

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, JUNE 22, 2015, AT 5:00 PM.,
IMMEDIATELY FOLLOWING THE PUBLIC HEARING MEETING AT
5:00 PM.

Members

Brewin, Jack
De Vlieger, Henk
Popadynetz, Rick
Prokop, Andrew
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Staff

Armfelt, Cory
Belanger, Lorraine

CALL TO ORDER

Mayor DeVlieger called the meeting to order at 5:20 PM.

CARRIED UNANIMOUSLY

ADOPTION OF AGENDA

Res.297/2015 Moved by Councillor Ross-Giroux the Agenda be
adopted as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

Subdivision TT 15 0 003 - Town of Taber- Eureka Phase 1

C. Armfelt summarized the application. He briefly explained the Town of
Taber's history in developing the land in the Eureka Subdivision. He
noted the application in question had originally be circulated to the
public and MPC for a larger portion of land, but at this time, the Town
was looking only to break out 2 lots to facilitate an immediate sale. He
added the conditions attached would be the same as any other

155/2015

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developer, but suggesting adding one condition. This condition would be in regard to transferring the TID irrigation acres NE 8-10-16 W4M. Discussion among Subdivision Authority Members included the following:

- 1) The appraisal and negotiation process,
- 2) Servicing costs of the entire parcel,
- 3) Process to transfer off-site levies,

Res.298/2015 *Moved* by Councillor Ross-Giroux that this approval shall apply to proposed Subdivision of closed road, Plan 0113587 and part of Lot 10, Block 2, Plan 0712104, (SE ¼ Sec 8-10-16-4) with the following conditions:

1. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber prior to endorsement,
2. The subdivision shall be registered in a manner satisfactory to the Land Titles Office,
3. Easements or rights of way shall be registered against the land for the provision of gas, power and electrical utilities, all municipal services, and waste management facilities, plus any other service considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provision of services prior to final endorsement of the plan,
4. Individual water service and sanitary service connections are to be verified for each lot. Servicing drawings are to be provided to the Town of Taber and approved by the Public Works Department to be adequate prior to endorsement,
5. In the event the water service and sanitary connections to each lot are not adequate or need to be established, the applicant shall supply drawings showing a servicing plan. The drawings are to be approved by the Town of Taber Public Works Department and the applicant shall enter into a servicing agreement with the Town for completion of this installation prior to endorsement. The agreement may be registered on title by Caveat and the applicant shall post security related to the agreement in an amount as determined by the Planning and Economic Development Department,

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6. Municipal Reserve requirements from this subdivision will be dealt will be deferred to the northern balance of the parcel across 69th Ave,
7. Off Site levies will be paid based on the appropriate Off Site levy bylaws at the time of endorsement,
8. Irrigation acres are to be transferred to NE 8-10-16-4.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

Res.299/2015 *Moved* by Councillor Popadynetz the meeting be closed at 5:35pm.

CARRIED UNANIMOUSLY



MAYOR



CHIEF ADMINISTRATIVE OFFICER