

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, MARCH 28, 2022, AT 3:30 PM.

---

**Mayor**

Andrew Prokop

**Councillors**

Garth Bekkering

Carly Firth

Monica McLean

Alf Rudd

Joanne Sorensen

**Absent**

Jack Brewin

**Chief Administrative Officer**

Derrin Thibault

**Staff**

Kattie Schlamp

Kerry Van Ham

**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. 1/2022            MOVED by Councillor Firth that the Subdivision  
Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

1/2022

Meeting Date  
3/28/2022

## ADOPTION OF THE MINUTES

### 1) Minutes of Regular Meeting of Subdivision Authority: May 25, 2021

RES. 2/2022            MOVED by Councillor Bekkering that the Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on May 25, 2021, as presented.

CARRIED UNANIMOUSLY

## SUBDIVISION APPLICATION(S)

### 1) Subdivision TT 22-0-001 - 3901 64 Ave.

K. Schlamp, Subdivision and Development Officer, stated that Administration received a subdivision application on January 31, 2022 to subdivide one residential lot from a larger remainder lot. She stated that the owner intends to sell the newly created lot for future development of a single-detached dwelling.

K. Schlamp stated that the subject property was annexed into the Town in 2020, and in accordance with the Annexation Agreement, the property owner is entitled to subdivide their property once to create a total of two lots without triggering a change from the stipulations outlined in the agreement. She stated that the newly created lot and the remainder lot will continue to be a part of the Rural/Urban Fringe Land Use District and are subject to the requirements of the Municipal District of Taber Land Use Bylaw 1979.

RES. 3/2022            MOVED by Councillor Firth that the Subdivision Authority approves Subdivision TT 22-0-001, Lot 2, Block 1, Plan 061 0282, within SE ¼ Sec. 12, Twp. 10, Rge. 17, W4M, civically described as 3901A & 3901B 64 Ave., with the following eighteen (18) conditions:

- 1) That approval shall apply to a residential subdivision plan within Lot 2, Block 1, Plan 061 0282;

2/2022

Meeting Date  
3/28/2022

## **SUBDIVISION APPLICATION(S) – CONT'D**

### **1) Subdivision TT 22-0-001 - 3901 64 Ave. – CONT'D**

- 2) That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the Developer shall enter into a Servicing Agreement or Deferred Servicing Agreement, to be registered on Title via Caveat, with the Town of Taber to provide separate services and access to the newly created lot;
- 3) A soils analysis and report prepared by a qualified professional shall be required at the time of Development Permit application to demonstrate the site is suitable for a septic field system to the satisfaction of the Director of Planning and Economic Development;
- 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) Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any development permit applications;
- 6) The subject property is within the noted control lines of Alberta Transportation, any new development on the lots shall require a permit from Alberta Transportation;
- 7) The Developer shall provide a stormwater analysis to the Director of Planning and Economic Development for approval by Taber Irrigation District. The analysis shall show post-development flows do not exceed pre-development flows by using Low Impact Development techniques, or other suitable mitigation to ensure no additional stormwater will contribute to the system as a result of this development;

3/2022

Meeting Date  
3/28/2022

**SUBDIVISION APPLICATION(S) – CONT'D**

**1) Subdivision TT 22-0-001 - 3901 64 Ave. – CONT'D**

- 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) The Developer shall register an easement and/or right of way against the land to protect existing Telus facilities, to the satisfaction of Telus;
- 10) The Developer shall register an easement and/or right of way against the land to protect existing Atco facilities, to the satisfaction of Atco Gas;
- 11) The Developer shall ensure legal access and conveyance from the Taber Irrigation District designated point of delivery to the point of use on each parcel for which irrigation water is intended to be used;
- 12) The newly subdivided parcel is subject to water use agreement if irrigation water is intended to be used on it;
- 13) All outstanding charges owing to the Taber Irrigation District shall be paid to The Taber Irrigation District prior to endorsement;
- 14) 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;
- 15) Compliance is to be maintained with existing policy documents including but not limited to Municipal District of Taber Land Use Bylaw 1979, to the satisfaction of the Development Authority;
- 16) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office;

4/2022

Meeting Date  
3/28/2022



## **SUBDIVISION APPLICATION(S) – CONT'D**

### **1) Subdivision TT 22-0-001 - 3901 64 Ave. – CONT'D**

- 17) Copies of the new Titles are to be sent to Taber Irrigation District and the applicant is responsible for the cost to discharge or add any necessary instruments with respect to the new subdivision; and,
- 18) Any further subdivision of the parcel shall be considered a triggering event as defined in the Town of Taber Notice of Annexation & Annexation Negotiations Report finalized in May 2019.

CARRIED UNANIMOUSLY

### **2) Subdivision TT 22-0-002 - 5031 45 Ave.**

K. Schlamp, stated that Administration received a subdivision application February 22, 2022 to subdivide one residential lot with one remainder lot in an existing neighbourhood. She stated that the remainder lot contains a single detached dwelling and the newly created lot will be empty for future development of a single detached dwelling.

K. Schlamp stated that both lots are designated as Residential Single and Two Dwelling (R-2) District, and would remain as R-2 after subdivision. She stated that the application was presented to the Municipal Planning Commission at their Regular Meeting held on March 21, 2022, and the Commission passed a resolution not recommending the approval of the subdivision as it did not meet the minimum subdivision standards of Land Use Bylaw 13-2020. She stated that the Commission also expressed concern over the buildability of the lot as the buildable area would be smaller than a standard size lots within the Town.

Council discussed the proposed lot size, potential buildability, and inquired if there were other narrow lots in the Town of Taber.

K. Schlamp stated that there are lots within the Town with narrow widths, but not single lot dwellings. She stated that the majority of the lots she located contained half of a building, such as a duplex.

5/2022

Meeting Date  
3/28/2022

## SUBDIVISION APPLICATION(S) – CONT'D

### 2) Subdivision TT 22-0-002 - 5031 45 Ave. – CONT'D

RES. 4/2022                      MOVED by Councillor Bekkering that the Subdivision Authority approves Subdivision TT 22-0-002, within Lots 23-25 Inclusive, Block 17, Plan 6390L, within N.W. ¼ Sec. 32, Twp. 9, Rge. 16, W4M., civically described as 5031 45 Avenue., with the following (9) conditions:

- 1) That approval shall apply to a residential subdivision plan within Lots 23-25 Inclusive, Block 17, Plan 6390 L;
- 2) That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the Developer shall enter into a Servicing Agreement or Deferred Servicing Agreement, to be registered on Title via Caveat, to provide separate services to each lot;
- 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 development permit applications;
- 5) At the time of Development, a stormwater analysis will be required to be submitted to the Director of Planning and Economic Development for approval by Taber Irrigation District. The analysis shall show post-development flows do not exceed pre-development flows by using Low Impact Development techniques, or other suitable mitigation to ensure no additional stormwater will contribute to the system as a result of this development;

6/2022

Meeting Date  
3/28/2022

**SUBDIVISION APPLICATION(S) – CONT'D**

**2) Subdivision TT 22-0-002 - 5031 45 Ave. – CONT'D**

- 6) 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;
- 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 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; and,
- 9) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

DEFEATED

**CLOSE OF MEETING**

Mayor Prokop declared the Regular Meeting of the Subdivision Authority hereby Closed at 3:39 PM.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



7/2022

Meeting Date  
3/28/2022