

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, OCTOBER 26, 2020, AT 3:51 PM,  
IMMEDIATELY FOLLOWING THE ORGANIZATIONAL MEETING AND  
PUBLIC HEARING AT 3:30 PM.

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**Mayor**

Andrew Prokop

**Members**

Garth Bekkering

Jack Brewin

Carly Firth

Mark Garner

Joe Strojwas

Louie Tams

**Chief Administrative Officer**

Cory Armfelt

**Staff**

Alaa Abdel Khaliq

Graham Abela

Raeanne Keer (Via teleconference)

Phyllis Monks

John Orwa

Dawn Phillips

Gary Scherer

**CALL TO ORDER**

Mayor Prokop called the meeting to Order at 3:51 PM.

**ADOPTION OF AGENDA**

Mayor Prokop inquired if there were any additions or deletions to the Agenda, and there were none.

30/2020

Meeting Date  
10/26/2020

## **ADOPTION OF AGENDA – CONT'D**

RES. 31/2020      MOVED by Councillor Tams that the Subdivision Authority adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

## **ADOPTION OF THE MINUTES**

### **1) Minutes of Regular Meeting of Subdivision Authority: September 28, 2020**

RES. 32/2020      MOVED by Councillor Firth that the Subdivision Authority adopts the minutes of the Regular Meeting of Subdivision Authority held on September 28, 2020, as presented.

CARRIED UNANIMOUSLY

## **SUBDIVISION APPLICATION(S)**

### **1) Subdivision TT 20-0-008 49 Prairie Lake Dr.**

P. Monks, Director of Planning and Economic Development, stated that Administration received a subdivision application proposing to subdivide the lot along the common wall of the semi-detached dwelling on the site. She stated that the lot is currently zoned as Residential Single and Two Swelling (R-2), and no changes are proposed to the land use district.

P. Monks stated that both units of the semi-detached dwelling have existing services that are located on proposed Lot 39, and Administration is recommending that a condition of the subdivision be that a Utility Right-Of-Way agreement be registered on Title to protect and allow for access to proposed Lot 40's services on proposed Lot 39. Additionally she stated that Administration recommend that the Developer enter into Party Wall agreement to ensure both units are protected when repairs are needed, and that because the garage on proposed Lot 40 was built over the existing Utility Right-Of-Way, the Developer will be required to enter into an Encroachment Agreement.

31/2020

Meeting Date  
10/26/2020

## SUBDIVISION APPLICATION(S) – CONT'D

### 1) Subdivision TT 20-0-008 – CONT'D 49 Prairie Lake Dr.

RES. 33/2020

MOVED by Councillor Firth that the Subdivision Authority approves Subdivision TT 20-0-008, Lot 38, Block 3, Descriptive Plan 161 2063, within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M, civically described as 49 Prairie Lake Dr., with the following conditions:

- 1) That approval shall apply to a residential subdivision plan within NW ¼ of Sec. 6, Twp. 10, Rng. 16, W4M;
- 2) 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;
- 3) Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit application;
- 4) A Utility Right-of-Way Agreement shall be registered on title for the services on Lot 39 to the benefit of Lot 40;
- 5) An Encroachment Agreement shall be registered on Title for the garage encroaching into Utility Right-of-Way Plan 111 3665;
- 6) A Party Wall Agreement shall be registered on Title that identifies improvement costs and provides all parties with protection;
- 7) 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;
- 8) 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;

32/2020

Meeting Date  
10/26/2020



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

**1) Subdivision TT 20-0-008 – CONT'D  
49 Prairie Lake Dr.**

- 9) Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority; and,
- 10) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

**2) Subdivision TT 20-0-010  
6211 52 Ave. & 6212 54 Ave.**

P. Monks stated that Administration received an application to subdivide and consolidate 6211 52 Avenue and 6212 52 Avenue. She stated that the applicant has proposed subdividing a 0.61 acre parcel from Lot A to be consolidated with Lot 10 and Lot 11, and once complete they will become a single lot accessed from 52 Avenue.

RES. 34/2020      MOVED by Councillor Tams that the Subdivision Authority approves Subdivision TT 20-0-010, Lots 10 & 11, Block 1, Plan 1340 JK, & Part of Lot A, Block 34, Plan 5365 L. within SE ¼ of Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 6211 52 Ave. & 6212 54 Ave., with the following conditions:

- 1) That approval shall apply to an industrial subdivision plan within SE ¼ of Sec. 5, Twp. 10, Rng. 16, W4M;
- 2) Development of the site will require the use of Low Impact Development measures, to be reviewed by Taber Irrigation District to ensure the water quality of any storm water entering the TID system. Post development flows should not exceed pre-development flows;

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

**2) Subdivision TT 20-0-010 – CONT'D  
6211 52 Ave. & 6212 54 Ave.**

- 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 future development permit application.
- 5) The subdivided portion of Part of Lot A, Block 34, Plan 5365 L be consolidated with Lots 10 & 11, Block 1, Plan 1340 JK to create proposed Lot 33, Block 1, Plan 201\_\_\_\_\_.
- 6) 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.
- 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) Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority; and,
- 9) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

34/2020

Meeting Date  
10/26/2020

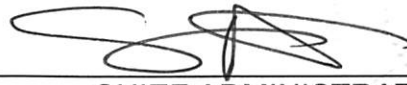
**CLOSE OF MEETING**

RES. 35/2020      MOVED by Councillor Garner that this Regular Meeting of the Subdivision Authority is hereby Closed.

CARRIED UNANIMOUSLY AT 3:56 PM



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MAYOR



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CHIEF ADMINISTRATIVE OFFICER

35/2020

Meeting Date  
10/26/2020