



## AGENDA

REGULAR MEETING OF THE SUBDIVISION AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON JULY 16, 2018 AT 3:28 PM.

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		<u>MOTION</u>
ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF AGENDA	X
ITEM No. 3.	SUBDIVISION APPLICATION(S)	
ITEM No. 3.A.	SUBDIVISION TT 16-0-009	X
ITEM No. 4.	CLOSE OF MEETING	X



<b>Subdivision Authority Request for Decision</b>	
<b>Meeting Date: July 16, 2018</b>	
<b>Subject: Subdivision TT 16-0-009</b>	
<b>Recommendation:</b>	<p>That the Subdivision Authority approve subdivision application TT 16-0-009, Block A, Plan 7819AQ with the following conditions:</p> <ol style="list-style-type: none"> <li>1. That this approval shall apply to an industrial subdivision plan within N.W. ¼ Sec. 8; TWP. 10; RGE. 16; W.4 M.</li> <li>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.</li> <li>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.</li> <li>4. That the subdivision plan be registered in a manner satisfactory to the Land Titles Office.</li> <li>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 Town Standards.</li> </ol>
<b>Background:</b>	<p>Administration initiated a subdivision of Town owned land in 2016. The application was circulated (circulation comments have been attached) and taken to Municipal Planning Commission on November 21, 2016. Final approval was held until other details regarding the eventual development plans could be coordinated. The subdivision and associated Land Use Bylaw amendment is now able to proceed.</p> <p>This subdivision was put on hold in order to obtain a clean environmental certificate for land that is part of a land transfer agreement. Administration has received verbal confirmation from Tetra Tech that the parcel will receive the clean environmental certificate.</p> <p>Administration will bring the updated land transfer agreement to the August Council meeting in camera for discussion.</p>
<b>Legislation / Authority:</b>	Bylaw A-356, Sec 4 and Sec. 13(b)(c)

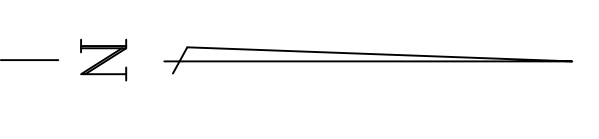
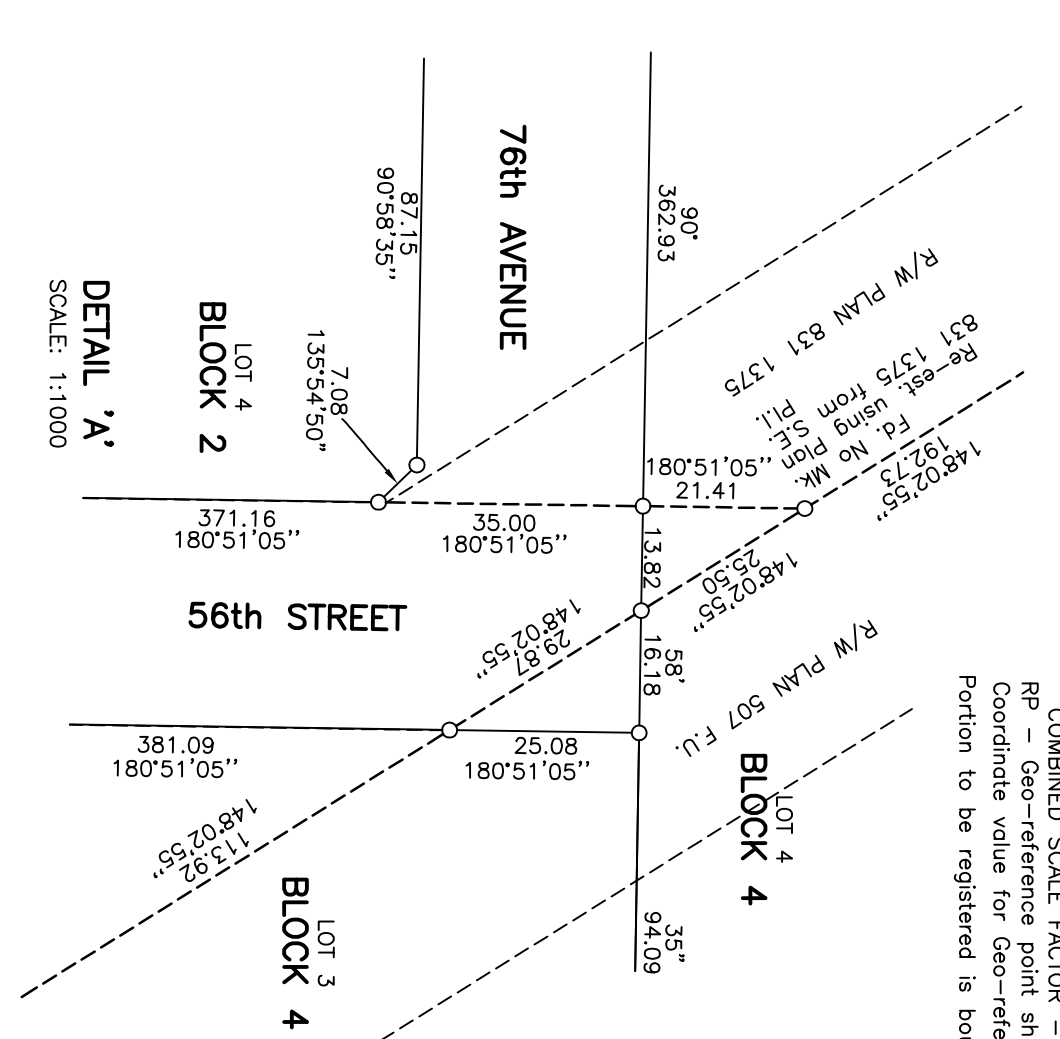
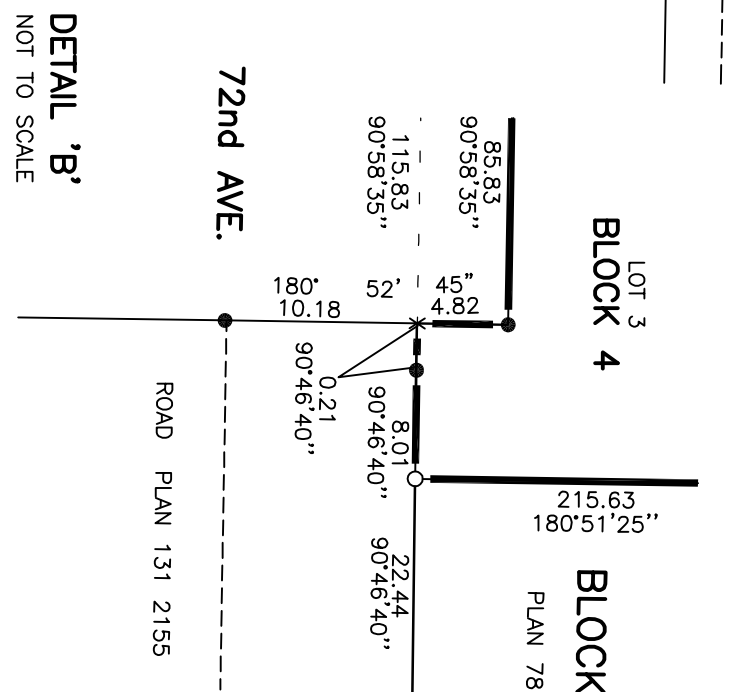
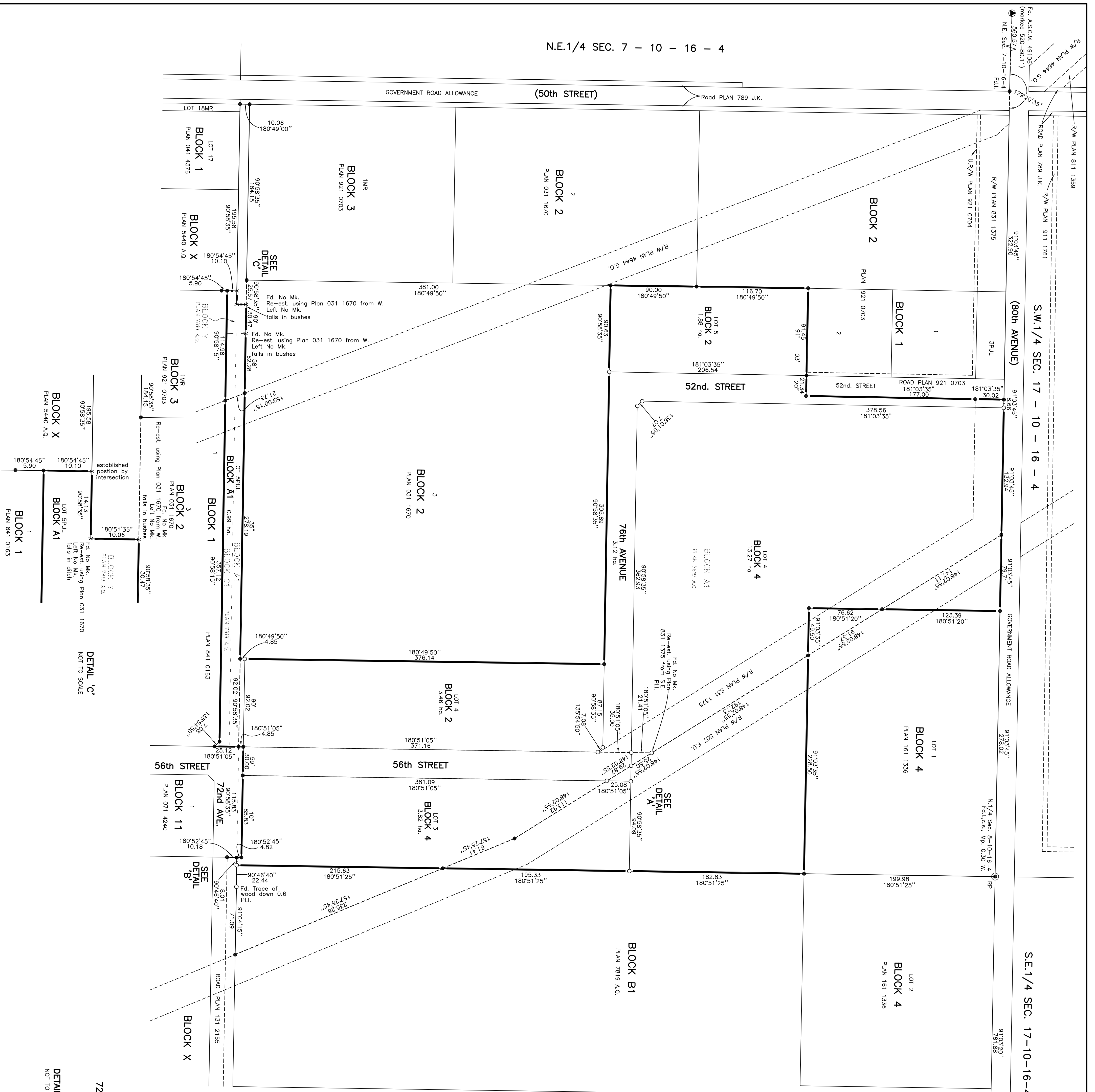


