



AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, OCTOBER 26, 2020 AT 3:30 PM, IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING AND PUBLIC HEARING AT 3:30 PM

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	X
3. ADOPTION OF THE MINUTES	
ITEM No.3.1 Minutes of Regular Meeting of Subdivision Authority: September 28, 2020	X
4. SUBDIVISION APPLICATION(S)	
ITEM No.4.1 Subdivision TT 20-0-008 49 Prairie Lake Dr.	X
ITEM No.4.2 Subdivision TT 20-0-010 6211 52 Ave. & 6212 54 Ave.	X
5. CLOSE OF MEETING	X



Subdivision Authority Request for Decision

Meeting Date: October 26, 2020

Subject:

Minutes of Regular Meeting of Subdivision Authority: September 28, 2020

Recommendation:

Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on September 28, 2020, as presented.

Background:

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.

Legislation / Authority:

Municipal Government Act, Section 208(1)(a)(c).

Strategic Plan Alignment:

N/A

Financial Implication:

N/A

Service Level / Staff Resource Implication:

N/A

Justification:

Approval of minutes is in accordance with the *Municipal Government Act*, Section 208.



Alternative(s):

Council adopts the minutes of the Regular Meeting of Subdivision Authority held on September 28, 2020 as amended.

Attachment(s): Minutes

APPROVALS:

Originated By:
Raeanne Keer

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, ON MONDAY, SEPTEMBER 28, 2020, AT 3:30 PM.

Mayor

Andrew Prokop

Members

Garth Bekkering

Carly Firth

Mark Garner

Joe Strojwas

Louie Tams

Absent

Jack Brewin

Chief Administrative Officer

Cory Armfelt

Staff

Alaa Abdel Khaliq

Raeanne Keer (Via teleconference)

Phyllis Monks

Steve Munshaw

John Orwa

Dawn Phillips

CALL TO ORDER

Mayor Prokop called the meeting to Order at 3:30 PM.

ADOPTION OF AGENDA

RES. 27/2020

MOVED by Councillor Tams that the Subdivision
Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

26/2020

Meeting Date
9/28/2020

ADOPTION OF THE MINUTES

1) Minutes of Regular Meeting of Subdivision Authority: September 14, 2020

RES. 28/2020 MOVED by Councillor Strojwas that the Subdivision Authority adopts the minutes of the Regular Meeting of the Subdivision Authority held on September 14, 2020, as presented.

CARRIED UNANIMOUSLY

1) Subdivision TT 20-0-007 5905 & 5907 56 Ave.

P. Monks, Director of Planning and Economic Development, stated that Administration received an application to subdivide 5905 and 5907 56 Avenue to create three lots from the existing two lots. She stated that they are currently zoned as Medium Industrial (M-2), and that the land use will remain.

RES. 29/2020 MOVED by Councillor Garner that the Subdivision Authority approves Subdivision TT 20-0-007, Lot A, Block 2, Plan 5365 L & Lot 3, Block 2, Plan 3042 J.K. within SE ¼ Sec. 5, Twp. 10, Rng. 16, W4M, civically described as 5905 & 5907 56 Ave., with the following conditions:

- 1) That approval shall apply to an industrial subdivision plan within SE ¼ Sec. 5, Twp. 10, Rng. 16, W4M;
- 2) Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority;

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 20-0-007 – CONT'D 5905 & 5907 56 Ave.

- 3) The Developer shall enter into a Servicing Agreement or Deferred Servicing Agreement with the Town of Taber to provide independent services to each newly developed lot, including providing access to Lot 20 & Lot 21 with the installation of culverts to the satisfaction of the Development Authority. Drawings and securities for the work will be required;
- 4) The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision;
- 5) Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider;
- 6) Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit application;
- 7) That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement;
- 8) Compliance it to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016. To the satisfaction of the Development Authority; and,

28/2020

Meeting Date
9/28/2020

SUBDIVISION APPLICATION(S) – CONT'D

**1) Subdivision TT 20-0-007 – CONT'D
5905 & 5907 56 Ave.**

- 9) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES. 30/2020

MOVED by Councillor Firth that this Regular Meeting of the Subdivision Authority is hereby Closed.

CARRIED UNANIMOUSLY AT 3:34 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Subdivision Authority Request for Decision

Meeting Date: October 26, 2020

Subject:

Subdivision TT 20-0-008
49 Prairie Lake Dr.

Recommendation:

That the Subdivision Authority approves Subdivision TT 20-0-008, Lot 38, Block 3, Descriptive Plan 161 2063, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 49 Prairie Lake Dr., with the following conditions:

1. That approval shall apply to a residential subdivision plan within NW ¼ of Sec. 6, Twp. 10, Rng. 16, W4M.
2. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
3. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit application.
4. A Utility Right-of-Way Agreement shall be registered on title for the services on Lot 39 to the benefit of Lot 40.
5. An Encroachment Agreement shall be registered on Title for the garage encroaching into Utility Right-of-Way Plan 111 3665.
6. A Party Wall Agreement shall be registered on Title that identifies improvement costs and provides all parties with protection.
7. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
8. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
9. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.
10. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.



Background:

Administration received a complete application package to subdivision 49 Prairie Lake Dr. on September 8, 2020. The subdivision is proposed to subdivide the lot along the common wall of the semi-detached dwelling on the site. The lot is currently zoned as Residential Single and Two Dwelling (R-2) and no changes are proposed to the land use district.

Both units of the Semi-Detached Dwelling having existing services. The services for both units are located on proposed Lot 39. Administration recommends that a condition of subdivision be that a Utility Right-of-Way Agreement be registered on Title to protect and allow for access to proposed Lot 40's services on proposed Lot 39. Administration also recommends that the Developer enter into a Party Wall agreement to ensure both units are protected when repairs are needed. As the garage on Proposed Lot 40 was built over an existing Utility Right-of-Way the Developer will be required to enter into an Encroachment Agreement. All of these recommendations are reflected in the Subdivision conditions.

The subdivision has been circulated to internal and external stakeholders and advertised in the Taber Times September 16 and 23. At the October 19 Municipal Planning Commission meeting the development authority has reviewed the file and made a recommendation for Council to approved the application with the identified conditions.

