

**MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1782

BEING a bylaw of the Municipal District of Taber in the Province of Alberta for the purpose of adopting Bylaw No. 1782 being the Jensen Area Structure Plan.

WHEREAS the Council of the Municipal District of Taber has redesignated Lot 1, Block 1, Plan 9612656 in the SE ¼ Sec 18, Twp 11, Rge 14, W4M to the "Grouped Country Residential" land use district;

AND WHEREAS the purpose of proposed Bylaw No. 1782 is to to establish standards and requirements regarding the development and subdivision of lands described as Lot 1, Block 1, Plan 9612656 in the SE ¼ Sec 18, Twp 11, Rge 14, W4M;

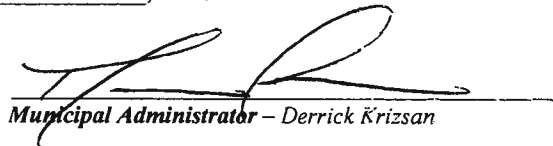
AND WHEREAS the municipality wishes to provide for orderly growth and development to occur while minimizing land use conflicts;

AND WHEREAS the municipality may adopt an area structure plan pursuant to section 633 of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, and provide for its consideration at a public hearing.


NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, RSA 2000, Chapter M-26, as amended, the Council of the Municipal District of Taber in the Province of Alberta, duly assembled does hereby adopt Bylaw No. 1782 being the Jensen Area Structure Plan.

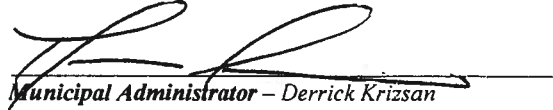
READ a first time this 10 day of June, 2008.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

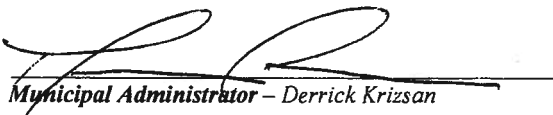
READ a second time this 8 day of July, 2008.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

READ a third time and finally PASSED this 12 day of August, 2008.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

**MUNICIPAL DISTRICT OF TABER
IN THE PROVINCE OF ALBERTA**

BYLAW NO. 1781

BEING a bylaw of the Municipal District of Taber in the Province of Alberta, to amend Bylaw No. 1722, being the municipal Land Use Bylaw.

WHEREAS the Municipal District Council is in receipt of a request to redesignate lands legally described as:

Lot 1, Block 1, Plan 9612656 in the SE ¼ Sec 18, Twp 11, Rge 14, W4M

from "Rural Agricultural - RA" to "Grouped Country Residential - GRC" as shown on the map in Schedule 'A' attached hereto.

AND WHEREAS THE PURPOSE of proposed Bylaw No. 1781 is to accommodate future residential development on the above-noted lands in compliance with the municipal Land Use Bylaw.

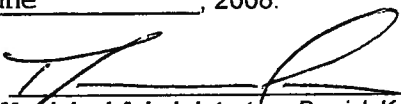
AND WHEREAS the municipality must prepare a corresponding bylaw and provide for its consideration at a public hearing.

NOW THEREFORE, under the authority and subject to the provisions of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Taber in the Province of Alberta duly assembled does hereby enact the following:

1. Lands legally described as Lot 1, Block 1, Plan 9612656 in the SE ¼ Sec 18, Twp 11, Rge 14, W4M presently designated as "Rural Agricultural - RA" be redesignated to "Grouped Country Residential - GRC".
2. The Land Use District Map be amended to reflect this redesignation.
3. Bylaw No. 1722, being the municipal Land Use Bylaw, is hereby amended.
4. This bylaw comes into effect upon third and final reading hereof.

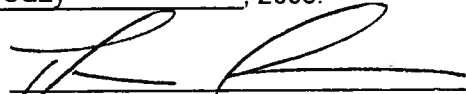
READ a **first** time this 10 day of June, 2008.