<b>Strategic Plan Alignment:</b>	<p>Develop Community &amp; Promote Growth Goal #1: Develop new economic initiatives.</p> <p>Enhance Sense of Community Goal #4: Continue the growth of Taber as a healthy and safe community.</p>
<b>Financial Implication:</b>	No Financial implications at this time.
<b>Service Level / Staff Resource Implication:</b>	Administration's time is required to process the subdivision application, advertise and circulate to neighbours.
<b>Justification:</b>	Will create industrial lots for sale and future development.
<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1. That the Subdivision Authority approve application TT 16-0-009, Block A, Plan 7819AQ with amendments to the conditions.</li> <li>2. That the Subdivision Authority does not approve application TT 16-0-009, Block A, Plan 7819AQ with reasons.</li> </ol>

<b>Attachment(s):</b>	<p>Subdivision Plan</p> <p>Internal Referral Comments</p> <p>External Referral Comments</p> <p>Newspaper Advertisement November 23, 2016</p> <p>Newspaper Advertisement November 30, 2016</p>
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Emily Hembrough
<b>Chief Administrative Officer (CAO) or Designate:</b>	



SCALE 1:2000

AS.C.M. - Alberta Survey Control Markers found shown thus marked 'FOOT'  
 F.P.L. - Statutory Iron Posts found shown thus   
 Temporary points placed shown thus   
 c.s. stands for countersink   
 M.P. stands for Metal Marker Post   
 M.P. stands for Metal Marker Post   
 Bearings are QM and are derived from GNSS observations   
 PROJECTION - NAD83 (Original)   
 DATUM - NAD83 (Original)   
 COMBINED SCALE FACTOR - 0.999859   
 RP - Geo-reference point shown thus   
 Coordinate value for Geo-reference point is N: 5520327.78 E: -81918.33   
 Portion to be registered is bound in heavy block lines and contains 2634 ha.

TOWN OF TABER  
 PLAN SHOWING SURVEY OF  
**SUBDIVISION**  
 OF PART OF  
**BLOCKS A1; BLOCK C1 & BLOCK Y; PLAN 7819 A.Q.**  
 ALL WITHIN  
**N.W.1/4 SEC. 8; TWP. 10; RGE. 16; W.4 M.**  
 BY: D. J. AMANTEA, A.L.S.

REGISTRAR  
 LAND TITLES OFFICE  
 PLAN NO. \_\_\_\_\_  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
 INSTRUMENT NO.: \_\_\_\_\_  
 A.D. REGISTRAR

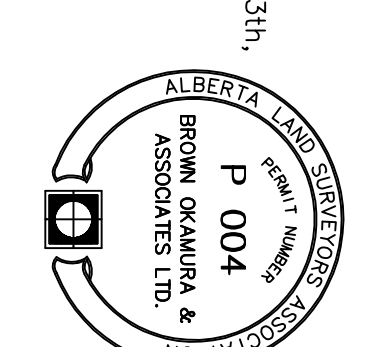
**SURVEYOR**  
 NAME : D. J. AMANTEA, A.L.S.  
 SURVEYED BETWEEN THE DATES OF SEPTEMBER 13th  
 2016 AND 22nd SEPTEMBER 2016 IN ACCORDANCE WITH  
 THE PROVISIONS OF THE SURVEY ACT.