Legislation / Authority:

Bylaw 10-2018 Part 3(17)(b) Subdivision and Development Authority.

Strategic Plan Alignment:

Develop Community and Promote Growth

Financial Implication:

The cost of advertising and registering the subdivision is covered by the subdivision fees.

Service Level / Staff Resource Implication:

Processing subdivisions is a part of the ongoing responsibilities of the Planning and Economic Development Department.

Justification:

The subdivision will allow a local business to sell the property as two separate Titles, allowing for further ownership.

Alternative(s):

That the Subdivision Authority does not approve Subdivision TT 20-0-008, Lot 38, Block 3, Descriptive Plan 161 2063, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 49 Prairie Lake Dr., with reasons.



That the Subdivision Authority approves Subdivision TT 20-0-008, Lot 38, Block 3, Descriptive Plan 161 2063, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 49 Prairie Lake Dr., with amendments to the conditions.

Attachment(s): Application

 Subdivision TT 20-0-008 - Plan of Subdivision

 Site Plan

 Sketch Plan

 Subdivision Report

APPROVALS:

Originated By:
Kattie Schlamp

Chief Administrative Officer (CAO) or Designate: _____



Application for Subdivision Approval

Planning and Economic Development

A-4900 50th St.
 Taber, Alberta T1G 1T1
 Phone: 403-223-6009
 Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: R-2	Roll No: 4250570	
Subdivision No: T120-0-008	Subdivision Fee \$ 850.00	Off-Site Levy: \$	Security Deposit: \$
Application Received: Sept. 8, 2020	Date Advertised:	Permit Effective:	Total Fees: \$ 850.00

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new Certificate of Title. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the follow:
 - Application fee
 - Application fee Servicing Agreement (3 copies)
 - Current Copy of Certificate of Title
 - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor (include a digital copy)

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

Applicant:	Name: BANK ADVENTURES LTD.
	Address: 5814 57A AVE
	Town: TABER Postal Code: T1G 1Y4
	Phone Res: [Redacted] Phone Cell: [Redacted]
	Email: [Redacted]
	Business License#: [Redacted]
	Interest in the proposed subdivision, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:
Registered Owner: (if different from applicant)	Name: BANK ADVENTURES LTD.
	Address: 5814 57A AVE
	Town: TABER AB Postal Code: T1G 1Y4
	Phone Res: [Redacted] Phone Cell: [Redacted]
	Email: [Redacted]
Legal Description of Land to be Subdivided:	All/Part of the <u> </u> ¼ of Section <u> </u> Township <u> </u> Range <u> </u> W4M
	Being all/part of: Lot/Unit 38 Block 3 Plan 1612063
	Municipal Address (if applicable): 47/49 PRAIRIE LAKE DRIVE
Location of Land to be Subdivided:	The land is situated in the Municipality of: TABER
	Is the land situated immediately adjacent to the municipal boundary? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of Municipality:
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, Highway No:
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Use of Land to be Subdivided:	Total Number of lots to be created: 2 Size of Lot(s) or range:
	Describe the existing use of the land: multi family dwelling new
	Describe the proposed use of the land: multi family dwelling new
	Current land use designation:
	Proposed land use designation:
Characteristics of the Land to be Subdivided	Describe any existing buildings: duplex under construction
	Will any structures be demolished or moved? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.



**Application for Subdivision Approval
Form E
Planning and Economic Development**
A-4900 50th St.
Taber, Alberta T1G 1T1
Phone: 403-223-6009
Fax: 403-223-5530

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	<u>flat</u>
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	
Type of soil (sand, loam, clay, etc.):	
Describe the manner of providing water and sewage services:	<u>municipal</u>

I (we), hynda Bergen hereby certify that I am (we are)
Print full name(s)

- the registered owner(s)
 authorized to act on behalf of the registered owner(s)

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: July 20/20
Applicant

Signed: _____ Date: July 20/20
Registered Owner (If different than applicant)

Signed: _____ Date: September 9, 2020
Development Officer

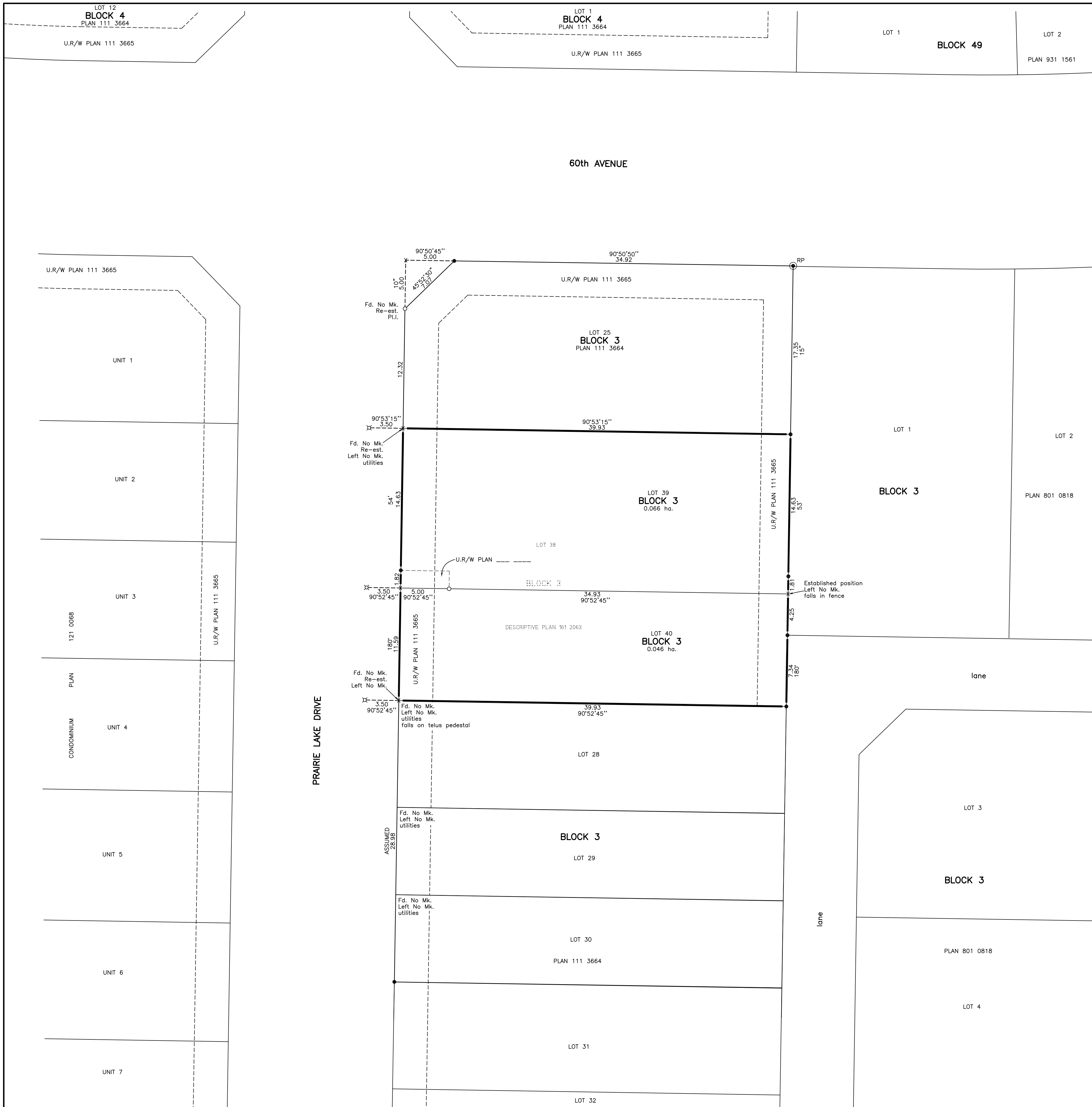
To be completed by the registered owner(s):

Right of Entry:

I, _____, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the *Municipal Government Act*.

Signed: _____ Date: _____
Registered Owner



REGISTRAR
LAND TITLES OFFICE

PLAN NO. _____

ENTERED AND REGISTERED
ON _____

INSTRUMENT NO : _____

A.D.REGISTRAR

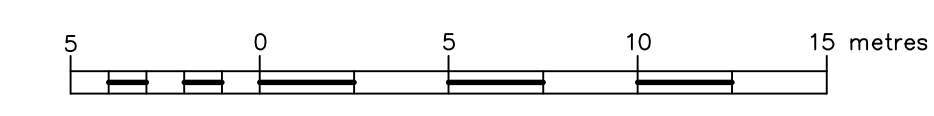
TOWN OF TABER

PLAN SHOWING SURVEY OF
SUBDIVISION
OF ALL OF
LOT 38; BLOCK 3; DESCRIPTIVE PLAN 161 2063

ALL WITHIN
N.W.1/4 SEC. 6; TWP. 10; RGE. 16; W.4 M.

BY: D. J. AMANTEA, A.L.S.

SCALE 1:200



Fd.I. - Statutory Iron Posts found shown thus ●
 P.I.I. - Statutory Iron Posts placed shown thus ○ marked 'P004'
 Temporary points shown thus X
 Drill hole placed shown thus X
 Fd. No Mk. stands for Found No Mark
 Est. stands for established
 Distances are shown in metres and decimal parts thereof.
 Bearings are GRID and are derived from Reg'd Plan 111 3664
 Reference Line from N.W. Corner Lot 25; Block 3 to N.W. Corner of Lot 31; Block 35
 Grid bearing: 180°54'10"
 PROJECTION - 3TM
 DATUM - NAD'83 (original)
 REFERENCE MERIDIAN - 114°
 COMBINED SCALE FACTOR - 0.999861
 RP - Geo-reference point shown thus ○ RP
 Coordinate value for Geo-reference point is N: 5508925.36 E: 78274.77
 Portion to be registered is bound in heavy black lines and contains 0.112 ha.

SURVEYOR NAME : D. J. AMANTEA, A.L.S. SURVEYED BETWEEN THE DATES OF AUGUST 20th, 2020 AND SEPTEMBER 22nd, 2020, IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.		
REGISTERED OWNER BMK ADVENTURES LTD.		
SUBDIVISION AUTHORITY NAME : TOWN OF TABER FILE NO. : TT-20-0-008 DATE APPROVED :		
DRAWING FILE : 20-14957.DWG CLIENT : RLB HOLDINGS INC. FILE NO. : 20-14957		CJB (6.0 sq.ft.)

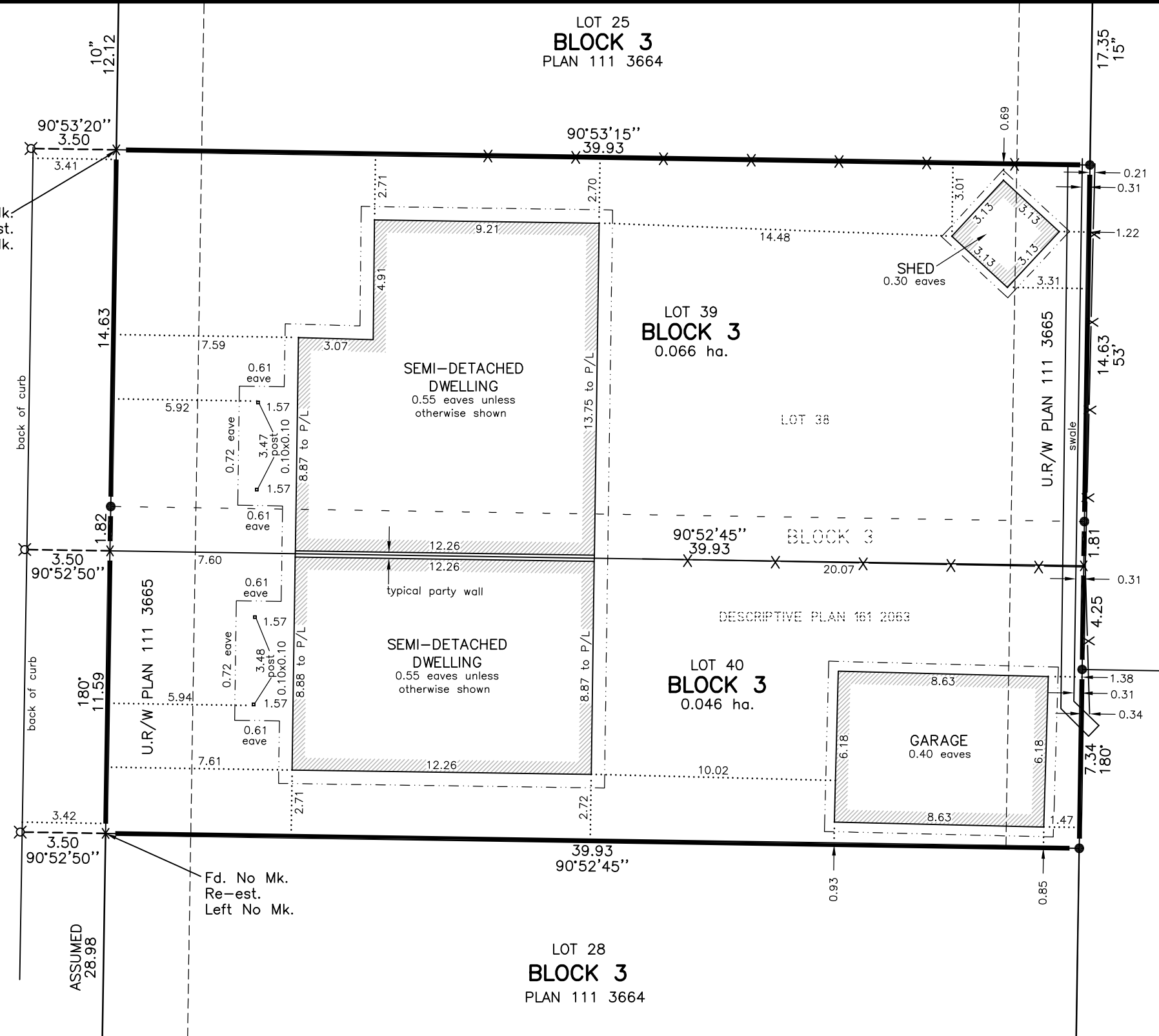


Land Use District Map for Proposed Subdivision TT 20-0-008

Subject Property is highlighted in blue.

PRAIRIE LAKE DRIVE

Fd. No Mk.
Re-est.
Left No Mk.



LOT 1
BLOCK 3
PLAN 801 0818

N

NO.	REVISION	DATE	BY
<p>NOTE : Improvements shown were surveyed on August 20th, 2020 and property boundaries shown thus </p> <p>Fd.I. - Statutory Iron Posts found shown thus </p> <p>Pl.I. - Statutory Iron Posts placed shown thus marked 'P004'</p> <p>Temporary points shown thus </p> <p>Star drill hole placed in concrete </p> <p>Fd. No Mk. stands for found No Mark.</p> <p>Re-est. stands for Re-established.</p> <p>Distances are shown in metres and decimal parts thereof.</p>			

RLB HOLDINGS INC.

SKETCH PLAN SHOWING SURFACE IMPROVEMENTS
WITHIN PROPOSED SUBDIVISION
of all of
LOT 38; BLOCK 3; DESCRIPTIVE PLAN 161 2063
all within
N.W.1/4 SEC. 6; TWP. 10; RGE. 16; W.4 M.
TOWN OF TABER

brown okamura & associates ltd.
Professional Surveyors
2830 - 12th Avenue North, Lethbridge, Alberta T1H 5J9

APPROVED	DRAWN CJB	DATE AUG. 24/20
	CHECKED DJA	JOB 20-14957
	SCALE	DRAWING
D. J. Amantea, A.L.S.	1:200	20-14957SK

**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject: TENTATIVE PLAN OF SUBDIVISION – 49 Prairie Lake Dr.

Date: October 15, 2020

Subdivision Application No: TT 20-0-008

Proposed Subdivision Summary:

<i>Applicant</i>	Brown Okamura & Associates Ltd.
<i>Owner/Developer</i>	BMK Adventures Ltd.
<i>Legal Description</i>	Lot 38, Block 2, Plan 161 5365 L & Lot 3, Block 2, Plan 3042 J.K.
<i>Location</i>	49 Prairie Lake Dr.
<i>Subdivision Area</i>	0.112 ha (0.28 ac)
<i>Proposed Lots</i>	2 Residential Single and Two Dwelling (R-2) Lots
<i>MDP Designation</i>	Taber Town Plan Bylaw 7-2016
<i>Community ASP</i>	Northwest Area Structure Plan
<i>Neighbourhood Structure Plan (NSP)</i>	None.
<i>LUB District</i>	Residential Single and Two Dwelling (R-2) District Land Use Bylaw 14-2016 as amended by Council from time to time.
<i>Existing Uses</i>	Semi-Detached Dwelling with a detached garage.

Internal / External Circulation:

Circulation was sent out on September 10, 2020, all relevant comments are addressed within the Planning Considerations and Conditions of approval. All circulation comments are on file for review as required.

Planning Considerations:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mainly flat as the sites are within the developed residential area.
Storm Water & Collection	Existing, any changes are to be approved by the Development Authority.
Water Supply, Sewage Disposal and Solid Waste Disposal	Existing, any changes are to be approved by the Development Authority. Services for Lot 39 and Lot 40 are both located on Proposed Lot 39, a Utility Right-of-Way Agreement is required.
Subdivision Design - Roads, Accessibility, & Circulation	Road Access is existing with a driveway on each lot.
Open Space / Parks	N/A
Reserves	N/A
Land Use Bylaw	R-2 - 2 Lots Area of Site: Minimum Standard required: 225.0 m ² Minimum Standard provided: 460.0 m² Width of Site: Minimum Standard required: 6.0 m Minimum Standard provided: 11.59 m

Recommendation:

That the subdivision application by the Town of Taber be **APPROVED** with the following conditions:

<i>Prior to entering into a Servicing Agreement</i>	1. That approval shall apply to a residential subdivision plan within NW ¼ of Sec. 6, Twp. 10, Rng. 16, W4M.
<i>Prior to construction commencing</i>	2. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision. 3. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit application.
<i>Prior to plan endorsement</i>	4. A Utility Right-of-Way Agreement shall be registered on title for the services on Lot 39 to the benefit of Lot 40. 5. An Encroachment Agreement shall be registered on Title for the garage encroaching into Utility Right-of-Way Plan 111 3665. 6. A Party Wall Agreement shall be registered on Title that identifies improvement costs and provides all parties with protection. 7. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement. 8. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider. 9. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority. 10. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

Notations

1. This approval is subject to all relevant environmental legislation and the Alberta Environmental Protection and Enhancement Act.
2. It is the developer's responsibility to ensure that boundary grades tie in with adjacent properties.
3. It is the developer's responsibility to determine whether the use approved by this tentative plan of subdivision is achievable or whether such use may be constrained or precluded by site conditions, including constraints on use resulting from environmental conditions or legislation or both.