Reeve - Hank Van Beers

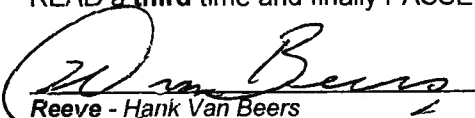

Municipal Administrator - Derrick Krizsan

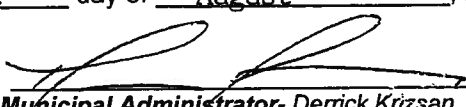
READ a **second** time this 8 day of July, 2008.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

READ a **third** time and finally PASSED this 12 day of August, 2008.


Reeve - Hank Van Beers


Municipal Administrator - Derrick Krizsan

DESIGN SCHEME

**APPLICATION FOR SUBDIVISION OF LAND
LOCATED AT S.E. 18 11 14 W 4**

**PROPERTY BELONGING TO
BARRY AND SHARON JENSEN**

**BOX 4808
TABER, ALBERTA
T1G 2E1**

INTRODUCTION

Enclosed is an application for subdivision of the property located at S.E. 18 11 14 W 4. This property is located North East of Taber.

It is our wish that this property be subdivided into five separate lots.

The first division would consist of a lot that is approximately 6.31 acres in size. This acreage encompasses the yard and area that surround our present residence.

The additional four lots would have an approximate size of four acres each.

The location and layout of each lot is as shown.

Area Structure Plan

Property: SE 18 11 14 W 4

A) Detailed Site Plan

The plan includes four lots each of which will be approximately four acres in size, and one lot (the home place) that will be approximately 6.31 acres in size. The lots to be developed are directly east of our residence. With the house being a separate lot, this will create a total of 5 lots.

B) Road Network

Access to the new acreages will be gained by the building of two new approaches, which will be at the cost of the developer. These approaches will be built from the main MD road (located to the south) towards the north allowing access into the new acreages. Individual access into these properties will be through the use of a common shared access between two properties. The M.D. will be contacted to determine the approach width and whether or not a culvert is required. Road access construction from the M.D. road to each house will be at the owner's expense. The type of surfacing and the road width to each home will be at the discretion of the home owner.

C) Storm Water Management

Given that the lots are approximately four acres each, the distance between the lots should not create any issues regarding drainage. In an extreme case of excess water, the direction of water flow would be away from the centre of the lots. The water would flow north towards the canal which is at the north end of each property.

D) Lot Servicing

A separate third party Percolation Test has been done on each new lot and the results are included in this application. Buyers will be responsible for providing their own septic fields.

Domestic Water Supply

Home owners will be responsible for providing their own cistern for domestic drinking water. Water supply (Domestic Drinking Water) will have to be hauled from a certified potable water distribution system and delivered to a (Cistern) for storage.

Water For Irrigation of Property

Irrigation water runs along the North end of each property line. Securing water to water lawns etc. will be the responsibility of the lot owner. Included is a letter from the T.I.D. stating that they have no objection to the rezoning.

Utility Services

Utility services and costs for electricity, gas and phone will be the responsibility of the lot owner.

Power and Natural Gas

At present our power is supplied by the R.E.A. line which runs along the M.D. road. New lot owners will have their power supplied by the R.E.A. Natural gas is presently being supplied by Atco Gas. Their lines run along side the M.D. road. New owners will secure their natural gas from Atco Gas.

Phone Service

Phone Service is provided by Telus.

E) Design Details

I) Architectural Controls

The following architectural controls will be required:

- a) Any pre-built, manufactured home must have more than 1 peak on the roof design and a basement must be built under the structure.
- b) Homes must be a minimum of 1000 sq. ft.
- c) Attached or semi-attached garages will be allowed.
- d) No single wide homes will be allowed.
- e) Holiday trailers cannot be used as a residence.

II) Keeping of Animals

Pursuant to part 12 of the Grouped Country Residential- "GCR" District within the Municipal District of Taber Land Use Bylaw No. 1772 (as amended from time to time), the keeping of animals on private property within the Plan shall be allowed subject to the following:

The owner of the acreage that is 6.31 acres will be allowed up to a maximum of 3 horses plus one offspring up to 12 months of age. The owners of the 4 acre parcels will be allowed up to a maximum of 2 horses plus one offspring up to 12 months of age. No other animals other than a maximum of 2 dogs and 2 cats per parcel will be permitted.

III) Home Occupation

Home Occupations may be allowed within the development pursuant to the provisions of the Municipal District of Taber Land Use Bylaw No. 1772. Commercial and Industrial uses are not allowed.

F) Affected Agency Comments

- Irrigation District, Kent Bullock (letter included)
- Chinook Health Region (letter included)

F) No Waiver

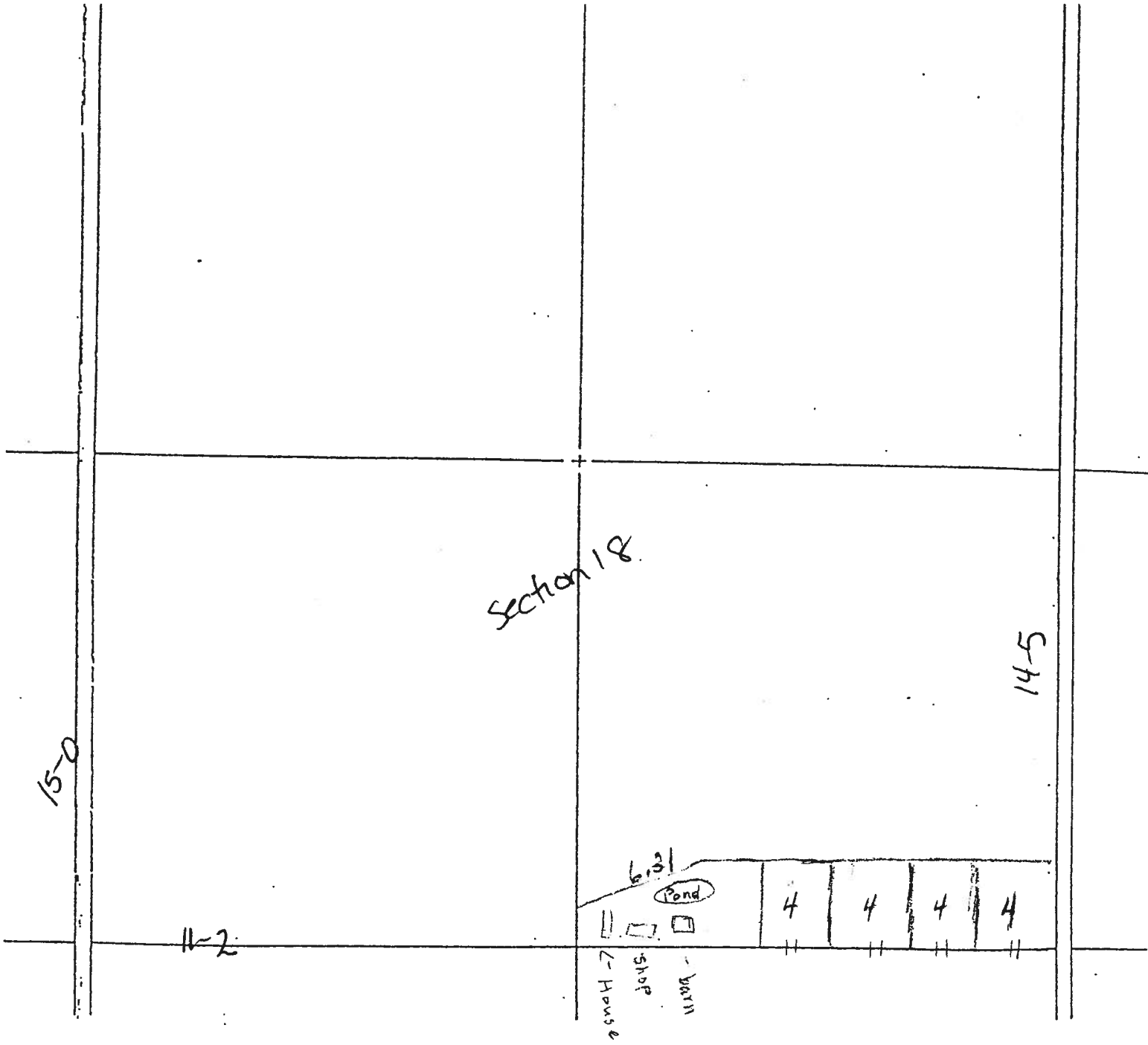
Failure by the M.D. or any third party to enforce or require compliance with any provision hereof shall not render any such provision in any way unenforceable or invalid. No provision hereof shall be waived except in writing duly signed and delivered by the M.D. of Taber.

G) Right To Farm

It is a provision hereof that the owner of the lands may not hold liable any person in an action in nuisance resulting from agricultural operations. The owner of any agricultural operation is not to be prevented by injunction or other order of a court from carrying on the agricultural operation because it cause or creates a nuisance.

H) Further Subdivision of Land

It is a provision hereof that the owner of the lands may not further subdivide the land unless under the provisions of the M.D. of Taber Land Use By-Law. No. 1772.



Sec. 18, Twp. 11, Rge. 14, W 4 th M

File No. _____

Scale : 1" = 800'

Date Oct 18/07



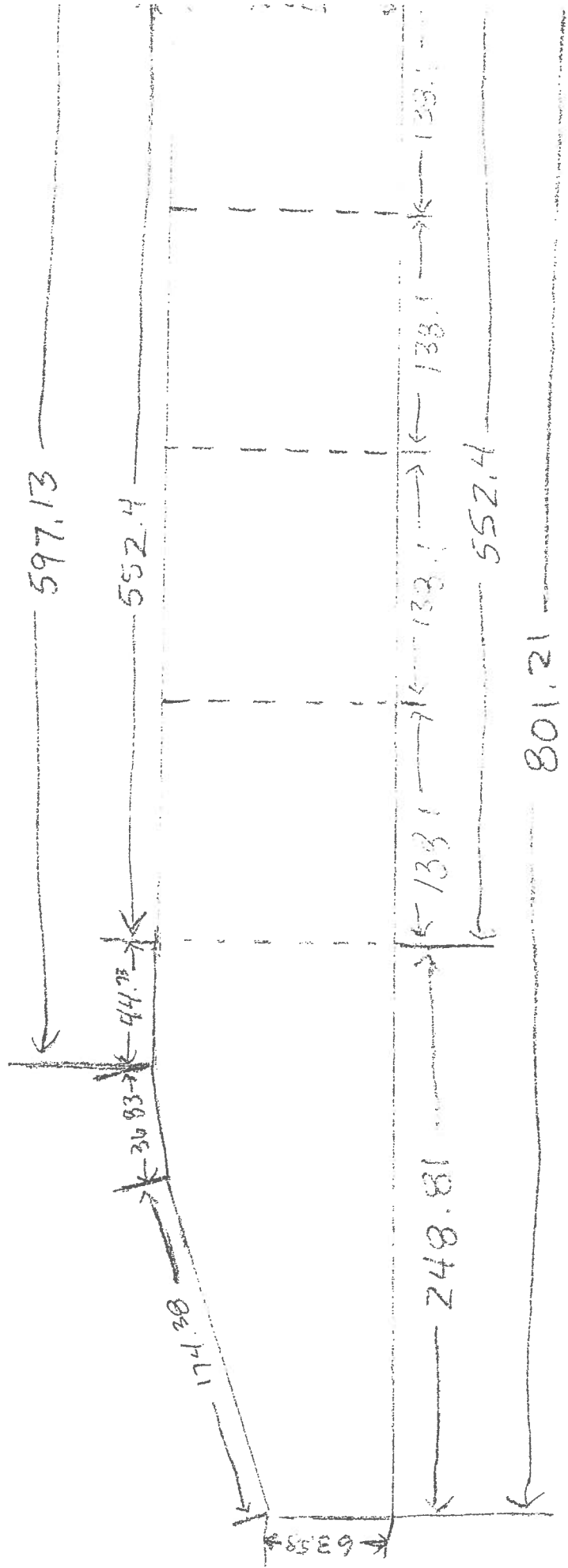
SE 18 / 14 04

Block 1

6.21a 138.1 = 4.0

6.21a 136.7 = 4.0

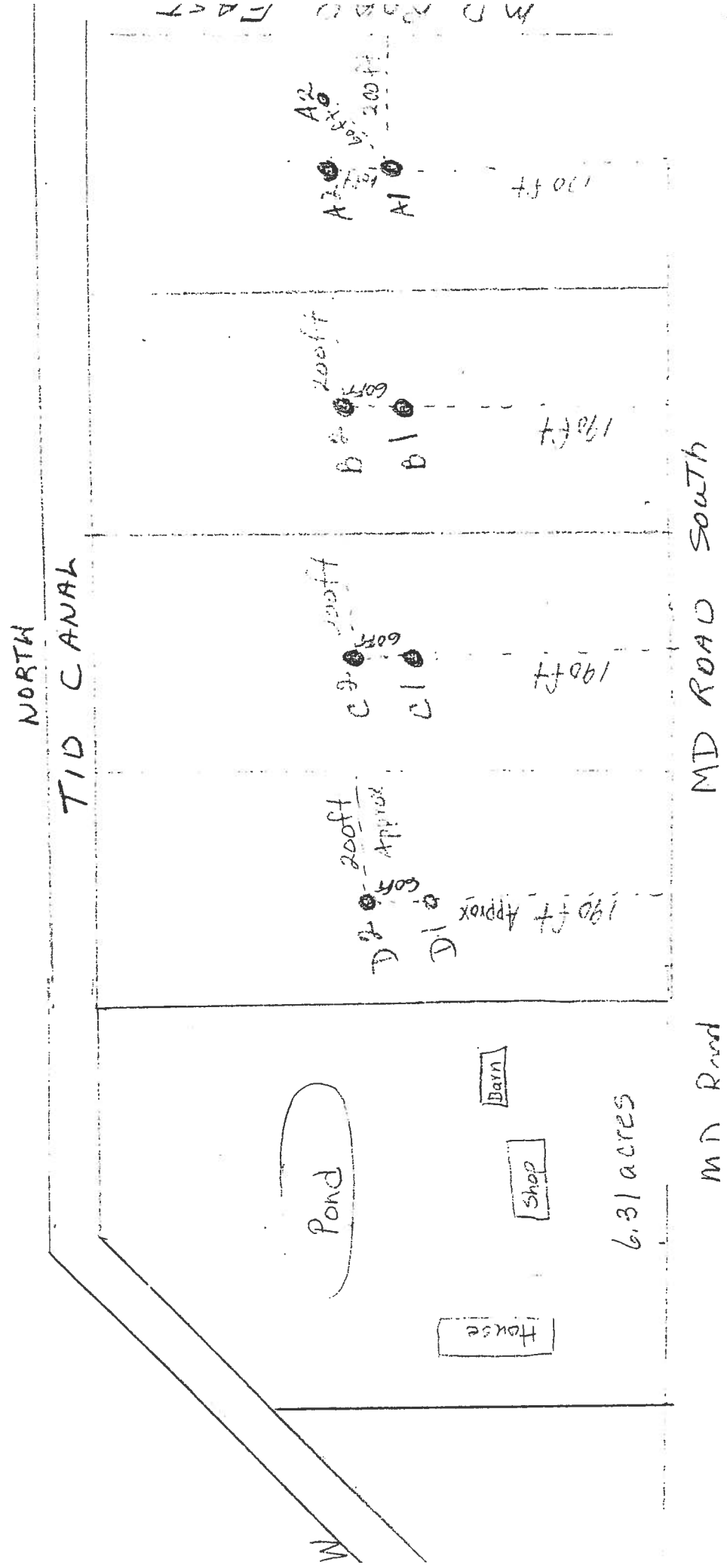
1.7 m, d (A)

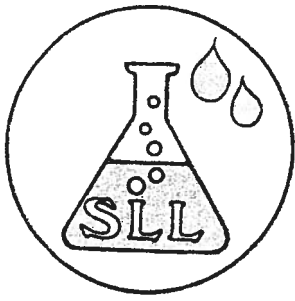


SE 18 11 11 24

DIAGRAM OF INCOLATION SOIL TESTS

"Approximate Measurements" Due To Height of Present Hay Crops in the Field





SANDBERG LABORATORIES LTD.

3510 - 6th AVENUE NORTH
LETHBRIDGE, ALBERTA T1H 5C3
PHONE 328-1133
FAX 320-1033

Barry Jensen
Box 4808
Taber, Alberta
T1G 2E1

18 April 2008

382-8231

Mr. Barry Jensen,

RE: SE 18-11-14 W4

Mr. Jensen has submitted soil samples to the laboratory for soil texture analysis for the septic fields on each lot on his proposed development in SE 18-11-14 W4. These were labeled A 1 and 2, B 1 and 2, C 1 and 2, and D 1 and 2, representing two locations in each of the proposed lots. The original report 113002 has the soil texture analysis for the eight locations. According to the STANDARD of PRACTICE there are several soils textures that do not work well for septic fields. There are two areas of soil textures of concern. The biggest group is those soils that have a high clay and or silt content combination. The other is a soil with very high sand content. High clay content soils move the affluent through the soil too slowly, while sand moves the affluent too fast for proper processing.

One of the eight original samples submitted, one did not meet the right soil texture classification. That was sample A 2 which was classified as Silt Loam/Silty Clay Loam. This location was sampled again a short distance away by Mr. Jensen and the classification of this sample is Loam, which is acceptable. Based on the results from the soil texture analysis, obtained at a depth of two to three feet into the soil, these lots will be able to have functioning septic fields.

Mr. Jensen mentioned in our conversations that to his knowledge there are no pre existing or current water table problems in the soil to a depth of eight feet on each lot. This depth of good soil is also required to allow for the proper septic field operation. Based on these assumptions it is my opinion that the soil in these lots will provide proper septic field operation.

Yours truly,

Philip Sandberg M.Sc. P.Ag. PS 5773

Barry Jensen
Box 4808

Taber, AB T1G 2E1

Date: 1/30/2008
Report: 113002
Phone: 223-4298
Fax: 382-8231c

Sample	Location	% Sand	% Clay	% Silt	Texture
84	A-1	30	19.8	50.2	SiL-L
85	A-2	12.5	28	59.5	SiL-SiCL
86	B-1	28.7	20.1	51.2	SiL-L
87	B-2	34.9	18.1	47	L
88	C-1	37.7	18.3	44	L
89	C-2	27.5	21	51.5	SiL-L
90	D-1	39.1	18.2	42.7	L
91	D-2	32.9	20.2	46.9	L

Barry Jensen

Taber, AB

Date: 2/6/2008

Report: 113012

Phone:

Fax:

362-8231

Sample	Location	% Sand	% Clay	% Silt	Texture
124	A-2	39.8	19	41.2	L

Location A-2 is on the border line of not acceptable. If you plot the sand, silt and clay they end up at the O. The

other samples are good. A-2 could be re-sampled at a different location. of still the same

texture, a infield study of the soil structure would be needed

* Please No Sample A-2 was retested

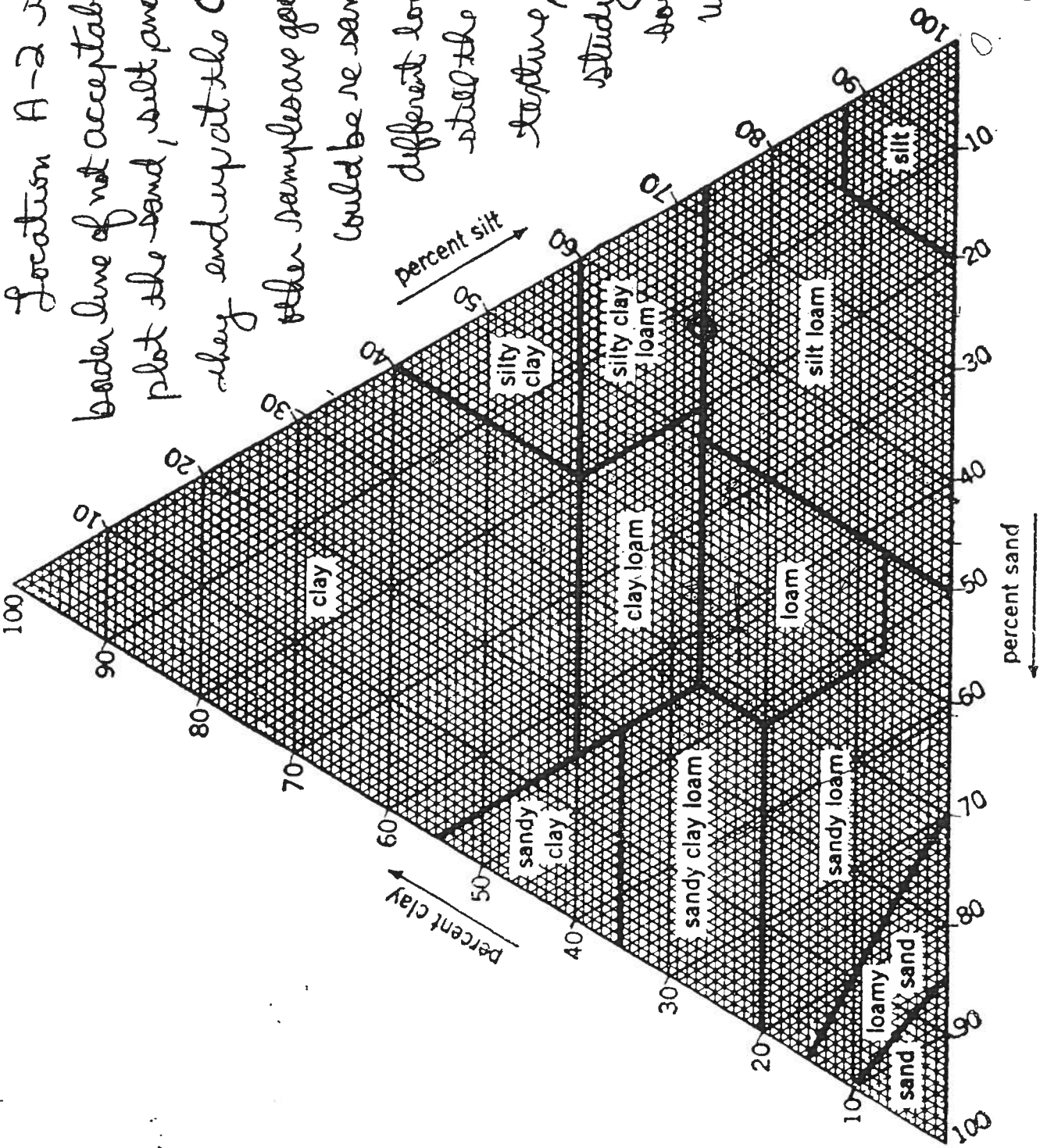


Chart showing the percentages of clay (below 0.002 mm.), silt (0.002 to 0.05 mm.), and sand (0.05 to 2.0 mm.) in the basic soil included

March 17, 2008

**Barry Jensen
Box 4808
Taber, AB
T1G 2E1**

Re: Area Structure Plan and Re-zoning Application for Development within the M.D. of Taber

YOUR FILE NO. : None given
Location: SE ¼ 18-11-14-W4M
Landowner: Barry Jensen

To Whom It May Concern:

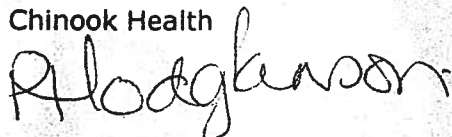
From the information given and the on-site inspection, this office has the following comments pertaining to the requested actions on the above mentioned parcel of land.