**REGISTERED OWNER**  
 THE TOWN OF TABER

**SUBDIVISION AUTHORITY**  
 NAME : 22222  
 FILE NO. : 22222  
 DATE APPROVED : \_\_\_\_\_

DRAWING FILE : 16-13462.DWG  
 CLIENT : TOWN OF TABER  
 FILE NO. : 16-13462

CJB (6.0 sq.ft.)



October 26, 2016



File: TT16-0-009

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Brown Okamura and Associates Ltd.

**Subject:** SUBDIVISION APPLICATION  
Lot n/a Block A Plan 7819AQ

**Proposed Subdivision:** The Town of Taber proposes as follows: an application intended to subdivide four lots from the Urban Reserve Parcel (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

- Cory Armfelt, Acting CAO
- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

- Gary Scherer/Ramin Lahiji, Public Works
- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

**Your Comments:**

- ABC 2014 APPLIES
- WATER FLOW REQ APPLY.
- ENERGY CODE APPLIES.

**Please return comments to Planning Department by November 10, 2016**

cc: Tax & Utility Clerk

October 26, 2016



File: TT16-0-009

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- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

**Your Comments:**

Support subdivision for the purpose  
of a land swap addressing  
an outstanding land use  
compliance issue.  
Additional benefit is the creation  
of more industrial lots.

Please return comments to Planning Department by **November 10, 2016**

cc: Tax & Utility Clerk

**received**  
Nov 3 / 16

October 26, 2016



File: TT16-0-009

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- Gary Scherer/Ramin Lahiji, Public Works
- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

**Your Comments:**

From Public Works.  
Verbally informed there are  
no comments / concerns.

**Please return comments to Planning Department by November 10, 2016**

cc: Tax & Utility Clerk

**received**  
Nov 3/16



October 26, 2016



File: TT16-0-009

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- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

**Your Comments:**

Need to make sure that new utility accounts & tax roll will be set up for the new subdivision parcels.

*Devon Wannop*

**Please return comments to Planning Department by November 10, 2016**

cc: Tax & Utility Clerk

**received**  
OCT 27/16

October 26, 2016



File: TT16-0-009

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

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 Devon Wannop, DF  
 Aline Holmen, DR  
 Superior Safety Codes

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Zuidhof, Epcor  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

**Your Comments:**

NO CONCERNS

**Please return comments to Planning Department by November 10, 2016**

cc: Tax & Utility Clerk

**received**  
October 27/16

October 26, 2016



File: TT16-0-009

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

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Application Submitted:

- Cory Armfelt, Acting CAO
- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

- HERRY VAN HAM
- Gary Scherer/Ramin Lahiji, Public Works
- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

**Your Comments:**

- Existing Petroleum Leases: None.*  
*Existing Easement w/ TID: CIT 921 089 967+4*
- Existing Lease on portions (until 2019):*
- 1) Plan 9210703, Block 2, Title 031, 183,262+2
  - 2) Plan 7819AQ, Block "A1", Title 071, 423,138+18.
  - 3) Plan 7819AQ, The most northerly 1320 ft of Blocks "X" and "B1", Title 791-159-250
  - 4) Plan 7819AQ, Ptn. of south 463 ft of north 1783 ft. of Block "X", which lies to the west of the extra roadway shown on Plan 66506T, Title 131,207,276.
  - 5) Plan 7819AQ, Ptn. of Block "B1", which lies to the south of north 1320 ft., and to east of west 6 ft, Title 131-210-504
  - 6) Plan 7819AQ, Ptn. of "X", which lies to south of the

Please return comments to Planning Department by **November 10, 2016**

cc: Tax & Utility Clerk

*North 1783 ft. and north of the south 624 ft., to the west of the east 16.5 ft., Title 131-210-504*

**received**  
Nov 17/16

# Municipal District of Taber

Administration Office



November 1, 2016

Town of Taber  
4900A 50 Street  
Taber, AB T1G 1T1

Attention: Department of Planning and Economic Development

**RE: Subdivision Application TT-16-0-009  
Block A, Plan 7819AQ**

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The Municipal District of Taber's Subdivision and Development Authority has reviewed the above captioned application and wishes to advise it has no concerns regarding this subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "John Sinclair".

John Sinclair  
Development Officer

/jjb

**received**  
Nov 2, 2016

## Alberta Health Services

4326 50 Avenue Taber, AB T1G 1N9

Phone Number: 403-223-7230 Fax Number: 403-223-8733

### LAND USE INSPECTION REPORT

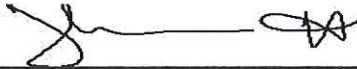
<b>Mail To:</b> A - 4900 50 Street Taber, AB T1G 1T1	<b>Our File Number:</b> 541-0005257-42 <b>Inspection Date:</b> October 28, 2016 <b>Report Date:</b> November 1, 2016
<b>Attention:</b> Town of Taber	
<b>Facility Inspected:</b> Town of Taber Facility Contact: Town of Taber Site Phone: 403-223-5500 Site Fax: 403-223-5530	<b>Site Address:</b> A - 4900 50 Street Taber, AB T1G 1T1
<b>Facility Category:</b> Land Use, Development <b>Inspection Type:</b> Demand Inspection: Development Application <b>Action(s) Taken:</b> No Objection <b>Delivery Method:</b> Email	

File TT16-0-009; Lot n/a Block A Plan 7819AQ; Town of Taber

Attn: Emily Hembrough

After a review of the information provided, this office has no objections to the proposed subdivision provided that all applicable regulations, standards and bylaws are satisfied.

Should you have any questions regarding this report, please do not hesitate to contact me at 403-223-7230.



Theron White  
Executive Officer

**received**  
Nov 3 / 16

## Hembrough, Emily

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**From:** Zuidhof, Chris <czuidhof@epcor.com>  
**Sent:** October-31-16 7:18 AM  
**To:** Armfelt, Cory; Hembrough, Emily  
**Subject:** File TT16-0-009

I have no problems with how the land is being subdivided. I don't see any plans for underground infrastructure though and please make sure that whoever builds on Lot 4 Block 4 and Lot 3 Block 4 that they are aware of the right of ways and do not build anything over those right of ways in case a sewer repair is needed to be made in the future.

### **Chris Zuidhof**

Manager, Taber Operations | [EPCOR Water Services](#)

PO Box 4702, Taber AB Canada T1G 2E1

P: (403) 223-3860 | F: (403) 223-5552 | C: (403) 634-2460 | E: [czuidhof@epcor.com](mailto:czuidhof@epcor.com)



This email message, including any attachments, is for the intended recipient(s) only, and contains confidential and proprietary information. Unauthorized distribution, copying or disclosure is strictly prohibited. If you have received this message in error, or are obviously not one of the intended recipients, please immediately notify the sender by reply email and delete this email message, including any attachments. Thank you.

## Hembrough, Emily

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**From:** Isabel.Solis@atco.com  
**Sent:** November-07-16 9:23 AM  
**To:** Hembrough, Emily  
**Subject:** 16-3742 Response - TT 16-0-009 Subdivision Application  
**Attachments:** External Agency Referral TT16-0-009 Signed.pdf

Good Morning,

ATCO PIPELINES has no objection.

Thank you☺

**Isabel Solis**  
Administrative Coordinator | Gas Transmission  
**ATCO Pipelines | Global Pipelines & Liquids Business Unit**  
7210 42 Street NW | Edmonton, AB T6B 3H1  
T. 780.420.3896 | F. 780.420.7411  
[Isabel.Solis@atco.com](mailto:Isabel.Solis@atco.com) | [www.ATCO.com](http://www.ATCO.com)

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**From:** Hembrough, Emily [mailto:Emily.Hembrough@taber.ca]  
**Sent:** Wednesday, October 26, 2016 11:19 AM  
**To:** Solis, Isabel  
**Subject:** TT 16-0-009 Subdivision Application

Hello,

Please see the attached documents for a recently received subdivision here in Taber, AB.

If you have any questions or concerns please don't hesitate to contact me.

Regards,

*Emily Hembrough*

Planning & Economic Development Clerk  
Town of Taber  
A-4900 50<sup>th</sup> Street  
Taber AB T1G 1T1  
Phone (403) 223-5500 ext. 5551  
E-mail: [emily.hembrough@taber.ca](mailto:emily.hembrough@taber.ca)



**November 17, 2016**

**Emily Hembrough,  
Planning & Economic Development Clerk  
Town of Taber  
A – 4900 50 St.  
TABER, Alberta  
T1G 1T1**

**Re: Subdivision Application within NW ¼ 8-10-16-W4M  
Lon n/a Block A; Plan 7819 AQ  
Taber, AB  
Your File: TT16-0-009**

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Dear Emily;

I apologize for the late reply. Fortunately, the plans for this work was discussed with Cory Armfelt and Kattie Schlamp in advance. The Taber Irrigation District (TID) has reviewed the above-referenced application and revised subdivision plan File No. 16-13462. If the subdivision is approved, TID requires the following:

1. The proposed subdivision will split the existing 58.0 acre irrigated parcel (current Block A), into multiple parcels and will thus require the separate parcels that will be irrigated to be included in a single irrigable unit. The point of delivery will remain in the SW corner of proposed Lot 4, Block 2 unless other arrangements are made and approved by TID.
2. If there is a change in the area under irrigation for the 2017 irrigation season, please provide the office with a plan of the new irrigated area and make arrangements to sell or transfer the reduced acres. TID will buy back these acres at \$950.00/acre or convert to the equivalent allocation for municipal use under a Water Conveyance Agreement.
3. Each subdivided parcel is to be subject to a water use agreement if irrigation water is intended to be used on them for a purpose other than irrigation.
4. The canal easement that runs along the south border of NW 8-10-16-4 is to be respected and protected. This canal serves a turnout in the SW corner of NE 8-10-16-4. The Town will need a crossing agreement for construction of 56<sup>th</sup> Street north of 72<sup>nd</sup> Avenue. Contact District Engineer Tony Wikkerink at our office to make arrangements.



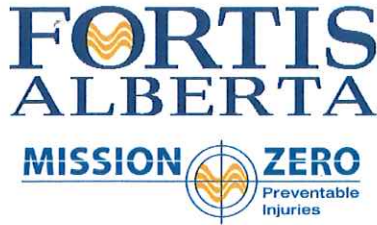
5. The proponent is responsible for ensuring legal access and conveyance from the TID designated point of delivery to the point of use on each parcel for which irrigation water is intended to be used.
6. Copies of the new titles are to be sent to the Taber Irrigation District and the applicant is responsible for the cost to discharge or add any necessary instruments with respect to the new subdivision.
7. Any outstanding charges owing to the TID must be paid.

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Gallagher', with a long horizontal flourish extending to the right.

Christopher W. Gallagher, P. Eng.  
District Manager

cc: K. Ross, T. Wikkerink



Garry Simpson  
Land Department

**FortisAlberta Inc.**  
320 - 17 Ave SW  
Calgary, AB  
T2S 2V1  
Phone# 403-514-4241  
Cell# 0  
[www.fortisalberta.com](http://www.fortisalberta.com)  
Email:  
Garry.Simpson@fortisalberta.com

November 14, 2016

Town of Taber  
4900A 50 Street  
Taber, Alberta  
T1G 1T1

FOR DEPOSIT ONLY  
TO THE CREDIT OF THE  
TOWN OF TABER  
ACCT #00139-010-00-1309

**Attention:** Greg Birch

**RE: FortisAlberta Condition for Subdivision Approval**

**FortisAlberta Reference No.:** 320036156

**MD File No.:** TT16-0-009

**Location/Legal Description:** block a plan 7819AQ

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at [landserv@fortisalberta.com](mailto:landserv@fortisalberta.com) or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Garry Simpson", is written over a horizontal line.

Garry Simpson

RE: 320036156

# News

## Committee to investigate fire hall issue further

Continued from Page A1

Submitted as virtually identical form letters, all advocate for the town to consider supporting a proposal to relocate the present fire hall due to HIRF requirements.

"As a home builder in the Town of Taber, (we) would ask that council find a way to relocate the fire hall to a central location. This relocation will eliminate the need for HIRF regulation and enable Taber to compete directly with surrounding communities, such as Coaldale, as there is an added expense, approximately in the amount of \$10,000, to the homeowner."

In December 2009, Morrison Hershfield Limited conducted an Emergency Services Master Plan, which identified the Town of Taber's fire department response times, concluding that the department was only able to meet the required response time 10 per cent of the time. In a new analysis compiled by FireWise Consulting and presented to town council earlier this year, according to historical data over the previous three years reviewed in the report, Taber's fire service was able to respond to fires in the town in less than 10 minutes 67 per cent of the time, however it's still more than 20 per cent below the 90 per cent threshold established by the province.

"From my standpoint as a developer, it would be suicide to build 40 foot lots in Taber right now, and it's the easiest property to sell," said Tams. "I know for me, I build them, they sell instantly. Our market has changed, too, quite a lot. The economy of Alberta has been taking a pretty big hit, and it's not going to stop in the near future."

The FireWise report concluded that while a more centrally-located fire station (closer to Taber's downtown area) could meet the 10 minute response time threshold, analysis suggested this option would be prohibitively expensive for only a marginally improved benefit.

To replace the current fire station with all the amenities of the current hall, is estimated to cost in the range of \$5-\$6 million, and would also present potential traffic and noise issues in the area.

Tams indicated that offsite levies can be used to support the construction and operation of fire halls, so all costs involved with a potential relocation would not have to be borne solely by the taxpayer.

"So it's not like it's just the taxpayers paying for it, it's an industry that supports itself as well. Now I get that not all offsite levies should be earmarked for fire halls, but it is also something that's self funding. I also believe we're all Taberites, and we love the place, and we want to see it grow."

Glen Sanders of FireWise Consulting, who delivered the new report at town council's Feb. 22 meeting, suggested at the time that relocating the town's fire hall would be able to improve response times in certain areas, but questioned whether the cost involved would be in the best interest of Taber taxpayers.

"The answer is, yes it would, but is the cost worth the benefit?" questioned Sanders on Feb. 22. "It would improve the timing, but just barely." Similar arguments by Sanders were aligned

of members of town council, local contractors, the fire chief, and the business community, to study the issue more in depth and come back to council with recommendations.

However, Brewin's motion was not met with universal support by all of council.

"I just think council needs to get together and talk about this, not just right now, but get together and formulate what kind of committee we want, not just lets throw out some names or whatever," said Coun. Randy Sparks.