Author: Kattie Schlamp

Departmental Review:

Subdivision Approving Authority

Approval Date



Subdivision Authority Request for Decision

Meeting Date: October 26, 2020

Subject:

Subdivision TT 20-0-010
6211 52 Ave. & 6212 54 Ave.

Recommendation:

That the Subdivision Authority approves Subdivision TT 20-0-010, Lots 10 & 11, Block 1, Plan 1340 JK, & Part of Lot A, Block 34, Plan 5365 L. within SE $\frac{1}{4}$ of Sec. 5, Twp. 10, Rng. 16, W4M, civically described as 6211 52 Ave. & 6212 54 Ave., with the following conditions:

1. That approval shall apply to an industrial subdivision plan within SE $\frac{1}{4}$ of Sec. 5, Twp. 10, Rng. 16, W4M.
2. Development of the site will require the use of Low Impact Development measures, to be reviewed by Taber Irrigation District to ensure the water quality of any storm water entering the TID system. Post development flows should not exceed pre-development flows.
3. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
4. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit application.
5. The subdivided portion of Part of Lot A, Block 34, Plan 5365 L be consolidated with Lots 10 & 11, Block 1, Plan 1340 JK to create proposed Lot 33, Block 1, Plan 201_____.
6. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
7. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
8. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.
9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.



Background:

Administration received an application to subdivide and consolidate at 6211 52 Ave. and 6212 52 Ave. on September 14, 2020. The applicant has proposed subdividing a 0.61 acre piece from Lot A to be consolidated with Lots 10 & 11. Once complete Lots 10 & 11 and the portion of Lot A will become a single lot accessed from 52 Ave. Currently, the lots are zoned as Medium Industrial (M-2) and this land use will remain the same.

The lands are currently used by two local businesses, a Veterinary Clinic, and Taber Home and Farm. Taber Home and Farm has applied for and received permits to demolish their existing building (DP 20-074) and erect a new, larger storage building (DP 20-055). Although the new building fits within the existing property they would like additional yard space to accommodate for the space taken by the larger size of the new building. The lots have existing services and access, new services and access are not required as the subdivision is being consolidated into the existing parcel.

The subdivision was circulated to internal and external stakeholders on September 17, 2020 and advertised in the Taber Times on September 23 and 30, 2020. No concerns have been raised, and any comments have been addressed in the subdivision conditions. All circulation responses are kept on file and available for review as requested. Further details about the subdivision can be found in the attached Subdivision Report.

At the regular meeting of the Municipal Planning Commission on October 19, 2020, the development authority passed a resolution recommending that Council approve the subdivision with the identified conditions.

Legislation / Authority:

Bylaw 10-2018 Part 3(17)(b) Subdivision and Development Authority.

Strategic Plan Alignment:

Develop Community and Promote Growth

Financial Implication:

The cost of advertising and registering the subdivision is covered by the subdivision fees.

Service Level / Staff Resource Implication:

Processing subdivisions is a part of the ongoing responsibilities of the Planning and Economic Development Department.

Justification:

The subdivision will allow a local business the space they need to grow.



Alternative(s):

That the Subdivision Authority does not approve Subdivision TT 20-0-010, Lots 10 & 11, Block 1, Plan 1340 JK, & Part of Lot A, Block 34, Plan 5365 L. within SE ¼ of Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6211 52 Ave. & 6212 54 Ave., with reasons.

That the Subdivision Authority approves Subdivision TT 20-0-010, Lots 10 & 11, Block 1, Plan 1340 JK, & Part of Lot A, Block 34, Plan 5365 L. within SE ¼ of Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6211 52 Ave. & 6212 54 Ave., with amendments to the conditions.

- Attachment(s):**
- Application
 - Plan of Subdivision
 - Land Use District Map
 - Subdivision Report
 - Title 961 135 812
 - Title 101 072 293
 - Abandoned Well Map

APPROVALS:

Originated By:
Kattie Schlamp

Chief Administrative Officer (CAO) or Designate: _____



Application for Subdivision Approval

Planning and Economic Development
 A-4900 50th St.
 Taber, Alberta T1G 1T1
 Phone: 403-223-6009
 Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District:	Roll No:	
Subdivision No:	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new Certificate of Title. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the follow:
 - Application fee Tentative Plan of Subdivision prepared by an Alberta Land Surveyor (include a digital copy)
 - Servicing Agreement (3 copies)
 - Current Copy of Certificate of Title

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

Applicant:	Name:	Hedma Thompson Land Surveys Ltd.		
	Address:	200 - 410 Stafford Dr S		
	Town:	Lethbridge	Postal Code:	T1J 2L2
	Phone Res:	403-381-1320	Phone Cell:	
	Email:	info@htlandsurveys.ca		
	Business License#:	N/A		
Registered Owner: (if different from applicant)	Name:	Island Veterinary Clinic Ltd.		
	Address:	6212 54 Ave		
	Town:	Taber	Postal Code:	T1G 1X3
	Phone:	[REDACTED]	Phone Cell:	
	Email:			
	Legal Description of Land to be Subdivided:	All/Part of the <u>SE</u> ¼ of Section <u>5</u> Township <u>10</u> Range <u>16</u> W4M		
	Being all/part of: Lot/Unit <u>A</u> Block <u>34</u> Plan <u>5365L</u>			
	Municipal Address (if applicable): <u>6212 54 Ave</u>			
Location of Land to be Subdivided:	The land is situated in the Municipality of:	Taber		
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of Municipality:	
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No: <u>3, 36</u>	
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:	
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Use of Land to be Subdivided:	Total Number of lots to be created:	<u>0</u>	Size of Lot(s) or range:	See Plan
	Describe the existing use of the land:	M2 - (Vet. Clinic)		
	Describe the proposed use of the land:	M2 - (Vet Clinic/Taber Home & Farm)		
	Current land use designation:	M2		
Proposed land use designation:	M2			
Characteristics of the Land to be Subdivided	Describe any existing buildings:	See Plan		
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, explain:	

