

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, JANUARY 25, 2021, AT 3:30 PM.

Mayor

Andrew Prokop

Members

Garth Bekkering

Jack Brewin

Carly Firth

Mark Garner

Joe Strojwas (Via teleconference)

Louie Tams

Co-Chief Administrative Officers

John Orwa

Gary Scherer

Staff

Alaa Abdel Khaliq

Phyllis Monks

Kerry Van Ham (Via teleconference)

CALL TO ORDER

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

ADOPTION OF AGENDA

Mayor Prokop inquired if there were any additions or deletions to the Agenda, and there were none.

RES. 1/2021 MOVED by Councillor Garner that the Subdivision
Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

1/2021

Meeting Date
1/25/2021

ADOPTION OF THE MINUTES

1) Minutes of the Regular Meeting of Subdivision Authority: December 21, 2020

RES. 2/2021 MOVED by Councillor Firth that the Subdivision Authority adopts the minutes of the Regular Meeting of the Subdivision Authority held on December 21, 2020, as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

1) Subdivision TT 20-0-012 5030 Westview Gate

P. Monks, Director of Planning and Economic Development, stated Administration received a subdivision application to create one lot from a large remaining lot. She stated that the lot is currently zoned as Residential Comprehensive Multiple Dwelling District (R-4), and will remain R-4 after the subdivision.

RES. 3/2021 MOVED by Councillor Brewin that the Subdivision Authority approves Subdivision TT 20-0-012, Lot 1, Block 6, Plan 081 5248, within SW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 5030 Westview Gate, with the following conditions:

- 1) That approval shall apply to a residential subdivision plan within Lot 1, Block 6, Plan 081 5248, SW ¼ of Sec. 6, Twp. 10, Rng. 16, W4M;
- 2) On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority;

2/2021

Meeting Date
1/25/2021

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 20-0-012 – CONT'D 5030 Westview Gate

- 3) The developer has entered into a Servicing Agreement with the Town of Taber to provide services to the newly created lot, in conjunction with Subdivision TT 20-0-004 and including the construction of a road with design standards to the satisfaction of the Development Authority. Securities will be provided for the work;
- 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) Any utility, road or driveway crossings, excavation work, or surface treatments to cross the Taber Irrigation District easement shall be approved by Taber Irrigation District through an Easement Agreement. Requests to be made to Colin Haugan in writing at chaugan@taberirrigationdistrict.ca;
- 7) 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;
- 8) 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;
- 9) Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority;

3/2021

Meeting Date
1/25/2021

SUBDIVISION APPLICATION(S) – CONT'D

**1) Subdivision TT 20-0-012 – CONT'D
5030 Westview Gate**


- 10) A Shared Parking/Access Agreement is to be registered on Title to the satisfaction of the Development Authority; and,
- 11) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY


CLOSE OF MEETING

RES. 4/2021 MOVED by Councillor Brewin that this Regular Meeting of the Subdivision Authority is hereby Closed.

CARRIED UNANIMOUSLY AT 3:35 PM



MAYOR



INTERIM CHIEF ADMINISTRATIVE OFFICER

