

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, FEBRUARY 26, 2024, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering

Carly Firth

Monica McLean

Daniel Remfert

Joanne Sorensen (Virtual)

Absent

Jack Brewin

Chief Administrative Officer

Derrin Thibault

Staff

Jordan Florchinger

Brittany Gilbertson

Celina Newberry

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.

4/2024

Meeting Date
2/26/2024

ADOPTION OF THE AGENDA – CONT'D

RES. 5/2024 MOVED by Councillor Firth that the Subdivision Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

Mayor Prokop stated for the record that Councillor Sorensen was in attendance virtually and that Councillor Brewin was not present.

ADOPTION OF THE MINUTES

1) Minutes of Regular Meeting of Subdivision Authority: January 22, 2024

RES. 6/2024 MOVED by Councillor McLean that the Subdivision Authority adopts the Minutes of the Regular Meeting of the Subdivision Authority held on January 22, 2024, as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

1) TT 24-0-001 Subdivision Application for 5059 42 Avenue

D. Thibault introduced C. Newberry, Planning Officer, who stated that Administration had received a Subdivision Application for the civic address of 5059 42nd Avenue.

C. Newberry detailed the Subdivision Application.

SUBDIVISION APPLICATION(S) – CONT'D

**1) TT 24-0-001 Subdivision Application for 5059 42 Avenue –
Cont'd**

RES. 7/2024

MOVED by Councillor Firth that the Subdivision Authority approve Subdivision TT 24-0-001, Lots 21-22, Block 38, Plan 575T, within W ½ SEC 32 TWP 9 RGE 16 W4M, civically described as 5059 42 Ave., with the following conditions:

1. That approval shall apply to a residential subdivision plan within Lots 21-22, Block 38, Plan 575T W ½ SEC 32 TWP 9 RGE 16 W4M.
2. That pursuant to Section 655(1)(b) of the *Municipal Government Act*, the Developer shall enter into a Servicing Agreement with the Town of Taber 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.

6/2024

Meeting Date
2/26/2024

SUBDIVISION APPLICATION(S) – CONT'D

1) TT 24-0-001 Subdivision Application for 5059 42 Avenue – Cont'd

5. The Developer shall provide a stormwater analysis to the Development Authority for approval. 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. The Developer is responsible to provide new electrical services to each lot or enter into easement agreements with Fortis to the satisfaction of Fortis.
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.

7/2024

Meeting Date
2/26/2024

SUBDIVISION APPLICATION(S) – CONT'D

**1) TT 24-0-001 Subdivision Application for 5059 42 Avenue –
Cont'd**

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


CARRIED UNANIMOUSLY

CLOSE OF MEETING


RES. 8/2024

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

CARRIED UNANIMOUSLY AT 3:34 PM



MAYOR



CHIEF ADMINISTRATIVE OFFICER

8/2024

Meeting Date
2/26/2024