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

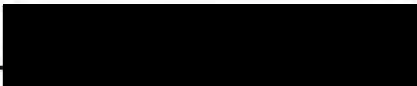



Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	<u>Developed Yard</u>
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	<u>None</u>
Type of soil (sand, loam, clay, etc.):	<u>Clay</u>
Describe the manner of providing water and sewage services:	<u>Municipal Service - Existing</u>



I (we), Michael Thompson hereby certify that I am (we are)
Print full name(s)

- the registered owner(s)
 authorized to act on behalf of the registered owner(s)

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: Sep. 2/20
 Signed:  Date: Sep. 8/20
Registered Owner (if different than applicant)
 Signed: _____ Date: _____
Development Officer

To be completed by the registered owner(s):

Right of Entry:
 I, , hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.
 This right is granted pursuant to Section 653(2) of the *Municipal Government Act*.
 Date: Sept. 8/20



SUBDIVISION AUTHORITY
TOWN OF TABER

ALBERTA LAND SURVEYORS' ASSOCIATION
PERMIT NUMBER
P 254
Halma Thompson
Land Surveys Ltd.

SURVEYOR: MICHAEL A. THOMPSON, ALS

FILE:

CLIENT:
TABER HOME AND FARM CENTRE LTD.
6323 50 AVENUE
TABER, AB
T1G 1W7

DESCRIPTION OF PROPERTY:
CIVIC ADDRESS: 6211 52nd AVENUE, 6212 54th AVENUE
ATS DESCRIPTION: SE 1/4 SEC 5, TWP 10, RGE 16, W 4th MER
C of T 961 135 812, 101 072 293
REGISTERED OWNERS: ISLAND VETERINARY CLINIC LTD.
TABER HOME & FARM CENTRE LTD.

ABBREVIATIONS:

3TM	3 rd Transverse Mercator	Mk	Mark
Δ	Central Angle of Curve	Mp	2 metre standard Alberta Survey Marker Post
φ	Diameter	MR	Municipal Reserve
A	Arc	N.E.S.W	North, East, South, West
ac	Acres	NAD	North American Datum
ASCM	Alberta Survey Control Marker	PPP	Precise Point Positioning
A/R	Access Road	PI	4 Pits
C of T	Certificate of Title	PIs	4 Road Pits
ckm	Check Measured	PI	Placed
cs	Countersunk	P/L	Pipeline
CSRS	Canadian Spatial Reference System	PUL	Public Utility Lot
FCP	Fence Corner Post	R	Radius
Fd	Found	RI	Radial Bearing
ha	Hectares	R/W	Right of Way
I	Statutory Iron Post	Re-est	Re-established
km	Kilometre	Rest	Restored
LSD	Legal Subdivision	RGE	Range
m	Metre	SEC	Section
M	Mound	TWP	Township
MER	Meridian	URW	Utility Right-of-Way

- LEGEND:**
- Alberta Survey Control Marker
 - Statutory iron post found
 - Statutory iron post placed, marked P254
 - Utility box
 - ⊗ Fire Hydrant
 - ⦿ Power Pole
 - Ballard
 - RP Georeferenced Point
- Distances are ground and are in metres and decimals thereof, and are between survey monuments unless otherwise shown.
Bearings are grid (3TM NAD83), derived from GNSS observations, and are referred to the meridian through 111° West Longitude.
Lands dealt with by this plan are bounded thus _____ and contain 0.665 ha.

- NOTES:**
- The georeferenced point is a found statutory iron post, 3TM NAD83 (ORIGINAL) Coordinate: 5,077,548.43 N, -81,259.61 E.
 - The georeferenced coordinate was calculated using the published coordinate value for ASCM 65771.
 - A combined factor of 0.999857 was used to scale ground distances to the projected plane.
 - Field survey was completed between the dates of August 14, 2020 and August 17, 2020.
 - Fence lines along property lines are within 0.2m of the property line unless noted otherwise.

THE EXISTENCE OR LOCATION OF ALL UTILITIES AS SHOWN ON OR OMITTED FROM THIS PLAN MAY BE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES AND ARE NOT GUARANTEED BY THE LAND SURVEYOR. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE LAND SURVEYOR AS TO THE LOCATION OR ANY OMISSIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL SUCH UTILITIES AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR ON SITE INFORMATION PRIOR TO COMMENCEMENT OF ANY OPERATIONS.

ISSUE	DATE	REVISION	CAD	CHK
0	2020-09-02	ORIGINAL SUBMISSION	D.L.	M.T.

TABER HOME & FARM CENTRE LTD.

