

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 25, 2023, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering
Monica McLean
Joanne Sorensen

Absent

Jack Brewin
Carly Firth
Daniel Remfert

Chief Administrative Officer

Derrin Thibault

Staff

Jordan Florchinger
Celina Newberry
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.

6/2023

Meeting Date
9/25/2023

ADOPTION OF THE AGENDA – CONT'D

RES. 5/2023 MOVED by Councillor Bekkering that the Subdivision Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

1) Minutes of Regular Meeting of Subdivision Authority: July 17, 2023

RES. 6/2023 MOVED by Councillor Sorensen that the Subdivision Authority adopts the Minutes of the Regular Meeting of the Subdivision Authority held on September 25, 2023, as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

1) Subdivision TT 23-0-003 - 6002 54 Street

D. Thibault introduced C. Newberry, Planning Officer, who stated that Administration had received a Subdivision Application for the civic address of 6002 54th Street. C. Newberry stated that the proposed lot would be slightly under standard measurement.

The Subdivision Authority inquired about comments that had been received from surrounding property owners.

C. Newberry stated that the majority of the comments that had been received from property owners near this location are addressed by other bylaws within the Town of Taber.

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 23-0-003 – 6002 54 Street – Cont'd

RES. 7/2023

MOVED by Councillor Bekkering that the Subdivision Authority approves Subdivision TT 23-0-003, Lot 11, Block A, Plan 7092 G. G., within the N.W. ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6002 54 Street, with the following ten (10) conditions:

1. That approval shall apply to a residential subdivision plan within Lot 11 inclusive, Block A, Plan 7092 G. G., N.W. ¼ Sec. 5, Twp. 10, Rge. 16, W4M.
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 with the Town of Taber, 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. 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.
6. The accessory structures must meet the requirements of Land Use Bylaw 13-2020, and therefore, need to be removed from the newly created lot prior to endorsement.

8/2023

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9/25/2023

SUBDIVISION APPLICATION(S) – CONT'D

1) Subdivision TT 23-0-003 – 6002 54 Street – Cont'd

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

2) Subdivision TT 23-0-002 - 6003 60 Avenue

D. Thibault noted that an amendment needed to be made to the recommendation for the Subdivision Application TT 23-0-002-6003 60 Avenue, removing the word "until" in the second item of the recommendation.

D. Thibault re-introduced C. Newberry, who presented the Subdivision Application TT 23-0-002-6003 60 Avenue for the Subdivision Authority to review.

~~RES. 8/2023~~

MOVED by Councillor McLean that the Subdivision Authority approves Subdivision TT 23-0-002, Lot 8, Block 15, Plan 891 0110, within the N.E. ¼ Sec. 5, Twp 10, Rge. 16, W4M, civically described as 6003 60 Avenue, with the following nine (9) conditions:

Rescinded by
RES. 11/2023 at the
November 14, 2023 meeting.

9/2023

Meeting Date
9/25/2023

SUBDIVISION APPLICATION(S) – CONT'D

2) Subdivision TT 23-0-002 – 6003 Avenue – Cont'd

1. That approval shall apply to the industrial subdivision plan within Lot 8, Block 15, Plan 891 0110, within the N.E. ¼ Sec. 5, Twp 10, Rge. 16, W4M.
2. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the Developer shall enter into a Servicing or Development Agreement with the Town of Taber, to provide separate services to the newly created lot, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This is to be registered on all forthcoming titles.
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 applications.
4. 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.
5. 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.

10/2023

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SUBDIVISION APPLICATION(S) – CONT'D

2) Subdivision TT 23-0-002 – 6003 Avenue – Cont'd

6. An encroachment agreement shall be entered into between the properties for the fence and registered concurrently with the plan of subdivision. Alternatively, the fence shall be removed from the property or relocated to the property line.
7. The shipping containers and shed located on the eastern side of the property shall be moved to a location that is fully on the remainder lot
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.
9. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CLOSE OF MEETING

Mayor Prokop declared the Regular Meeting of the Subdivision Authority hereby Closed at 3:36 PM.



MAYOR



CHIEF ADMINISTRATIVE OFFICER

11/2023

Meeting Date
9/25/2023