

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 26, 2017, AT 5:00 PM.

Mayor

Prokop, Andrew

Members

Brewin, Jack
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Absent

Popadynetz, Rick

Chief Administrative Officer

Armfelt, Cory

Staff

Brennan, Meghan
Holmen, Aline
Keer, Raeanne
Malcolm, Andrew
Munshaw, Steve
Orwa, John
Scherer, Gary

CALL TO ORDER

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

ADOPTION OF AGENDA

RES. 269/2017 MOVED by Councillor Ross-Giroux that the
Subdivision Authority adopts the Agenda, as
presented.

CARRIED UNANIMOUSLY

150/2017

Meeting Date
26/06/2017

AP
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SUBDIVISION APPLICATION(S)

A) TT 17-0-005 Subdivision Application

A. Malcolm, Director of Planning and Economic Development, stated that Subdivision Application TT 17-0-005 requests to subdivide an established comprehensive commercial lot into two separate lots. He stated that the front portion of the property is currently being developed into a Dairy Queen and the rest of the property will be subdivided into other commercial lots.

A. Malcolm requested to move the 7th condition to the 8th and have the 7th condition to be that: "Prior to endorsement of subdivision a sidewalk be installed across the frontage of the parcel extending parallel to 46th Avenue (from the property line to the west to the proposed site access to the west), ensuring future pedestrian connectivity. The sidewalk shall be low profile 1.5m (5ft) wide rolled curb monolithic sidewalk. The sidewalk must be constructed to the commercial sidewalk standards of the City of Lethbridge, as described in the City of Lethbridge sidewalk construction specification (Section 05210)".

MOVED by Councillor Sparks that the Subdivision Authority approves subdivision application TT 17-0-005, Lot 7, Block 4, Plan 0814272, with the following conditions:

1. That approval shall apply to the Comprehensive Commercial (CC) parcel NE ¼ Sec. 32 Twp. 9, Rge. 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 prior to the endorsement,

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SUBDIVISION APPLICATION(S) – CONT'D

A) TT 17-0-005 Subdivision Application – CONT'D

3. Easements or right of way shall be registered against the land for the provision of storm drainage, gas, power, and other utilities as required,
4. Encroachments shall be registered as required,
5. If new services are required the applicant will enter into a Servicing Agreement with the Town of Taber to ensure new sanitary Sewer and Water lines are in accordance with the Town standards,
6. A caveat will be registered on the remnant title stating that prior to future development:
 - a. To ensure pedestrian connectivity through the site, the adjacent sidewalk must be continued to the proposed entrance to the property conforming to the existing neighboring sidewalk. The sidewalk shall be a low profile 1.5m (5ft) wide rolled curb monolithic sidewalk. The sidewalk must be constructed to the commercial sidewalk standards of the City of Lethbridge, as described in the City of Lethbridge sidewalk construction specification (Section 05210).

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SUBDIVISION APPLICATION(S) – CONT'D

A) TT 17-0-005 Subdivision Application – CONT'D

- b. A storm-water management plan must be submitted to the Town of Taber's Planning & Economic Development Director and approved by the Taber Irrigation District (TID). Any necessary storm-water management infrastructure that is required to ensure existing water risk to TID is not increased due to development shall be installed as per TID specifications and Town of Taber standards.
7. That prior to endorsement of subdivision a sidewalk be installed across the frontage of the parcel (extending parallel to 46th Avenue - from the property line to the west to the proposed site access to the west), ensuring future pedestrian connectivity. The sidewalk shall be low profile 1.5m (5ft) wide rolled curb monolithic sidewalk. The sidewalk must be constructed to the commercial sidewalk standards of the City of Lethbridge, as described in the City of Lethbridge sidewalk construction specification (Section 05210).
8. That the subdivision shall be registered in a manner satisfactory to the Land Titles Office.

Councillor Strojwas requested a friendly amendment to have the motion state that the conditions were amended, to include the new condition.

Councillor Sparks accepted the friendly amendment.