1. All efforts and means necessary are taken to protect the irrigation ditch to the north of the development from contamination.
2. All new developments comply with the pertinent bylaws and regulations. All new developments are inspected by the appropriate professional bodies.
3. All minimum setback distances are met.
4. No nuisance is created. A nuisance is anything that is or might be injurious to human health or in any manner hinder the prevention or suppression of disease.

This office has no other comments at this time. Should you have any questions, contact this office at the above mentioned number.

Sincerely,

Chinook Health



Per: Pam Hodgkinson, BEH (AD), BSc. Micro
Public Health Inspector
Chinook Health



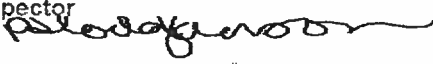
Chinook Health

5009 - 56 Street Taber, AB T1G 1M8

Phone Number: 403-223-4403 Fax Number: 403-223-8733

LAND USE INSPECTION REPORT

Mail To: Oldman River Regional Services Commission 3105- 16th Avenue North Lethbridge, AB T1H 5E8 Attention: Oldman River Regional Services Commission	Our File Number: 52 Inspection Date: March 17, 2008 Report Date: May 22, 2008
Facility Inspected: LAND USE- M.D. of Taber No. 14 Facility Contact: Municipal District of Taber Site Phone: 329-1344 Site Fax: 327-6847	Site Address: 4900 B 50th Street M.D. of Taber, AB
Facility Category: Land Use, Inclusive Inspection Type: Inspection: Subdivision Action(s) Taken: Verbal Consultation Next Routine Date: Delivery Method: Hand Delivery	
Opening Comments and Observations: ATTN: Bonnie Brunner, Planner Oldman River Regional Services Commission Your File No. None Given SE 1/4 8-11-14-W4M From the information given and the on site inspection, this office has the following comments: 1. Ensure all minimum set back distances are met. 2. Ensure the development is serviced with the appropriate utilities and inspected by the proper authorities. 3. All efforts are taken to protect the irrigation ditch to the north of the development from contamination. 4. No nuisance is created. A nuisance is anything that is or might become injurious to human health or in any manner hinder the prevention or suppression of disease. This office has no further comments at this time. Should you have any questions, contact this office at the above mentioned numbers. Sincerely, Chinook Health per: Pam Hodgkinson, BSc. Micro (IIP), BEH(AD) Public Health Inspector	

Owner or Agent Acknowledgement I have read and understood this report.	Inspector  Z6 Pam Hodgkinson, Executive Officer
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May 22 '2008

John

Please accept our apologies for any confusion that the "letter" from this office created. When the letter was created, Chinook Health's computer system was down + only "letters" could be created, instead of the typical format (inspection report).

I have included both documents @ this link for clarification.

Any questions, please call.

Pam Hodgkinson

223-4403



Taber Irrigation District

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

TID

*Specialty Crop
Country*

November 27, 2007

Barry & Sharon Jensen
Box 4808
Taber, Alberta
T1G 2E1

**Re: Rezoning of the portion of SE 18-11-14 W4th which lies to the south
of the TID canal to Country Residential**

The Taber Irrigation District doesn't have any objections to this land being rezoned to country residential. When the subdivision application comes to the District to subdivide the 5 proposed lots, some of the conditions will include that the irrigation acres on the area covered by the 5 lots will have to be removed (sold back to the District or transferred to other land within the district, subject to Board approval) except for possibly the west lot, which is proposed to be larger than the other lots and the new lots will each be subject to water agreements if irrigation water is used on them.

I trust this is the information that you need. If you have any questions, please call me.

Yours truly,



M. Kent Bullock, P. Eng.
District Manager

MKB/jp