

**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, DECEMBER 13, 2021, AT 1:30 PM.**

Chairperson

Roger Miles

Members

Jack Brewin
Ron Hadden
Monica McLean

Staff

Amy Allred (Teleconferenced)
Celina Newberry
Kattie Schlamp (Teleconferenced)

CALL TO ORDER

Meeting called to order by R. Miles at 1:31 pm.

Adoption of Agenda

RES 261/2021 Moved by R. Miles that the Municipal Planning
Commission adopts the Agenda of the regular
Municipal Planning Commission meeting held on
December 13th, 2021 as ammended.

CARRIED UNANIMOUSLY

Adoption of the Minutes

RES 262/2021 Moved by J. Brewin that the Municipal Planning
Commission adopts the minutes of the Regular
Municipal Planning Commission meeting held
November 15th, 2021 as presented.

CARRIED UNANIMOUSLY

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BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 21-127 4809 60 Avenue - Shed

RES 263/2021 Moved by J. Brewin that the Municipal Planning Commission approves Development Permit DP 21-127 for a Shed at 4809 60th Avenue, Lot 35SR, Block 45, Plan 8311871, with the following four (4) conditions:

1. The site is developed as per the attached site plan;
2. The development conforms to the district requirements of the Institutional and Recreational District (IR),
3. 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,
4. 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 21-133 149 Prairie Gold Street - Deck and Driveway Variances

RES 264/2021 Moved by M. McLean that the Municipal Planning Commission approves Development Permit DP 21-133 for Variances for the Driveway Width and the Deck Height at 149 Prairie Gold Street, Lot 24, Block 4, Plan 1910155, with the following ten (10) conditions:

1. The site is developed as per the site plan submitted;

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2. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
3. A driveway width variance of 3.654 metres was approved for this parcel by the Municipal Planning Commission on December 13th, 2021. The driveway width for this parcel has been varied to 10.97 metres;
4. A deck height variance of 2.23 metres was approved for this parcel by the Municipal Planning Commission on December 13th, 2021. The deck height for this parcel has been varied to 3.73 metres;
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 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);

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

CARRIED UNANIMOUSLY

DP 21-136 5321 55 Street - Conversion to Multi Unit Dwelling

RES 265/2021

Moved by R. Hadden that the Municipal Planning Commission approves Development Permit DP 21-136 for Multi Unit Dwelling with 4 Units at 5321 55 Street, Lot 1, Block 19, Plan 5365L, 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 & Two Dwelling District (R-2);
3. 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;
4. If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
5. In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required. The 4 existing parking spaces may remain as is and the other 4 spaces must be provided on the property as per the site plan provided;
6. The contractor commissioned for construction must have a valid Business License for the Town of Taber;

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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 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. The curb stop shall only be operated by the Town of Taber's Public Services. 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 water curb stop is acceptable and 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;
9. 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.

CARRIED UNANIMOUSLY

DP 21-138 4110 Westview Close - Addition of Use for a Cafe

RES 266/2021 Moved by J. Brewin that the Municipal Planning Commission approves Development Permit DP 21-138 for Addition of Use – Café at 4110 Westview Close, Lot 44, Block 6, Plan 2110545, with the following six (6) conditions:

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1. The development conforms to the district requirements of the Residential Comprehensive Development Multiple Dwelling District (R-4);
2. The applicant shall obtain a Building Permit if necessary 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;
3. The applicant shall supply the Planning Department a copy of their food handling approval from Alberta Health;
4. A Fire Inspection must be conducted by the Town of Taber Fire Department;
5. Any additional uses shall require a separate development permit;
6. The applicant must obtain a business license for the operation of a new business.

CARRIED UNANIMOUSLY

DP 21-139 82 Prairie Gold Street - Single Family Dwelling with Setback Variance

RES 267/2021

Moved by R. Hadden that the Municipal Planning Commission approves Development Permit DP 21-139 for Single Family Dwelling with a Setback Variance at 82 Prairie Gold Street, Lot 46, Block 5, Plan 2111890, 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 Single and Two Dwelling District (R-2);
3. The architectural controls and vertical grade points must be approved by the developer and provided to the planning department prior to commencement of construction;
4. A front setback variance was approved for this parcel by the Municipal Planning Commission on December 13th, 2021. The varied front

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setback requirement for this parcel is 3.5 metres;

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;
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 operated by the Town of Taber's Public Services. 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 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 PLN-4, 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 shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
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

DP 21-140 6008 46 Avenue - Temporary Shipping Containers

RES 268/2021

Moved by M. McLean that the Municipal Planning Commission approves Development Permit DP 21-140 for up to four (4) Shipping Containers for Temporary Use at 6008 46 Avenue, Block B, Plan 26JK, with the following nine (9) conditions:

1. The site is developed as per the attached site plan;
2. The shipping containers may remain on the property for a period of two (2) years from the date of issuance of this permit or until the redevelopment of the property has be

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completed at the discretion of the Development Authority. The Development Authority may require that the shipping containers be removed from the property by giving 30-days' notice, if the future development has not commenced within what the Authority determines to be a reasonable timeframe.

3. A variance allowing for an additional two (2) shipping containers to be located on the property was granted on December 13th, 2021. The maximum number of shipping containers shall be four (4).
4. Any additional shipping containers would require a separate development permit prior to their installation on the property;
5. A fire inspection must be conducted by the Town of Taber Fire Department;
6. The shipping container shall be maintained in a proper state of repair;
7. The Development Authority may require the shipping containers to be screened;
8. The applicant is to ensure water will not accumulate at or near the shipping containers (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties;
9. The development conforms to the district requirements of the Comprehensive Commercial District (CC).

CARRIED UNANIMOUSLY

Prairie Gold Street Lots 47-48 Front Yard Setback Variance

RES 269/2021

Moved by J. Brewin that the Municipal Planning Commission approves the request to vary the 6.0 metre setback, as required for principal buildings in the Residential Single and Two Dwelling District (R-2), by reducing it by 2.5 metres to a front setback of 3.5 metres for Lots 47-48, Block 5, Plan 2111890.

CARRIED UNANIMOUSLY

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Building Permit Statistics for November 2021

RES 270/2021 Moved by M. McLean that the Municipal Planning Commission accepts the November 2021 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Items

None

DP 21-141 36 Meadows Way - Manufacture Home Placement

RES 271/2021 Moved by J. Brewin that the Municipal Planning Commission accepts DP 21-141 36 Meadows Way as information and recommends that it be taken to Council for approval with the following ten (10) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Direct Control District 4 (DC-4);
3. A rear yard setback variance of 0.86 metres of was approved for this parcel by Council on January 10, 2022;
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. The architectural controls and vertical grade points must be approved by the developer;
6. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
7. 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

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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;

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 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);
9. In accordance with policy PLN-4, a \$2,500.00 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. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DELEGATIONS

None

MEDIA INQUIRIES

None

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CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 272/2021

Moved by M. McLean that the meeting be closed at 2:19 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE