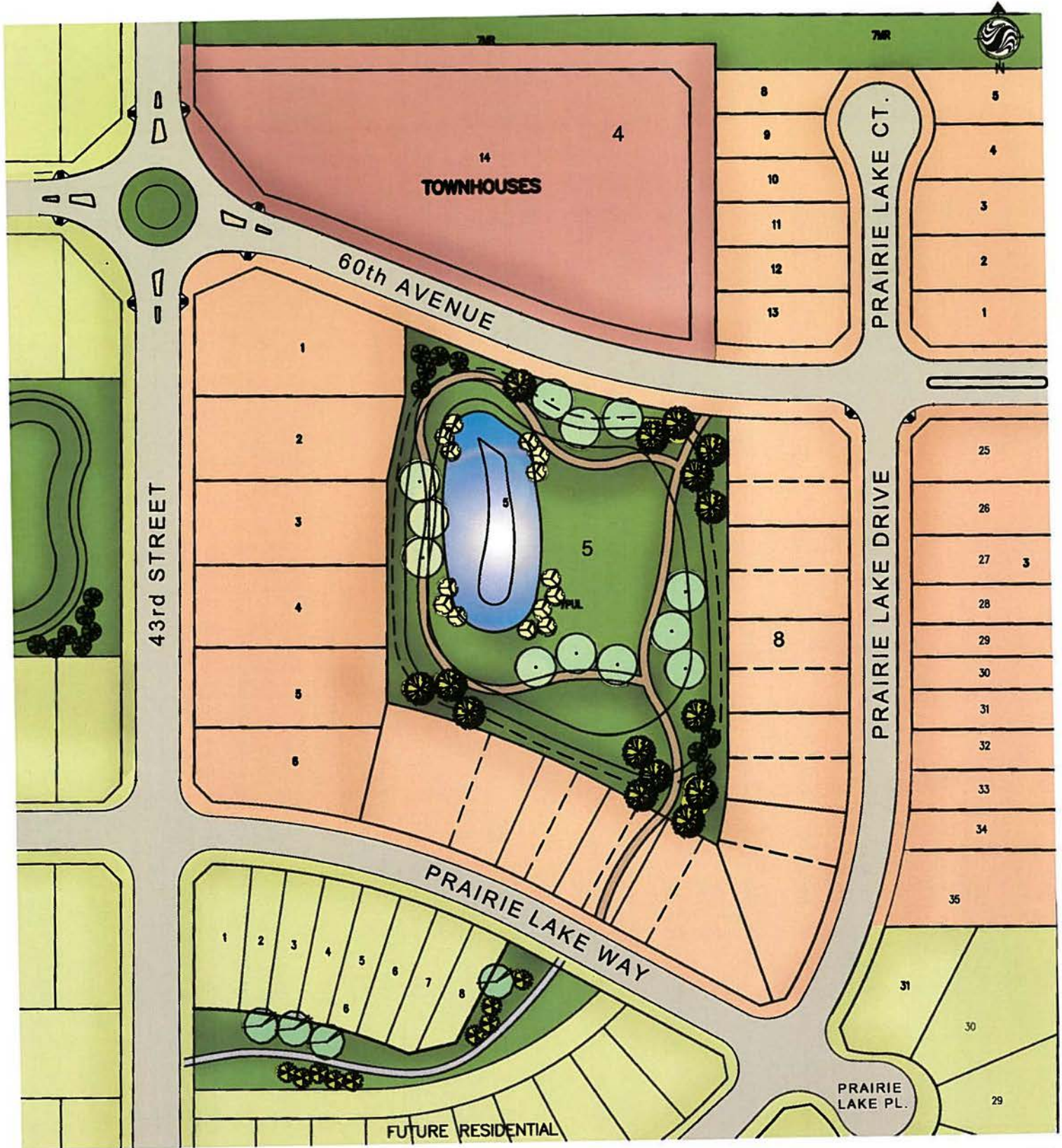
TENTATIVE PLAN SHOWING SUBDIVISION  
of  
REGULATOR STATION, PLAN 981 1996  
and part of  
LOT 1, BLOCK 100, PLAN 101 2068  
within  
N.W.1/4 SEC. 6, TWP. 10, RGE. 16, W.4 M.  
Town of Taber



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

|                       |             |                   |
|-----------------------|-------------|-------------------|
| APPROVED              | DRAWN TH    | DATE May 16, 2011 |
|                       | CHECKED DJA | JOB 10-10579      |
|                       | SCALE       | DRAWING           |
| D. J. Amantea, A.L.S. | 1:1500      | 10-10579TI        |





July 2011  
112944675

NTS



**Stantec**

Client/Project

**QUALITY LIVING DEVELOPMENTS  
TABER, ALBERTA**

Figure No.

**1.0**

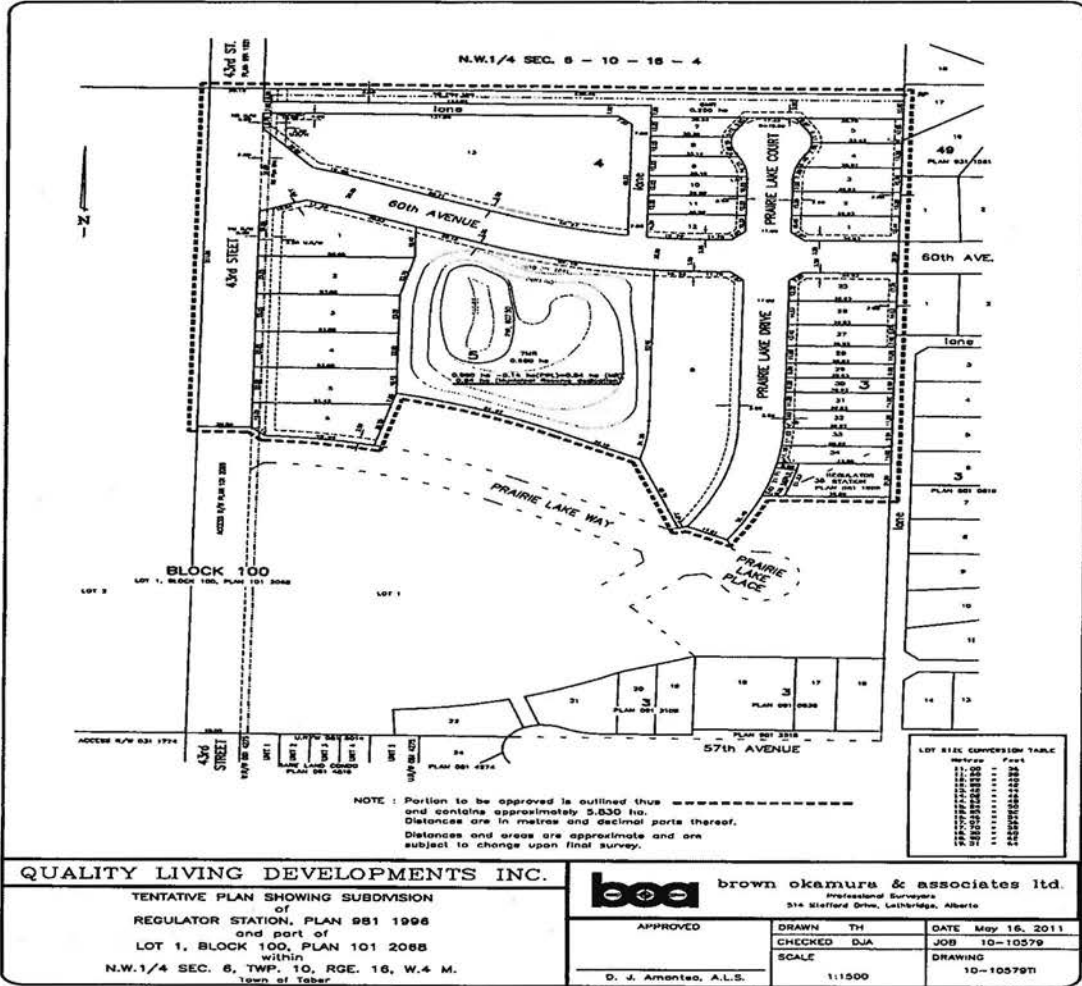
Title

**MARKETING PLAN**



# 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



|   |  |
|---|--|
| <p><b>PROPERTY DESCRIPTION</b><br/>NW ¼ SEC 6 TWP 10 RNG 16 W4M</p> <p><b>SUBDIVISION APPLICATION</b><br/>TT-11-0-002<br/>REGULATOR STATION PLAN 9811996 and Part of<br/>PLAN 1012068 BLOCK 100 LOT 1</p> | <p><b>OWNER(Agent)/PROPOSAL</b></p> <p>Brown Okamura and Associates Ltd proposes as follows: An application intended to subdivide the subject property (5.83 HA) into 31 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 July 28, 2011. 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 or the applicant, David Amantea at Brown Okamura & Associates, 403-329-4688, ext. 29.



## Agenda Item No. 4.C)

File No. TT 11 0 003

### TOWN OF TABER SUBDIVISION AUTHORITY REQUEST FOR DECISION

|   |   |
|---|---|
| <b>Subject:</b> Subdivision Application TT 11 0 003   | <b>Date of</b> August 15, 2011<br><b>Agenda:</b>  |
| <b>Prepared By:</b> Lorraine Belanger, Planning and Economic Development Assistant<br>Jim Coughlin, Director of Planning and Economic Development   |   |
| <b>Attachments:</b> Application, Proposed Plan of Subdivision, Public Notice  |   |
| <b>Topic:</b> Prairie Lake Estates Phase 1 TT 11 0 003 Quality Living Developments Ltd.<br>Part of SW ¼ 6-10-16-W4M<br>To subdivide 0.475 ha ( 1.17 acres) to create 10 bare land condominium residential lots within Lot 8 of proposed Prairie Lake Estates Phase 1 Subdivision, along Prairie Lake Drive (New Road) |   |
| <b>Background:</b>  | <p>The Town has received a tentative subdivision application, dated June 27, 2011, 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.</p>  |
|   | <p>A bare lot condominium unit includes the building and lot on which it sits. It differs from a conventional condominium unit which includes the unit and a share on the common property</p>   |
|   | <p>The application was advertised and circulated to adjacent landowners, Town departments and public agencies in accordance with the Municipal Government Act. No objections were received from nearby residents or departments or agencies, however, the Town's Emergency Services Fire Chief noted that the subdivision is outside the 10-minute response area.</p> |
|   | <p>Administration supports this application because it conforms to the Northwest Residential Area Structure Plan, Land Use Bylaw and the adopted Prairie Lake Estates conceptual scheme showing the future subdivision and development of adjacent areas, all of which are required by the Municipal Government Act.</p>  |
|   | <p>The conditions of approval are normal for such a residential plan of subdivision.</p>  |
| Cont'd  |   |

**Options:**

1. THAT Subdivision Application TT 11-0-003 to create 10 bare land condominium lots BE APPROVED with conditions.
2. THAT Subdivision Application TT 11-0-003 to create 10 bare land condominium lots NOT BE APPROVED.
3. THAT Subdivision Application TT 11-0-003 to create 10 bare land condominium lots BE APPROVED WITH AMENDMENTS.

**Recommendation:** THAT Subdivision Application TT 11-0-003 to create 10 bare land condominium lots **BE APPROVED**, subject to the following conditions:

- 1) That this approval shall apply to a tentative residential plan of subdivision consisting of 10 bare land condominium lots located along Prairie Lake Drive (New Road) in the Town of Taber.
- 2) That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber.
- 3) Easements or rights of way shall be registered against the land for the provision of storm drainage, gas, power and other utilities as required.
- 4) That, pursuant to Section 655(1)(b) of the Municipal Government Act, the developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for essential municipal services, road improvements, and the installation of public utilities that are necessary to serve the subdivision. The developer shall, as part of this agreement, be required to pay all relevant offsite levies.
- 5) That detailed servicing plans be submitted and approved by the Director of Public Works prior to registration that shows municipal reserve and storm drainage and pond requirements, grading, sewer and water servicing, including proposed connections to each lot as well as detailed road design, street lights and signs.

- 6) That lot and building numbering be submitted and approved by the Director of Planning and Economic Development.
- 7) That the condominium plan be registered in a manner satisfactory to the Land Titles Office.

**Approval  
Date:**

August 11, 2011

**Director  
of  
Planning  
&  
Economic  
Develop-  
ment:**





## 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.  
 QUALITY LIVING DEVELOPMENTS INC. 5209 - 52 STREET, TABER AB T1G 1M4  
 c/o Henk DeVlieger 403 634-1204

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 NW ¼ sec. 6 twp. 10 range 16 west of 4 meridian

Being part of lot 8 block 5 Reg. Plan No. 111\_ \_ \_ \_

C.O.T.No. 101 145 093

Area of the above parcel of land to be subdivided 0.475 Hectares

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 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 VACANT LAND

b. Proposed use of the land BARE LAND CONDOMINIUM

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: SANDY

## 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

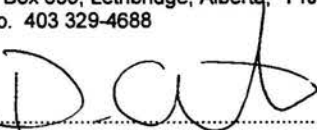
If the proposed subdivision is to be served to other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal TOWN