"Let's really sit down and decide on a committee if we're going to take this seriously here."

Coun. Joe Strojwas seemed impatient to proceed forward on the matter rather than having further discussion.

"I'd like to support Councillor Brewin's motion. I think we've heard enough of this in the last couple of years. We've been dealing with HIRF for a number of years. We've had presentations, different things on it, I think we're well enough versed and we know that we need to proceed ahead. I think just delaying it another time — we need to support the business people in this community and proceed ahead with it, because we've struggled with this issue for a number of years."

Sparks suggested previous council discussion on the matter has been "somewhat biased" and expressed a desire to hear the thoughts of citizens on the proposal rather than just a small interest group from the development community.

"I agree there needs to be a committee, and yes, we have had lots of discussion on this, but at times the discussion has been somewhat biased. And so we need to have a committee so the facts can be brought out, and we have all the facts before a decision like this is made. We need to support the business community, but we need to support the citizens of the town of Taber also, and know what they feel about this. Because to move a fire hall isn't cheap, and initially that's going to fall on the backs of the citizens of the town of Taber."

Sparks went on to note that in his observation, not everyone is totally on board with the idea.

"So this is not something that we just jump at. I understand these individuals' concerns, but it's not a Town of Taber issue — HIRF is a statute from the province, and run by insurance companies. So this isn't just a Town of Taber issue, this is an all over issue. But it is very, very expensive to move a fire hall, and I understand that our chief feels that at this point it's adequate for what we need. But we do need to take a serious look at it, and see what we can do."

Coun. Rick Popadynetz also expressed concern with the estimated price tag of relocating the fire hall, and if it would be in the best interests of taxpayers in Taber.

"I'm speaking in favour of the motion, but I also agree with Randy (Coun. Sparks) that there are budget implications that we're missing here that are going to be involved with this obviously. Do we increase our offsite levies to make up for moving our fire hall? We need to have these questions answered prior to setting up a committee."

Following discussion, Brewin's ini-

**"Do we increase our offsite levies to make up for moving our fire hall?"**

— Coun. Rick Popadynetz



### Town of Taber

ALL PERSONS WISHING TO ATTEND AS A DELEGATION OR A MEMBER OF THE PUBLIC FOR A COUNCIL MEETING ARE TO UTILIZE THE MAIN ENTRANCE DOORS ON 50<sup>TH</sup> STREET TO GAIN ACCESS TO THE COUNCIL CHAMBER AREA.

#### REGULAR/SPECIAL COUNCIL MEETING

REGULAR MEETING OF COUNCIL TO BE HELD ON MONDAY, NOVEMBER 28, 2016 AT 5:00 PM, IN THE TOWN COUNCIL CHAMBERS

REGULAR MEETING OF COUNCIL TO BE HELD ON MONDAY, DECEMBER 19, 2016 AT 5:00 PM, IN THE TOWN COUNCIL CHAMBERS

#### BOARD/COMMITTEE/COMMISSION MEETINGS

TABER RECREATION BOARD MEETING TO BE HELD ON THURSDAY, DECEMBER 1, 2016 AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

MUNICIPAL EMERGENCY MANAGEMENT MEETING TO BE HELD ON MONDAY, DECEMBER 5, 2016 AT 4:30 PM IN THE EMERGENCY SERVICES BUILDING

TABER LIBRARY BOARD MEETING TO BE HELD ON TUESDAY, DECEMBER 13, 2016 AT 5:15 PM IN THE LIBRARY BOARD ROOM.

**TAKE NOTICE THAT THE FOLLOWING APPLICATIONS FOR DEVELOPMENT HAVE BEEN CONDITIONALLY APPROVED BY THE MUNICIPAL PLANNING COMMISSION SUBJECT TO AN APPEAL PERIOD**

DP 16-91: 4505 57<sup>th</sup> Avenue; Terry Marose; Lot 13, Block 3, Plan 8010818, Secondary Garage in the Rear Yard. Discretionary Use, (R-1 Residential Single Dwelling District).

Any person affected by the above decisions may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Development Officer no later than December 8, 2016.

#### VOLUNTEER BOARD/COMMITTEE/COMMISSION VACANCIES

The Town of Taber is looking for the public to help fill these vacancies:

##### TOWN OF TABER PERFORMING ARTS CENTRE COMMITTEE

1 Resident of the Town of Taber

\*Please indicate this choice on the application

##### TOWN OF TABER MUNICIPAL LIBRARY BOARD

1 Resident of the Town of Taber

##### TOWN OF TABER RECREATION BOARD

2 Residents of the Town of Taber

##### TOWN OF TABER COMBATIVE SPORTS COMMISSION

Residents of the Town of Taber

##### TOWN OF TABER COUNCIL REMUNERATION COMMITTEE

3 Residents of the Town of Taber

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<http://www.taber.ca/DocumentCenter/View/581> • Further information may be obtained by contacting Kerry Van Ham, Administrative Services Manager at 403-223-5519.

#### TOWN OF TABER SEEKING 3 MEMBERS-AT-LARGE FOR COUNCIL REMUNERATION COMMITTEE

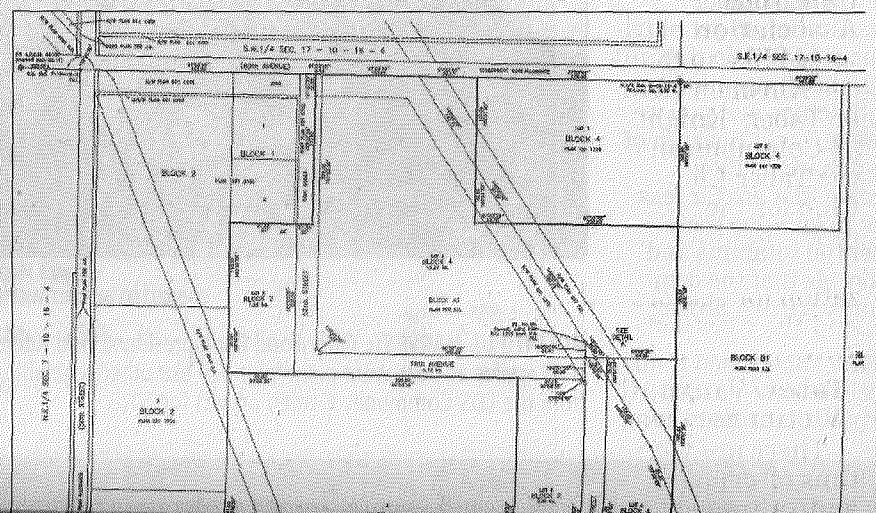
**Council Of The Town Of Taber Is Seeking 3 Community Volunteers To Serve As Members-At-Large On The Council Remuneration Committee.**

These Committee Members Review And Make Recommendations To Council Based On Their Research Into The Remuneration Of Councillors. This Committee Works Closely With Town Administration To Provide The Best Proposal Possible That Also Fits Within The Town Of Taber's Strategic Goals.

If You Are A Resident Of Taber Please Complete An Application Available At The Town Of Taber Office Or On The Website, Specifically Indicating Application As A Council Remuneration Committee Member.

#### THE TOWN OF TABER HEREBY GIVES NOTICE

Pursuant To Section 653(4) Of The Municipal Government Act, That The Following Subdivision Application In The Town Of Taber Has Been Received



er.”  
 In December 2009, Morrison Hershfield Limited conducted an Emergency Services Master Plan, which identified the Town of Taber's fire department response times, concluding that the department was only able to meet the required response time 10 per cent of the time. In a new analysis compiled by FireWise Consulting and presented to town council earlier this year, according to historical data over the previous three years reviewed in the report, Taber's fire service was able to respond to fires in the town in less than 10 minutes 67 per cent of the time, however it's still more than 20 per cent below the 90 per cent threshold established by the province.

“From my standpoint as a developer, it would be suicide to build 40 foot lots in Taber right now, and it's the easiest property to sell,” said Tams. “I know for me, I build them, they sell instantly. Our market has changed, too, quite a lot. The economy of Alberta has been taking a pretty big hit, and it's not going to stop in the near future.”

The FireWise report concluded that while a more centrally-located fire station (closer to Taber's downtown area) could meet the 10 minute response time threshold, analysis suggested this option would be prohibitively expensive for only a marginally improved benefit.

To replace the current fire station with all the amenities of the current hall, is estimated to cost in the range of \$5-\$6 million, and would also present potential traffic and noise issues in the area.

Tams indicated that offsite levies can be used to support the construction and operation of fire halls, so all costs involved with a potential relocation would not have to be borne solely by the taxpayer.

“So it's not like it's just the taxpayers paying for it, it's an industry that supports itself as well. Now I get that not all offsite levies should be earmarked for fire halls, but it is also something that's self funding. I also believe we're all Taberites, and we love the place, and we want to see it grow.”

Glen Sanders of FireWise Consulting, who delivered the new report at town council's Feb. 22 meeting, suggested at the time that relocating the town's fire hall would be able to improve response times in certain areas, but questioned whether the cost involved would be in the best interest of Taber taxpayers.

“The answer is, yes it would, but is the cost worth the benefit?” questioned Sanders on Feb. 22. “It would improve the timing, but just barely.” Similar arguments by Sanders were aligned against the construction of a satellite fire station, such as expense, size and scope, and cost versus benefit.

Coun. Jack Brewin was quick to throw his support behind the idea of striking a committee to investigate the matter.

“I honestly believe we should form a committee to get more in depth on this, because we don't have the facts or all the information. In order for this town to be a progressive town, and attract new people to this town, we need to look into these issues.”

Brewin immediately put forward a motion to form a committee made up

hall?”

**- Coun. Rick Popadynetz**

ther discussion.

“I'd like to support Councillor Brewin's motion. I think we've heard enough of this in the last couple of years. We've been dealing with HIRF for a number of years. We've had presentations, different things on it, I think we're well enough versed and we know that we need to proceed ahead. I think just delaying it another time — we need to support the business people in this community and proceed ahead with it, because we've struggled with this issue for a number of years.”

Sparks suggested previous council discussion on the matter has been “somewhat biased” and expressed a desire to hear the thoughts of citizens on the proposal rather than just a small interest group from the development community.

“I agree there needs to be a committee, and yes, we have had lots of discussion on this, but at times the discussion has been somewhat biased. And so we need to have a committee so the facts can be brought out, and we have all the facts before a decision like this is made. We need to support the business community, but we need to support the citizens of the town of Taber also, and know what they feel about this. Because to move a fire hall isn't cheap, and initially that's going to fall on the backs of the citizens of the town of Taber.”

Sparks went on to note that in his observation, not everyone is totally on board with the idea.

“So this is not something that we just jump at. I understand these individuals' concerns, but it's not a Town of Taber issue — HIRF is a statute from the province, and run by insurance companies. So this isn't just a Town of Taber issue, this is an all over issue. But it is very, very expensive to move a fire hall, and I understand that our chief feels that at this point it's adequate for what we need. But we do need to take a serious look at it, and see what we can do.”

Coun. Rick Popadynetz also expressed concern with the estimated price tag of relocating the fire hall, and if it would be in the best interests of taxpayers in Taber.

“I'm speaking in favour of the motion, but I also agree with Randy (Coun. Sparks) that there are budget implications that we're missing here that are going to be involved with this obviously. Do we increase our offsite levies to make up for moving our fire hall? We need to have these questions answered prior to setting up a committee.”

Following discussion, Brewin's initial motion was defeated in a tie 3-3 vote. Coun.(s) Sparks, Popadynetz and Laura Ross-Giroux opposed the motion, while Mayor Henk DeVliieger did not participate in the discussion or vote after declaring a pecuniary interest regarding the matter earlier in the meeting.

In a follow up motion by Coun. Sparks, council voted unanimously (6-0) to form a committee to look into the concerns of home builders within the town, and to examine HIRF and the probability of mitigating issues surrounding a 10-minute response time threshold.

Coun. Joe Strojwas seemed impatient to proceed forward on the matter rather than having fur-

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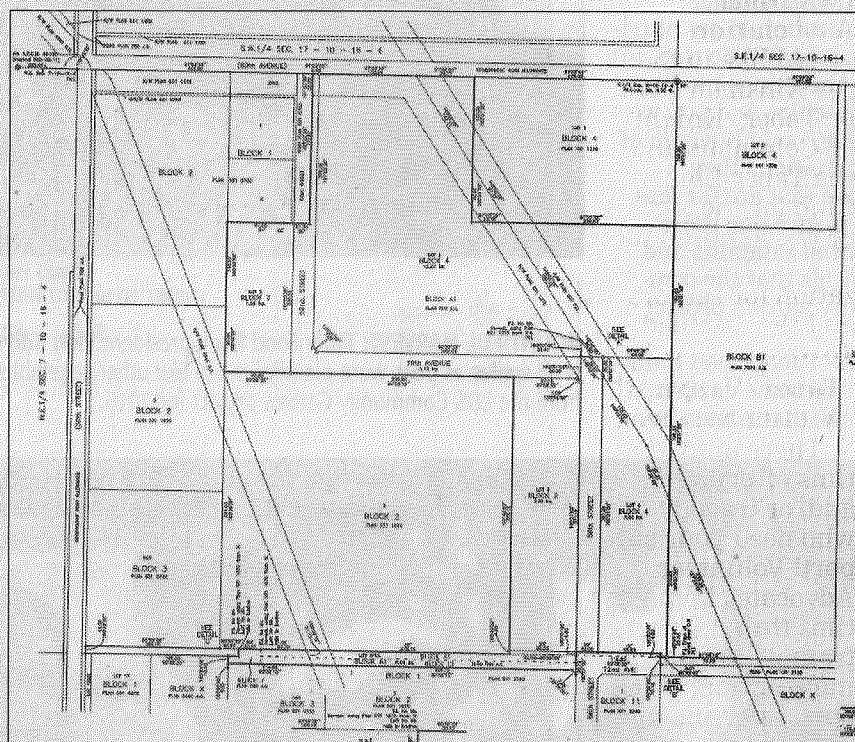
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**THE TOWN OF TABER HEREBY GIVES NOTICE**

Pursuant To Section 653(4) Of The Municipal Government Act, That The Following Subdivision Application In The Town Of Taber Has Been Received



PROPERTY DESCRIPTION	OWNER (Agent)/PROPOSAL
Lot Block A Plan 7819AQ	
<b>SUBDIVISION APPLICATION</b> TT-16-0-009 Parcel, PLAN 7819AQ	Town of Taber proposes as follows: An application intended to subdivide four (4) lots from the Urban Reserve Parcel.

