

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, JANUARY 17, 2022, AT 1:30 PM.

Chairperson

Roger Miles

Members

Jack Brewin Arrived at 1:40

Cody Fletcher

Ron Hadden

Monica McLean

Staff

Celina Newberry

Kattie Schlamp (Teleconferenced)

Derrin Thibault

CALL TO ORDER

Meeting called to order by R. Miles at 1:34 pm.

Oaths of Office Ceremony took place immediatly upon the opening of the meeting and was presided over by Mayor Prokop. The Mayor executed the Oaths of Office for the three Community Members of the Municipal Planing Commission.

ADOPTION OF THE AGENDA

RES 1/2022 MOVED by M. McLean that the Municipal Planning Commission adopts the Agenda of the regular Municipal Planning Commission meeting held on January 17, 2022.

CARRIED UNANIMOUSLY

Minutes for the December 13th, 2021 MPC Meeting

RES 2/2022 Moved by M. McLean that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held December 13th, 2021 as presented.

107/2016

Meeting Date
1/17/2022

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 21-142 6004 46 Avenue - Moved-in Building

RES 3/2022

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 21-142 for a Moved-in Building for Storage at 6004 46 Avenue, Lot 7, Block 1, Plan 1612860, with the following thirteen (13) conditions:

1. The site is to be developed as per the site plan submitted, to the satisfaction of the Development Authority;
2. The development shall conform to the land use bylaw Comprehensive Commercial District (CC) Requirements;
3. The Moved-in Building shall be placed on a foundation and renovated to the satisfaction of the Development Authority. The Moved-in Building shall, also be painted to match the principal building and kept in good repair;
4. A grading and drainage plan must be submitted to, and approved by, the Development Authority 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;
6. The applicant shall ensure that stormwater does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. Taber Irrigation District will require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass

108/2016

Meeting Date
1/17/2022

on-site landscaping, rain barrels or rain gardens, for example. Provision of these details should form part of the grading and drainage plan, or be provided on a landscaping plan;

7. 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;
8. 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;
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 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 13-2021). In addition, the addressing of the building is to remain clearly visible through all stages of construction;
10. 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;
11. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber;
 12. Upon completion of construction, 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

DP 21-143 6008 46 Avenue - New Office/Storage Building

R. Miles inquired about what the business would be storing in their storage space. Administration informed that to our knowledge it was to be equipment related to the business.

RES 4/2022

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 21-143 for a New Office/Storage Building at 6008 46 Avenue, Block B, Plan 26JK, with the following fourteen (14) 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 Comprehensive Commercial District (CC) Requirements;
3. A Demolition Permit shall be required for the removal of the existing building;
4. An approved landscaping plan which demonstrates that the requirement for landscaping 10% of the site has been met shall be provided prior to construction commencing;
5. A grading and drainage plan must be submitted to, and approved by, the Director of Planning & Economic

110/2016

Meeting Date
1/17/2022

Development prior to construction commencing;

6. The applicant shall ensure that stormwater from this property does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. Taber Irrigation District will require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass on-site landscaping, rain barrels or rain gardens, for example. Provision of these details should form part of the grading and drainage plan, or be provided on a landscaping plan;
7. The applicant shall obtain all required Building Permits 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;
8. 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;
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 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 13-2021). In addition, the addressing of the building is to remain clearly visible through all stages of construction;

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 building shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
12. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber;
13. Upon completion of construction, 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 22-003 5608 55 Street - Existing Shed with Variances

112/2016

Meeting Date
1/17/2022

RES 5/2022

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 22-003 for an Existing Shed with Variances at 5608 55 Street, Lot 15, Block 8, Plan 4919GD, with the following seven (7) conditions:

1. The site is developed as per the site plan submitted and as it presently exists on the property;
2. A rear yard setback variance of 0.09 metres and side yard setback variance of 0.35 metres have been granted by the Municipal Planning Commission on January 17th, 2022;
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;
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 neighbors' 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 13-2021);
7. All outstanding taxes, if any, are paid to the

113/2016

Meeting Date
1/17/2022

Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

Building Permit Statistics for December 2021

RES 6/2022 MOVED by R. Hadden that the Municipal Planning Commission accepts the December 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 7/ 2022 MOVED by C. Fletcher that the meeting be closed at 1:50 pm.

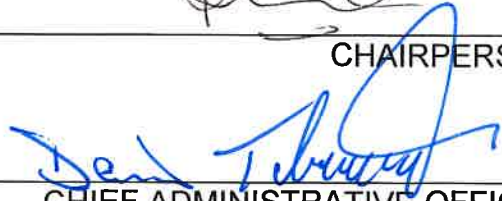
CARRIED UNANIMOUSLY

114/2016

Meeting Date
1/17/2022



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER

115/2016

Meeting Date
1/17/2022