

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, SEPTEMBER 20, 2021, AT 1:30 PM.

Chairperson

Roger Miles

Members

Mark Garner

Ron Hadden

Joe Strojwas

Staff

Celina Newberry

Kattie Schlamp

CALL TO ORDER

Meeting called to order by Chairperson R. Miles at 1:30 pm.

ADOPTION OF THE AGENDA

RES 231/2021 Moved by M. GarnertThat the Municipal Planning
Commission adopts the agenda for the September 20, 2021 Regular
Municipal Planning Commission meeting, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

RES 232/2021 Moved by R. Haddent that the Municipal Planning
Commission adopts the minutes of the Regular Municipal Planning
Commission meeting held August 9, 2021 as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

Taber Christian School East Alley Drainage

RES 233/2021 Moved by J. Strojwas that the Municipal Planning Commission accepts the proposed solution for drainage concerns for the east alley near the Taber Christian School as information and recommends that it be taken to council for consideration in the 2022 capital budget.

CARRIED UNANIMOUSLY

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

RES 234/2021 Moved by M. Garner that the Municipal Planning Commission approves Development Permit DP 21-084 for a Single-Family Dwelling with setback waiver and a driveway width waiver at 11 Fairway Village, Unit 11 of Condominium Plan 9410343, with the following fourteen (14) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Medium Density District (R-4);
3. A waiver removing the required minimum 3 metre separation between residential buildings within the R-4 District was approved for this lot by the Municipal Planning Commission on September 20th, 2021. All setback requirements must still be met, unless otherwise noted in this permit;
4. A rear setback waiver of 3.36 metres was approved for this parcel by the Municipal Planning Commission on September 20th, 2021. The rear setback requirement for this parcel is waived from 6 metres to 2.64 metres;
5. A waiver increasing the maximum allowable driveway width was approved by the Municipal Planning Commission on September 20th, 2021. The driveway width for this parcel is waived from 5.6 metres to 6.1 metres;
6. The applicant must obtain a Building Permit to ensure the development complies with the National

196/2021

Meeting Date
9/20/2021

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;

7. New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
8. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber;
9. 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;
10. The architectural controls shall be approved by the condominium board and vertical grade points shall be approved by the Town of Taber;
11. 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);
12. In accordance with policy 68C08/21/00, a \$2500.00 security deposit shall be forwarded to the Town office (Planning Department) prior to construction. The security deposit shall be returned once all conditions of this permit have been met to the satisfaction of the Department Planning and Economic Development;

13. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;
14. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

ACTION ITEMS

DP 21-093 5709 - 50 Street - Driveway with Post Construction Waivers

RES 235/2021

Moved by R. Hadden that the Municipal Planning Commission approves Development Permit DP 21-093 for Driveway with Post Construction Waivers at 5709 50 Street, Lot 36, Block 46, Plan 2737JK, with the following eight (8) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
3. A waiver to reduce the side yard setback was granted by the Municipal Planning Commission on September 20, 2021. The side yard setback is waived from 0.3 metres to 0.0 metres;
4. A waiver to increase the driveway width was granted by the Municipal Planning Commission on September 20, 2021. The driveway width is waived from 8.148 metres to 11.4 metres;
5. The existing sidewalk must remain in place;
6. 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;
7. 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

198/2021

Meeting Date
9/20/2021

- 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);
8. All outstanding taxes, if any, are paid to the Town of Taber.

CARRIED UNANIMOUSLY

DP 21-094 5704 54 Avenue - Change of Use to Heavy Equipment Sales, Service, Storage and Rentals

RES 236/2021 Moved by J. Strojwas that the Municipal Planning Commission approves Development Permit DP Permit DP 21-094 for Change of Use - Heavy Equipment Repair at 5704 – 54 Avenue, Lot 3, Block 2, Plan 7510845, with the following eight (8) conditions:

1. The site is developed as per the attached site plans;
2. Any changes or intensification of uses by the land owner or any renters must be approved by the Department of Planning and Economic Development prior to that change of use occurring;
3. It shall be the responsibility of the applicant to obtain any Building Permits 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;
4. A fire inspection must be conducted by the Town of Taber Fire Department;
5. The applicant must obtain and upkeep a Town of Taber Business License for their business;
6. The development conforms to the district requirements of the Light Industrial District (M-1);

199/2021

Meeting Date
9/20/2021

7. If the site is to include Outdoor Storage, a separate permit application will be required for that use;
8. The amount of water flowing into the Town's storm-water management system as a result of this use must not be greater than pre-use levels. Any increase must be remedied by the applicant at their own expense.