Any adjacent land owner may comment on the above application by ensuring that the Department of Planning and Economic Development receives a written submission prior to December 8th, 2016. Any submissions received will be considered by the Subdivision and Development Authority prior to making a decision on the noted application.

Any inquiries on any matter contained within this Notice may be made to the Department of Planning and Economic Development at the Town of Taber, 4900A – 50 Street, Taber, T1G 1T1, Phone (403) 223-5500 ext. 5551.

**MUNICIPAL DISTRICT OF TABER**  
 4900B - 50 ST. • PHONE 403-223-3541  
 VISIT OUR WEBSITE WWW.MDTABER.AB.CA

**NOTICE OF DEVELOPMENT**

Notice is hereby given that the development authority of the M.D. Of Taber on November 21, 2016 has approved or refused the issuance of the following development permits:

PERMIT	NAME	LOCATION	DESCRIPTION
Approved 114-16	A Berg	Ptn. NW 14-8-14-W4	Construct 17x36 addition and 23x40 attached garage

DATED AT TABER THIS 23RD DAY OF NOVEMBER, 2016  
 JOHN SINCLAIR / JACK DUNSMORE - DEVELOPMENT OFFICERS

THE ISSUANCE OF THE ABOVE MENTIONED PERMITS IS SUBJECT TO APPEAL. IF AN APPEAL IS TO BE LODGED, IT SHALL BE RECEIVED BY THE DEVELOPMENT APPEAL BOARD WITHIN 14 DAYS FROM THE DATE OF THIS NOTICE. A \$400.00 APPEAL FEE IS APPLICABLE.

OUR NEXT MEETING IS MONDAY, DECEMBER 5, 2016. DEVELOPMENT APPLICATIONS MUST BE RECEIVED NO LATER THAN 12:00 NOON ON THURSDAY, DECEMBER 1, 2016.

A - 4900 50 St. Taber, T1G 1T1  
 Phone 403-223-5500 • Fax 403-223-5530  
 email: [town@taber.ca](mailto:town@taber.ca) • website: [www.taber.ca](http://www.taber.ca) • Keeping Our Community Informed

# NEWS

## Inappropriate sexual remarks alleged involving Warner Hockey School

By Nikki Jamieson  
Taber Times

njamieson@tabertimes.com

A week ago, news broke from Global News about another reason why the Warner Hockey School closed its doors for the 2016/17 school year, and it was not because of lack of funds.

The article contained allegations from a parent group about events that had occurred during the last school year at the school. The group alleges that HSD board trustee for the Warner area, Derek Baron, made inappropriate comments of a sexual nature to the female coaches and students at Warner Hockey School, along with poor educational delivery for the students of the hockey school.

In a notice on its website, date July 28, The Warner Hockey School announced that it would not be fielding a team for the upcoming school year, stating that they were "currently regrouping" and were accepting applications for the 2017/18 school year.

In an Oct. 5 Global News article, the hockey school had blamed the economic recession as why they could not get enough students to fill a team. According to correspondence in agenda packages from February, September, October and November meetings of the HSB, Warner Hockey School had stressed that the hockey school was not shutting down, but was in the "process of restructuring (February meeting)," potentially making the all-girl hockey school program into one for both guys and girls (September meeting), request from the school to meet with the board (October meeting) and transitioning from a girl's hockey program to a boys hockey program — to be approved by Hockey Alberta (November meeting).

However, the Global News article released last week revealed information that all eligible students that had previously attended the school last year had instead chosen to attend other hockey schools. It also said the parent group is seeking legal advice against the Horizon School Division, because of the alleged events that had transpired at the school.

Currently, Baron is barred from contacting or having any communication with the Warner Hockey School and residence, due to a March 16 special board meeting, in which the board had voted to "approve the motion that Trustee Derek Baron cease from having contact/communication with the Warner Hockey School and Warner Hockey Residence until the end of his term, ending October 2017 due to breach of Policy BBF School Board Member Ethics and Code of Conduct," carried unanimously.

"When the Board of Trustees receives a complaint about one of its

trustees that causes concern, we move immediately to fully review the circumstances and seek advice as necessary," said Marie Logan, Horizon board chair, in an e-mail response to The Times. "Individual members of the board of trustees actions are considered in light of the standards we as members of the Board of Trustees have set for ourselves as provided for in Policy BBF: School Board Member Ethics and Code of Conduct.

"Out of respect for all concerned, I am unable to provide any further details."

According to the policy, section four states that, "The Board and its member's conduct will contribute to a welcoming, caring, respectful and safe learning environment that respects diversity and fosters a sense of belonging", and section six states that, "Members will exercise prudent personal discipline in the performance of their duties, including proper use of authority and appropriate decorum when acting as Board members."

If a trustee's behaviour is found inconsistent with the code of conduct, they may be subject to disciplinary action, in which the board may "censure" a trustee, provided all board members, except for the offending member, vote unanimously to do so. This may include;

i) Conversation in a private setting between the offending member and the Board Chair or other individual member;

ii) Discussion in a private session between the offending member and the Board;

iii) Possible removal by the Board from any leadership or committee positions to which the offending member has been appointed or elected;

iv) Censure of the offending member of the Board as a means of separating the Board's focus and intent from that of the offending member;

v) Disqualification from remaining as a trustee of the board if that person has breached the code of conduct of the board where the sanction for the breach under the code of conduct may be determined by the board to be disqualification."

The Warner School principal, Dave LeGrandeur, and HSB superintendent Wilco Tymensen declined to comment. Requests to Warner Hockey School head coach and director Bruce Bell and to Baron for comment went unanswered as of press time.

The Warner Hockey School was founded in 2003 as an elite, female hockey program for players 14-19, and plays in the Canadian Sports School League. It is a globally recognized program with alumni going on to play in the Canadian Interuniversity Sport (CIS), National Collegiate Athletic Association (NCAA) divisions I and III and the Canadian National Program.

## Majority of respondents are W.R. Myers students

Continued from Page A1

4) What is your greatest safety/crime concern? Drugs: 25 per cent. Concerns involving the Mennonite population: Seven per cent.

5) Do you feel safe in the Taber community at night? Yes: 76.49 per cent. No: 23.51 per cent.

6) Did you know that the Town of Taber has a bylaw curfew for youth under the age of 16? Yes: 82.76 per cent. No: 17.24 per cent.

Police Service and/or its members are involved in the community?" Agree: 82.41 per cent. Disagree: 17.59 per cent.

12) What public activity areas in Taber would you like to see the police visit more often?

Playgrounds/school grounds: 22.80 per cent. Community Centre/hockey rink: 18.57 per cent. Aquafun Centre: 2.28 per cent. Skate Park: 39.74 per cent. Spray Park: 4.23 per cent. Library: 12.38 per cent.



### Town of Taber

ALL PERSONS WISHING TO ATTEND AS A DELEGATION OR A MEMBER OF THE PUBLIC FOR A COUNCIL MEETING ARE TO UTILIZE THE MAIN ENTRANCE DOORS ON 50TH STREET TO GAIN ACCESS TO THE COUNCIL CHAMBER AREA.

#### REGULAR/SPECIAL COUNCIL MEETING

REGULAR MEETING OF COUNCIL TO BE HELD ON MONDAY, DECEMBER 19, 2016 AT 5:00 PM, IN THE TOWN COUNCIL CHAMBERS

#### BOARD/COMMITTEE/COMMISSION MEETINGS

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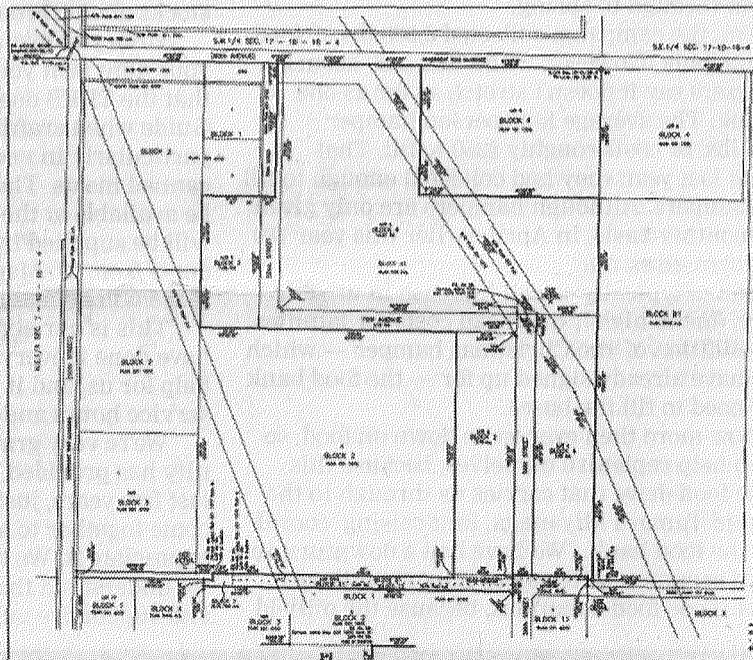
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4) What is your greatest safety/crime concern? Drugs: 25 per cent. Concerns involving the Mennonite population: Seven per cent.

5) Do you feel safe in the Taber community at night? Yes: 76.49 per cent. No: 23.51 per cent.

6) Did you know that the Town of Taber has a bylaw curfew for youth under the age of 16? Yes: 82.76 per cent. No: 17.24 per cent.

7) Do you think young people report crime to the police? Yes: 46.15 per cent. No: 53.85 per cent.

8) If you were in danger or had been harmed, would you report it to the police? Yes: 86.86 per cent. No: 13.14 per cent. According to the survey, "Respondents' comments indicated that they were either too scared to report problems to police or that it was not favourable to be labeled a 'snitch' in reporting crimes to the police. These two issues made up a total of almost 40 per cent of the comments shared by respondents."

9) Have you been a victim of crime? Yes: 24.52 per cent. No: 75.48 per cent. According to the survey, "Close to 20 per cent of respondents' comments indicated that they were somehow victimized by theft related offence. The next popular theme from respondents' comments surrounded some form of harassment, either from bullying or from the harassment being sexual in nature. This harassment theme accounted for around six per cent of the comments shared."

10) Who did you report this crime to? Police: 36.36 per cent. Parent: 45.45 per cent. Principal: 11.69 per cent. Counselor: 11.69 per cent. Other Adult: 19.48 per cent. Friend: 29.87 per cent. Sibling: 22.08 per cent. Not reported: 32.47 per cent.

11) Do you agree or disagree with the statement, "The Taber

Police Service and/or its members are involved in the community?" Agree: 82.41 per cent. Disagree: 17.59 per cent.

12) What public activity areas in Taber would you like to see the police visit more often?

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Although the survey recorded mostly positive data in a number of key areas, there were problems with some of the information collected which tend to skew the results, especially with the regard to the location of most of the respondents.

According to the survey report, "unfortunately the results showed that the vast majority of respondents indicated they attended W.R. Myers High School, with only a minor amount of respondents indicating they attended other schools within Taber."

Of the students that did respond to the survey, some 87 per cent were from W.R. Myers High School, followed by 8.67 per cent from Taber Mennonite School, 2.67 per cent from ACE Place Learning Centre, one per cent from other schools or home schooled students, and 0.33 per cent from Taber Christian Alternative School and 0.33 per cent from St. Mary's School.

"Another area of concern that I noticed was the low percentage of youth reporting crime," said Gyepesi in his report. "A common theme was the perception that one would be a snitch if they reported activity. I have actively been working on this area by getting student input during my presentations and providing concrete examples of situations where their information could be helpful and possibly life saving. I will continue with this effort."

Dwelling District). Any person affected by the above decisions may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Development Officer no later than December 8, 2016.

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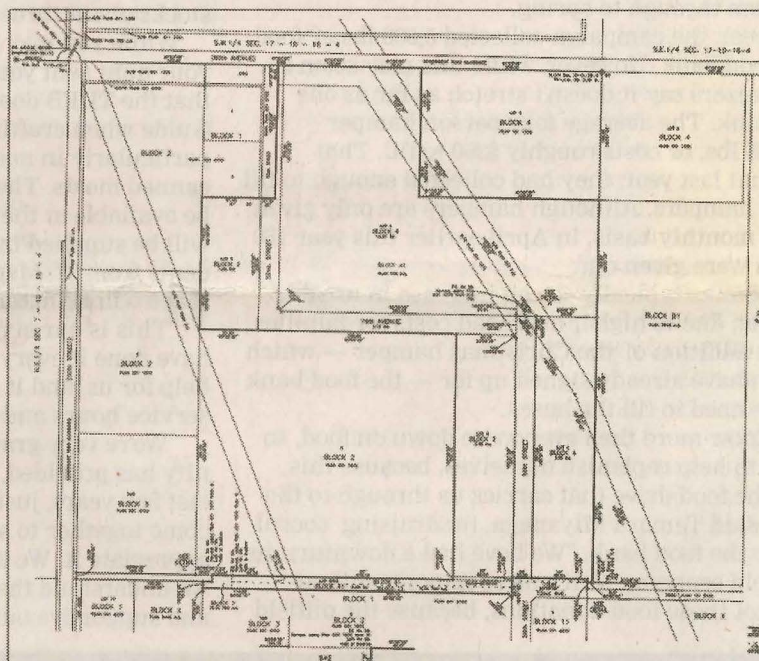
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PROPERTY DESCRIPTION Lot Block A Plan 7819AQ	OWNER (Agent)/PROPOSAL
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### You Are Invited!

The Town of Taber will be holding an Open House for the draft Northwest Area Structure Plan. The Northwest Area Structure Plan will guide future development in the northwest area of the Town of Taber in a manner that reflects contemporary planning practices. The Town of Taber is interested in hearing your comments on the draft Northwest Area Structure Plan. Details of the Open House are listed below:

When? December 8th, 2016

Where? Community Centre Green Room  
4720 – 50th Street  
Taber, AB  
T1G 2B6

Time? 5:00pm – 7:00pm

If you have any questions please feel free to contact Kattie Schlamp at (403)-223-5500 ext. 5514 or [kattie.schlamp@taber.ca](mailto:kattie.schlamp@taber.ca)



A - 4900 50 St. Taber, T1G 1T1  
Phone 403-223-5500 • Fax 403-223-5530

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