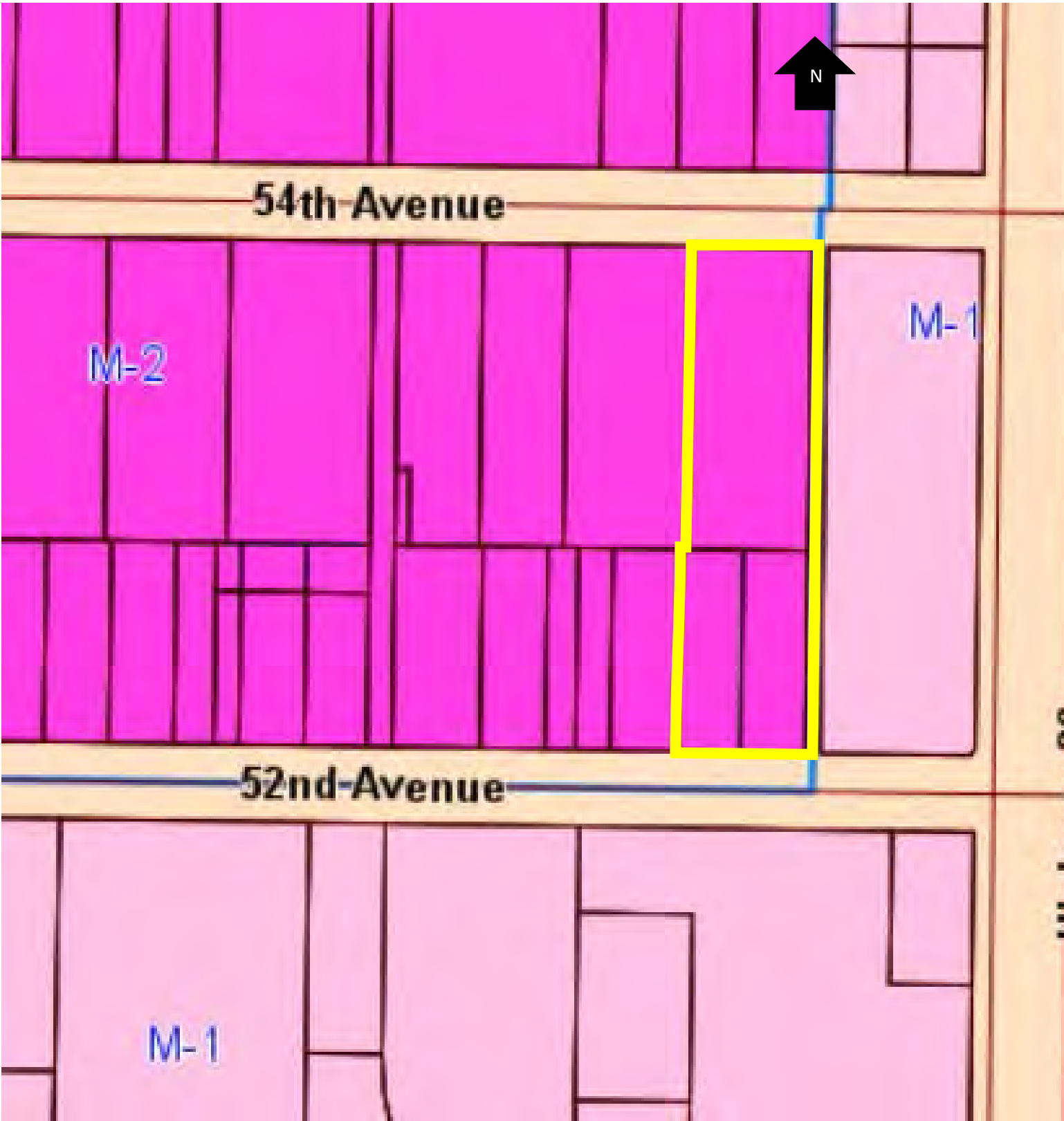
TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
OF
LOTS 10 & 11, BLOCK 1, PLAN 1340 JK
AND
PART OF
LOT A, BLOCK 34, PLAN 5365 L
(SE 1/4 SEC 5-10-16-4)

TOWN OF TABER
ALBERTA
SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY

SCALE 1:500

HALMA THOMPSON LAND SURVEYS LTD.
200-410 Stafford Drive S
Lethbridge AB, T1J 2L2
Phone (403) 381-1320
Fax (403) 381-1366

JOB H24820
DRAWING H24820T



Land Use District Map for Proposed Subdivision TT 20-0-010

Subject property is outlined in yellow.

**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject: TENTATIVE PLAN OF SUBDIVISION – 6211 52 Ave. & 6212 54 Ave.

Date: October 15, 2020

Subdivision Application No: TT 20-0-010

Proposed Subdivision Summary:

Applicant	Halma Thompson Land Surveys Ltd.
Owner/Developer	Island Veterinary Clinic Ltd. & Taber Home and Farm Centre Ltd.
Legal Description	Lots 10 & 11, Block 1, Plan 1340 JK & Lot A, Block 34, Plan 5365 L
Location	6211 52 Ave. & 6212 54 Ave.
Subdivision Area	0.665 ha (1.64 ac)
Proposed Lots	2 Medium Industrial (M-2) Lots
MDP Designation	Taber Town Plan Bylaw 7-2016
Community ASP	None.
Neighbourhood Structure Plan (NSP)	None.
LUB District	Medium Industrial (M-2) District Land Use Bylaw 14-2016 as amended by Council from time to time.
Existing Uses	Veterinary Clinic and Storage Proposed Lot 33 has received Development Permits to demolish the existing building (DP 20-074) and erect a new storage building (DP 20-055) which fits within the existing site.

Internal / External Circulation:

Circulation was sent out on September 17, 2020, all relevant comments are addressed within the Planning Considerations and Conditions of approval. All circulation comments are on file for review as required.

Planning Considerations:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mainly flat as the sites are developed and located within the developed industrial area.
Storm Water & Collection	Existing, any changes are to be approved by the Development Authority.
Water Supply, Sewage Disposal and Solid Waste Disposal	Existing, any changes are to be approved by the Development Authority.
Subdivision Design - Roads, Accessibility, & Circulation	Road Access is existing, no new road accesses are needed as the subdivided piece will be consolidated with Lot 33.
Open Space / Parks	N/A
Reserves	N/A
Land Use Bylaw	M-2 - 2 Lots Area of Site: Minimum Standard required: 1000.0 m ² Minimum Standard provided: 3399.36 m² Width of Site: Minimum Standard required: 30.0 m Minimum Standard provided: 48.80 m

Recommendation:

That the subdivision application by the Town of Taber be **APPROVED** with the following conditions:

<i>Prior to entering into a Servicing Agreement</i>	1. That approval shall apply to an industrial subdivision plan within SE ¼ of Sec. 5, Twp. 10, Rng. 16, W4M.
<i>Prior to construction commencing</i>	2. Development of the site will require the use of Low Impact Development measures, to be reviewed by Taber Irrigation District to ensure the water quality of any storm water entering the TID system. Post development flows should not exceed pre-development flows. 3. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision. 4. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit application.
<i>Prior to plan endorsement</i>	5. The subdivided portion of Part of Lot A, Block 34, Plan 5365 L be consolidated with Lots 10 & 11, Block 1, Plan 1340 JK to create proposed Lot 33, Block 1, Plan 201_____ 6. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement. 7. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider. 8. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority. 9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

Notations

1. This approval is subject to all relevant environmental legislation and the Alberta Environmental Protection and Enhancement Act.
2. It is the developer's responsibility to ensure that boundary grades tie in with adjacent properties.
3. It is the developer's responsibility to determine whether the use approved by this tentative plan of subdivision is achievable or whether such use may be constrained or precluded by site conditions, including constraints on use resulting from environmental conditions or legislation or both.