## 9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

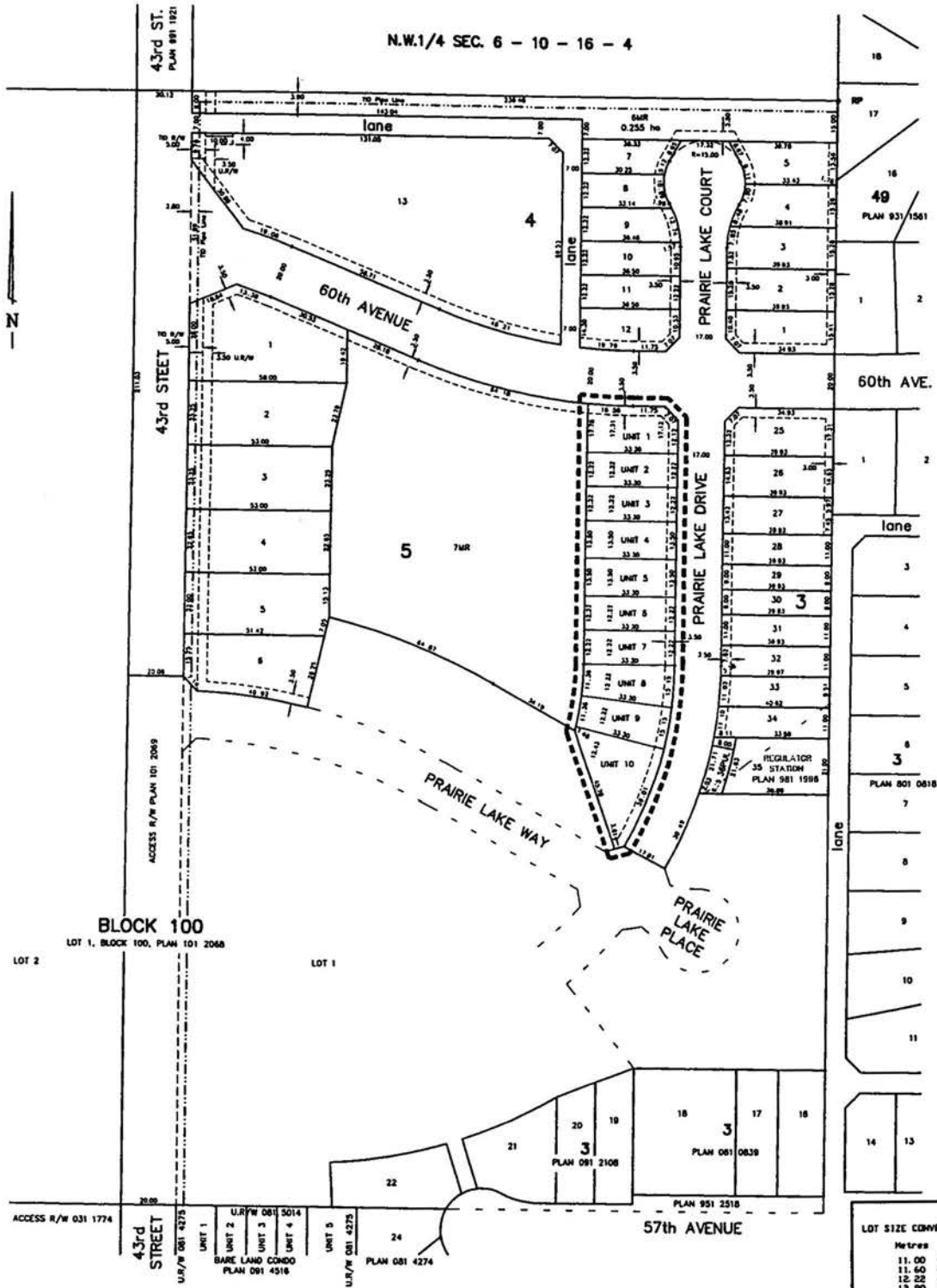
I, DAVID J. AMANTEA hereby certify that

 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 June 27, 2011



NOTE : Portion to be approved is outlined thus -----  
 and contains approximately 0.475 ha.  
 Distances are in metres and decimal parts thereof.  
 Distances and areas are approximate and are  
 subject to change upon final survey.

| LOT SIZE CONVERSION TABLE |      |
|---------------------------|------|
| Metres                    | Feet |
| 11.00                     | = 36 |
| 11.40                     | = 38 |
| 12.22                     | = 40 |
| 12.80                     | = 42 |
| 13.42                     | = 44 |
| 14.02                     | = 46 |
| 14.63                     | = 48 |
| 15.24                     | = 50 |
| 15.85                     | = 52 |
| 16.46                     | = 54 |
| 17.07                     | = 56 |
| 17.70                     | = 58 |
| 18.30                     | = 60 |
| 18.90                     | = 62 |
| 19.51                     | = 64 |

**QUALITY LIVING DEVELOPMENTS INC.**  
 TENTATIVE PLAN SHOWING SUBDIVISION  
 for  
 BARE LAND CONDOMINIUM  
 on  
 LOT 8, BLOCK 5, PLAN -----  
 within  
 N.W.1/4 SEC. 6, TWP. 10, RGE. 16, W.4 M.  
 Town of Taber

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

|                       |             |                   |
|-----------------------|-------------|-------------------|
| APPROVED              | DRAWN TH    | DATE June 1, 2011 |
|                       | CHECKED DJA | JOB 10-10579      |
|                       | SCALE       | DRAWING           |
| D. J. Amantea, A.L.S. | 1:1500      | 10-10579TJ        |