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SUBDIVISION APPLICATION(S) – CONT'D

A) TT 17-0-005 Subdivision Application – CONT'D

RES. 270/2017 MOVED by Councillor Sparks that the Subdivision Authority approves subdivision application TT 17-0-005, Lot 7, Block 4, Plan 0814272, with the following amended conditions:

1. That approval shall apply to the Comprehensive Commercial (CC) parcel NE ¼ Sec. 32 Twp. 9, Rge. 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 prior to the endorsement,
3. Easements or right of way shall be registered against the land for the provision of storm drainage, gas, power, and other utilities as required,
4. Encroachments shall be registered as required,
5. If new services are required the applicant will enter into a Servicing Agreement with the Town of Taber to ensure new sanitary Sewer and Water lines are in accordance with the Town standards,

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SUBDIVISION APPLICATION(S) – CONT'D

A) TT 17-0-005 Subdivision Application – CONT'D

6. A caveat will be registered on the remnant title stating that prior to future development:
 - a. To ensure pedestrian connectivity through the site, the adjacent sidewalk must be continued to the proposed entrance to the property conforming to the existing neighboring sidewalk. The sidewalk shall be a low profile 1.5m (5ft) wide rolled curb monolithic sidewalk. The sidewalk must be constructed to the commercial sidewalk standards of the City of Lethbridge, as described in the City of Lethbridge sidewalk construction specification (Section 05210).
 - b. A storm-water management plan must be submitted to the Town of Taber's Planning & Economic Development Director and approved by the Taber Irrigation District (TID). Any necessary storm-water management infrastructure that is required to ensure existing water risk to TID is not increased due to development shall be installed as per TID specifications and Town of Taber standards.

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SUBDIVISION APPLICATION(S) – CONT'D

A) TT 17-0-005 Subdivision Application – CONT'D

7. That prior to endorsement of subdivision a sidewalk be installed across the frontage of the parcel (extending parallel to 46th Avenue - from the property line to the west to the proposed site access to the west), ensuring future pedestrian connectivity. The sidewalk shall be low profile 1.5m (5ft) wide rolled curb monolithic sidewalk. The sidewalk must be constructed to the commercial sidewalk standards of the City of Lethbridge, as described in the City of Lethbridge sidewalk construction specification (Section 05210).
8. That the subdivision shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

B) TT 17-0-002 Subdivision Application

A. Malcolm stated that Subdivision Application TT 17-0-002 requests to subdivide an industrial lot into two smaller industrial lots. He stated that one of the lots will have an existing structure, and the other lot currently has no structures.

RES.271/2017 MOVED by Councillor Sparks that the Subdivision Authority approves subdivision application TT 17-0-0002, Lot 44, Block 8, Plan 0714240 with the following conditions:

1. That approval shall apply to the Light Industrial (M-1) parcel SE ¼ Sec. 8, Twp. 10, Rge. 16 W4M,

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SUBDIVISION APPLICATION(S) – CONT'D

B) TT 17-0-002 Subdivision Application

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 prior to endorsement,
3. Easements or rights of way shall be registered against the land for the provision of storm, drainage, gas, power and other utilities as required,
4. Encroachments shall be registered as required,
5. If new services are required the applicant will enter into a Servicing Agreement with the Town of Taber to ensure new sanitary Sewer and Water lines and roads are in accordance with the Town standards,
6. That the subdivision shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

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CLOSE OF MEETING

RES. 272/2017 MOVED by Councillor Brewin that this meeting of
the Subdivision Authority is hereby Closed.

CARRIED UNANIMOUSLY AT 5:03 PM



MAYOR



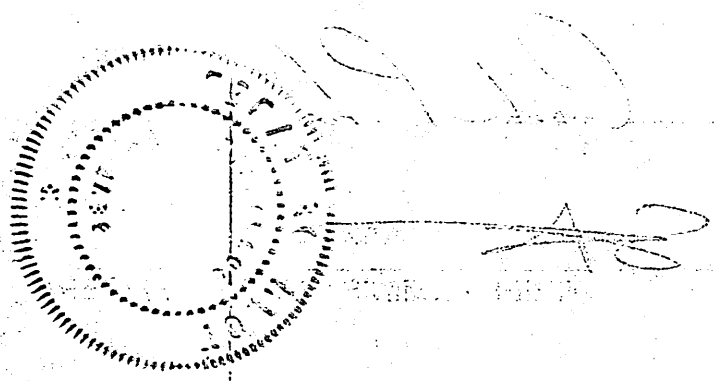
CHIEF ADMINISTRATIVE OFFICER



UNITED STATES DEPARTMENT OF JUSTICE

INVESTIGATION OF THE ACTS OF VIOLENCE
COMMITTED BY THE BLACK PANTHER PARTY

MEMORANDUM FOR THE DIRECTOR



100-44-10000-10000