Author: Kattie Schlamp

Departmental Review:

Subdivision Approving Authority

Approval Date



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0019 215 376 5365L;34;A 961 135 812

LEGAL DESCRIPTION

PLAN 5365L
BLOCK 34
LOT A
EXCEPTING THEREOUT THE WEST
48.762 METRES OF LOT A
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ATS REFERENCE: 4;16;10;5
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 811 031 949

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
961 135 812	20/06/1996	TRANSFER OF LAND	\$102,500	\$102,500

OWNERS

ISLAND VETERINARY CLINIC LTD.
OF 6212-54 AVENUE
TABER
ALBERTA T1G 1X3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
061 022 197	16/01/2006	MORTGAGE MORTGAGEE - BANK OF MONTREAL 606 4TH AVE SOUTH LETHBRIDGE ALBERTA T1J0N7

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

961 135 812

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ORIGINAL PRINCIPAL AMOUNT: \$220,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 7 DAY OF AUGUST,
2020 AT 02:26 P.M.

ORDER NUMBER: 39868420

CUSTOMER FILE NUMBER: H24820



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0012 700 084 1340JK;1;10,11 101 072 293

LEGAL DESCRIPTION
PLAN 1340JK
BLOCK 1
LOTS 10 AND 11
EXCEPTING THEREOUT ALL MINES AND MINERALS
AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;16;10;5;SE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 081 430 048

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
101 072 293	11/03/2010	TRANSFER OF LAND	\$230,000	\$230,000

OWNERS

TABER HOME & FARM CENTRE LTD.
OF 6323-50 AVE
TABER
ALBERTA T1G 1W7

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

NO REGISTRATIONS

TOTAL INSTRUMENTS: 000

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
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TITLE REPRESENTED HEREIN THIS 7 DAY OF AUGUST,
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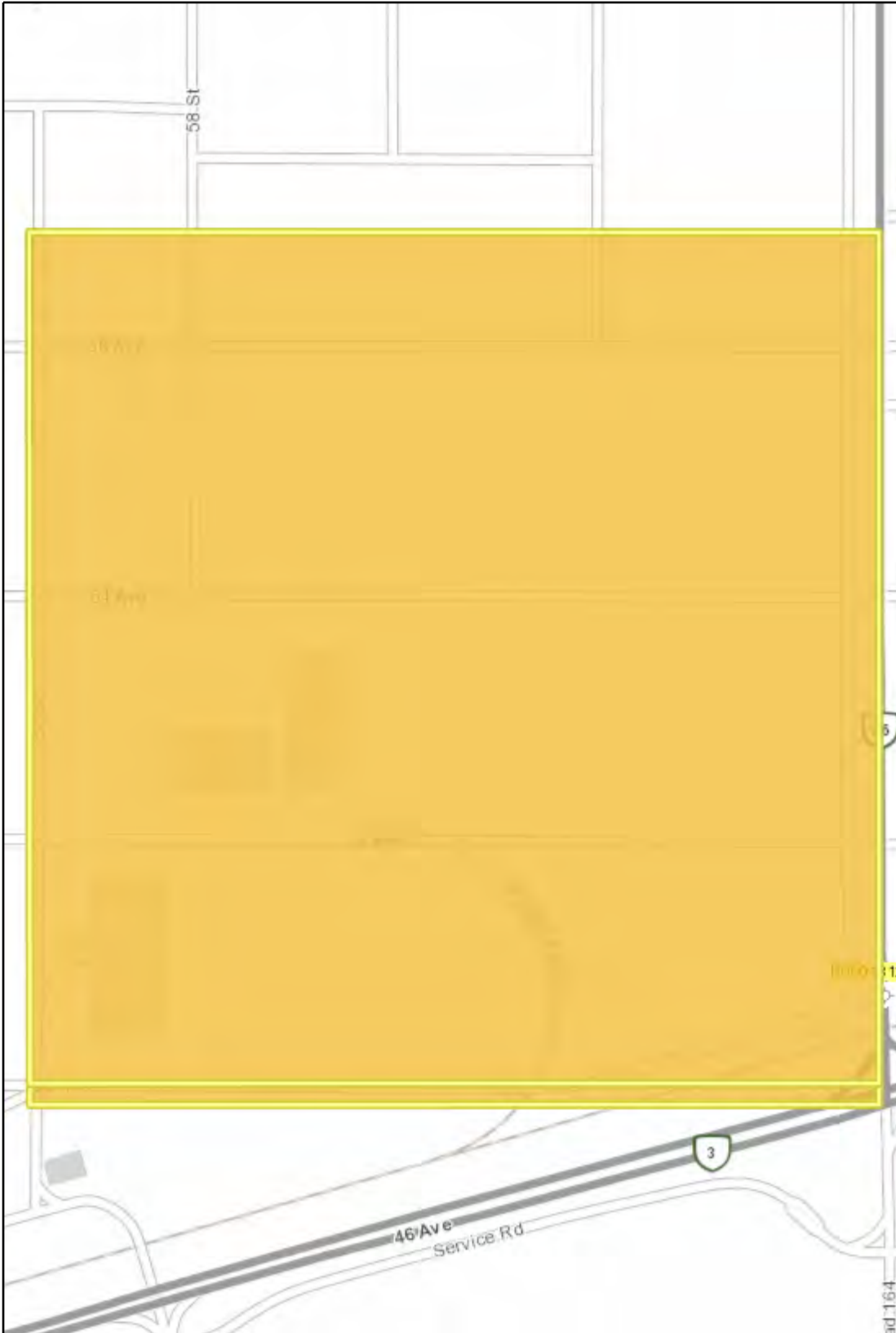


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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

Map Results



Legend

- ◆ Abandoned Wells (Large Scale)
- Revised Well Location (Large Sca
- Revised Location Pointer
- ATS v4_1 Alberta Provincial Boun Citations

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Monday, September 14, 2020 15:10:19 -06:00

