

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON MONDAY, AUGUST 9, 2021, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Members**

Mark Garner

Ron Hadden

Joe Strojwas

**Staff**

Phyllis Monks

Celina Newberry

**CALL TO ORDER**

Meeting Called to order by Chairperson R. Miles at 1:32 pm.

**Adoption of the Agenda**

RES 221/2021      Moved by M. Garnert that the Municipal Planning  
Commission adopts the agenda for the August 9,  
2021, Regular Municipal Planning Commission  
meeting, as presented.

CARRIED UNANIMOUSLY

**Meeting Minutes of July 12, 2021**

RES 222/2021      Moved by J. Strojwas that the Municipal Planning  
Commission adopts the minutes of the Regular  
Municipal Planning Commission meeting held July  
12, 2021, as presented.

CARRIED UNANIMOUSLY

**BUSINESS ARISING FROM THE MINUTES**

None

## **ACTION ITEMS**

### **DP 21-079 - 4700 64 Avenue - Workshop**

RES 223/2021      Moved by M. Garner that the Municipal Planning Commission approves Development Permit DP 21-079 for a workshop at 4700 64 Avenue, Lot 42, Block 48, Plan 0716417, with the following Ten (10) conditions:

1. The site is developed as per the site plan submitted;
2. The workshop shall be located a minimum of 3 metres from the crosswalk in order to preserve an open sightline for the pedestrian crossing;
3. The development conforms to the district requirements of the Institutional and Recreational District;
4. It is the applicant's responsibility to ensure that they have properly located the underground utilities and are not placing the workshop over these;
5. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
6. The exterior finish of the workshop shall be professionally manufactured and match the finish of the main structure on the property;
7. Any changes to the design, finishes, and proposed colours of the facility would require the Director of Planning & Economic Development's approval;
8. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
9. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes

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parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);

10. The Applicant is to ensure water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties.

CARRIED UNANIMOUSLY

**DP 21-083 - 5801 64 Avenue - Addition**

RES 224/2021

Moved by R. Hadden that the Municipal Planning Commission approves Development Permit DP 21-083 for an addition at 5801 64 Avenue, Lot 45, Block 8, Plan0714240, with the following Eleven (11) conditions:

1. The site is to be developed as per the site plan submitted, to the satisfaction of the Director of Planning & Economic Development,
2. The development shall conform to the land use bylaw Light Industrial District (M-1) Requirements,
3. A minimum of 14 parking stalls and 2 handicap stalls shall be required as per sections 2.15.3.5 and 2.15.3.6 of Land Use Bylaw 13-2020;
4. A grading and drainage plan must be submitted to, and approved by, the Director of Planning & Economic Development prior to construction commencing;
5. A landscaping plan demonstrating the requirement for 10% landscaping of the site has been met shall be provided prior to construction commencing;

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6. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE), National Building Code 2019 (AE), Alberta Health Services and all other applicable codes,
7. If sprinkler permits are required under the National Building Code 2019 (AE), a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber,
8. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbour's property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008). In addition, the addressing of the building is to remain clearly visible through all stages of construction,
9. In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit,
10. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber, upon completion of construction, the applicant will provide an updated Real Property Report to the Town of Taber.

11. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**DP 21-084 - 11 Fairway Village - Single Family Dwelling with Setback Waivers**

RES 225/2021 Moved by R. Hadden that this application be tabled by the Municipal Planning Commission until a future meeting.

CARRIED UNANIMOUSLY

**DP 21-085 - 4909 51 Avenue - Shed with Waiver**

RES 226/2021 Moved by J. Strojwas that the Municipal Planning Commission approves Development Permit DP 21-085 for a shed with setback waiver at 4909 51 Avenue, the most easterly 18.29 metres of Lots 21-25, Block 10, Plan 4348R, with the following seven (7) conditions:

1. The site is developed as per the site plan submitted and as presently exists on the property;
2. A waiver decreasing the side yard setback from 0.60 metres to 0.00 metres has been granted by the Municipal Planning Commission on August 9<sup>th</sup>, 2021;
3. The development conforms to the district requirements of the Residential Single and Two Dwelling district (R-2);
4. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
5. Applicant to ensure water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties;

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6. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**DP 21-087 - 28 Prairie Lake Drive - Deck Height Waiver**

RES 227/2021 Moved by M. Garner that the Municipal Planning Commission approves Development Permit DP 21-087 for Deck Height Waiver at 28 Prairie Lake Drive, Lot 19, Block 5, Plan 1912128, with the following nine (9) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Single Dwelling District (R-2);
3. A deck height waiver of 0.3 metres was approved for this parcel by the Municipal Planning Commission on August 9, 2021; The deck height for the Covered Deck is waived from 1.5 metres to 1.8 metres;
4. All conditions of Development Permit, DP 21-086 must still be adhered to;
5. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the

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responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;

6. The architectural controls and vertical grade points must be approved by the developer,
7. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
8. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
9. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008).

CARRIED UNANIMOUSLY

### **Building Statistics for July 2021**

RES 228/2021      Moved by R. Hadden that the Municipal Planning Commission accepts the July 2021 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

**Standing Items**

RES 229/2021 Moved by J. Strojwas that the Municipal Planning Commission has Public Works assess the east ally next to the Taber Christian School for a continual water drainage issue and bring a proposed solution back to the Municipal Planning Commission.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None

**MEDIA INQUIRIES**

None

**CLOSED SESSION**

None

**OPEN SESSION**

None

**CLOSE OF MEETING**

RES 230/2021 Moved by R. Hadden that the meeting be closed at 2:15 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE