

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, JULY 18, 2016, AT 5:00 PM.

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**Members**

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

**Chief Administrative Officer**

Birch, Greg

**Staff**

Armfelt, Cory  
Brennan, Meghan  
Farough, Lori  
Scherer, Gary  
Wannop, Devon

**CALL TO ORDER**

Mayor De Vlieger called the meeting to Order at 5:00 PM.

**ADOPTION OF AGENDA**

RES.372/2016      MOVED by Councillor Popadynetz that Council  
adopts the Agenda as presented.

CARRIED UNANIMOUSLY

208/2016

Meeting Date  
18/07/2016



## SUBDIVISION APPLICATION(S)

### A) Subdivision TT 16-0-004 - Units 7-10 Plan 121 0068

D. Wannop provided background on Subdivision Application TT 16-0-004 and introduced C. Armfelt to elaborate.

C. Armfelt stated this subdivision application was related to an area at the south east corner of the Prairie Lakes Estates development. Mr. Armfelt reported there would be no changes to existing infrastructure and that this was a change from condominium to free hold title.

RES.373/2016      MOVED by Councillor Strojwas that the Subdivision Authority approves Subdivision Application TT 16-0-004, Units 7-10 Plan 121 0068, within NW ¼ 6-10-16-W4M with the following conditions:

1.      That approval shall apply to 4 residential lots comprised of Units 7-10 Plan 121 0068 in NW ¼ 6-10-16-W4M,
2.      That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3.      Easements or right of ways 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 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,

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

**A) Subdivision TT 16-0-004 - Units 7-10 Plan 121 0068 – Cont'd**

4. The lot numbering and addressing must be approved by the Director of Planning and Economic Development, and
5. The subdivision shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

**B) Subdivision TT 16-0-005 North Half of Lot 15, Block 3, Plan 3042JK**

C. Armfelt provided background on Subdivision Application TT 16-0-005 stating that this subdivision is being subdivided for possible future sale of one or both properties.

RES.374/2016      MOVED by Councillor Ross-Giroux that the Subdivision Authority approves Subdivision Application TT 16-0-005, North Half of Lot 15, Block 3, Plan 3042JK, with NE ¼ 5-10-16-W4M with the following conditions:

1. That approval shall apply to the North Half of Lot 15, Block 3, Plan 3042JK,
2. 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,
3. The subdivision shall be registered in a manner satisfactory to the Land Titles Office,

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*pe*  
*RB*

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

**B) Subdivision TT 16-0-005 North Half of Lot 15, Block 3, Plan 3042JK – Cont'd**

4. 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,
5. A waiver will be granted for proposed Lot 19, Block 3, Plan 3042JK for the front yard setback shortfall of 3.60 between the north property line and the north side of the building,
6. A waiver will be granted for proposed Lot 19, Block 3, Plan 3042Jk for the interior side yard setback shortfall of 2.16m between the east property line and east side of the building,
7. A waiver will be granted for proposed Lot 20, Block 3, Plan 3042Jk for the side yard setback shortfall of 2.14m between the west property line and the west side of the mini-storage,
8. A waiver will be granted for proposed Lot 20, Block 3, Plan 3042Jk for the rear yard setback shortfall of 0.57m between the south property line and the south side of the mini-storage,

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*df*

*TRB*



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

**B) Subdivision TT 16-0-005 North Half of Lot 15, Block 3, Plan  
3042JK – Cont'd**

9. The applicant shall provide new water and sewer service connections for proposed Lot 20, and
10. A detailed servicing plan shall be submitted and approved by the Director of Public Works prior to construction. These plans shall include items such as drainage requirements, access, grading, sewer and water servicing, proposed servicing connection,
11. The applicant will enter into a servicing agreement with the Town of Taber prior to installing the water and sanitary sewer connections, and
12. In the event the applicant does not meet the municipal servicing requirements prior to seeking endorsement, the applicant shall enter into a development agreement with the Town, to be registered on the title by Caveat and post security to be determined by the Director of Planning and Economic Development.

CARRIED UNANIMOUSLY

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**CLOSE OF MEETING**

RES.375/2016

MOVED by Councillor Brewin that the meeting of the Subdivision Authority is hereby closed.

CARRIED UNANIMOUSLY AT 5:07 PM

  
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MAYOR

  
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CHIEF ADMINISTRATIVE OFFICER