CARRIED UNANIMOUSLY

DP 21-097 5614 51 Street - Garage

RES 237/2021

Moved by J. Strojwas tThat the Municipal Planning Commission approves Development Permit DP 21-097 for Garage at 5614 51 Street, Lot 27, Block 46, Plan 2737JK, with the following fifteen (15) conditions:

1. The site is developed as per the attached site plan;
2. The maximum interior height for the garage shall not be more than 3.7 metres;
3. A maximum exterior height for the garage shall not be more than 5 metres;
4. A waiver to increase the maximum allowable size from 100 m² to 130 m² has been granted by the Municipal Planning Commission on September 20th, 2021;
5. The applicant shall provide an additional 2 parking spaces to the rear of the garage, and should also provide an access from the laneway into the property to accommodate the parking stalls;
6. A separate demolition permit will be required for the removal of the existing garage;
7. The applicant will ensure that the foundation will be staked by a qualified professional;
8. 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

200/2021

Meeting Date
9/20/2021

- the necessary Building, Plumbing, Electrical, and Gas permits;
9. The development conforms to the requirements of the Residential Single and Two Dwelling District (R-2);
 10. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling;
 11. 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;
 12. If the proposed garage is going to be used for a business, a Home Occupation License shall be required;
 13. 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);
 14. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
 15. In accordance with policy 68C08/21/00, a \$2,500.00 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. A pre-inspection

must be booked 2-5 days prior to construction beginning.

CARRIED UNANIMOUSLY

DP 21-098 6200 46 Avenue - Signage

RES 238/2021 Moved by M. Garner that the Municipal Planning Commission approves Development Permit DP 21-098 for Signage at 6200 46 Avenue, Lot 2, Block 4, Plan 0512581, with the following ten (10) conditions:

1. The development conforms to the district requirements of the Comprehensive Commercial District;
2. The sign must meet any applicable Provincial Signage requirements;
3. A waiver allowing for an increase of the fascia signage from one (1) sign to three (3) signs and the freestanding signs from one (1) sign to four (4) signs has been granted by the Municipal Planning Commission on September 20, 2021;
4. The four (4) freestanding signs may only be located at the proposed locations as seen on the attached site plan, any changes to location or size requires further approval by the Development Authority;
5. All the fascia signage is to be located as it appears on the elevation drawings provided with this application;
6. The applicant is responsible for entering into an agreement with Atco Pipelines to protect the Utility Right-of-Way on the west side of the development, to the satisfaction of Atco Pipelines. The Agreement shall be registered on title;
7. The signage must adhere to all Digital Media and Illumination Rules as outlined in The Town of Taber's Land Use Bylaw 13-2020;
8. The sign must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure;

202/2021

Meeting Date
9/20/2021

9. Prior to installation of the signage, the applicant must obtain a Building and Electrical Permit as required;
10. The signs must not display third party advertising.

CARRIED UNANIMOUSLY

DP 21-102 3805 52 Street - Shed

RES 239/2021

Moved by R. Hadden that the Municipal Planning Commission approves Development Permit DP 21-102 for Existing Shed with Waivers at 3805 52 Street, Lot 25, Block 53, Plan 7810080, with the following eight (8) conditions:

1. The site is developed as per the attached site plan;
2. A waiver decreasing the side yard setback from 0.60 metres to 0.48 metres has been granted by the Municipal Planning Commission on September 20th, 2021;
3. A waiver decreasing the rear yard setback from 0.60 metres to 0.32 metres has been granted by the Municipal Planning Commission on September 20th, 2021;
4. The applicant shall be responsible having all the underground utilities located on the property and ensuring that the building has not been located overtop any of them. If the building has been located over top any underground utilities it is the applicant's responsibility to either relocate the building to an approved location on the property or remedy to the situation to the satisfaction of the affected utility provider;
5. The development conforms to the district requirements of the Residential Single Dwelling District (R-1);
6. 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;

203/2021

Meeting Date
9/20/2021

7. 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;
8. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DP 21-105 5222 57 Street - Covered Deck

RES 240/2021 Moved by M. Garner that the Municipal Planning Commission approves Development Permit DP 21-105 for Existing Covered Deck with Height Waiver at 5222 57 Street, Lot 19, Block 18, Plan 5365L, with the following seven (7) conditions:

1. The site is developed as per the site plan submitted and as is currently located;
2. The development shall conform to the Land Use Bylaw's Residential Single and Two Dwelling District (R-2) requirements,
3. A 0.5 metre waiver for the maximum allowable deck height has been granted by the Municipal Planning Commission on September 20, 2021. The maximum allowable deck height is waived from 1.5 metres to a height of 2 metres;
4. The exterior finish of the covered deck shall be professionally manufactured and complimentary to the finishing of the neighbouring properties and subject dwelling;
5. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
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

204/2021

Meeting Date
9/20/2021

- 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 21-106 5701 58 Street - Shipping Containers

RES 241/2021 Moved by J. Strojwas that the Municipal Planning Commission approves Development Permit DP 21-107 for Two Shipping Containers at 5701 58 Street, Lot 6, Block 4, Plan 7711362, with the following eight (8) conditions:

1. The site is developed as per the attached site plan and as are currently located;
2. A waiver of 3.45 metres of the rear yard setback for the shipping containers was granted by the Municipal Planning Commission on September 20, 2021. The rear yard setback for the shipping container has been waived from 10 metres to 6.55 metres;
3. Any additional shipping containers would require a separate development permit prior to their installation on the property;
4. A fire inspection must be conducted by the Town of Taber Fire Department;
5. The shipping container shall be painted to match the principle building;
6. The shipping container shall be maintained in a proper state of repair;
7. The 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;

205/2021

Meeting Date
9/20/2021

8. The development conforms to the district requirements of the Medium Industrial District M-2.

CARRIED UNANIMOUSLY

DP 21-107 41 Prairie Sunset Avenue- Driveway Waiver

RES 242/2021

Moved by M. Garner that the Municipal Planning Commission approves Development Permit DP 21-107 for Single Family Dwelling with Waivers at 41 Prairie Sunset Avenue, Lot 40, Block 3, Plan 1611498, with the following thirteen (13) conditions amending condition 2 to state Residential Single District (R-1) instead of Residential Single and Two Dwelling District (R-2):

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-1);
3. A waiver for the maximum allowable driveway width has been granted by the Municipal Planning Commission on September 20, 2021. The allowable driveway width has been waived from 4.268 metres to 5.49 meters;
4. A waiver for the maximum allowable gross floor area of the garage has been granted by the Municipal Planning Commission on September 20, 2021. The allowable gross floor area of the garage has been waived from 100 square metres to 132.38 square meters;
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. New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

206/2021

Meeting Date
9/20/2021

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);
10. The curb stop shall only be turned on by the Town of Taber. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if the water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;
11. In accordance with policy 68C08/21/00, a \$2,500.00 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;
12. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;
 13. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

Easement Request for 5210 49 Avenue Lot 7

RES 243/2021 Moved by M. Garner that the Municipal Planning Commission accepts the Easement Request as information and recommends that it is taken to Council for a decision.

CARRIED UNANIMOUSLY

Building Permit Statistics for August 2021

RES 244/2021 Moved by R. Hadden that the Municipal Planning Commission accepts the August 2021 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Items

None

DELEGATIONS

None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 245/2021

Moved by M. Garner that the meeting be closed
at 2:58 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE