

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, MAY 16, 2022, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin

Cody Fletcher

Monica McLean

Staff

Chris Eagan

Celina Newberry

Derrin Thibault

CALL TO ORDER

The meeting was called to order by R. Miles at 1:31 pm.

ADOPTION OF THE AGENDA

RES 37/2022

MOVED by J. Brewin that the Municipal Planning Commission adopts the Agenda of the regular Municipal Planning Commission meeting held on May 16, 2022 as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

Minutes for the April 19, 2022 Regular Planning Commission Meeting

RES 38/2022

MOVED by M. McLean that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held April 19, 2022 as presented.

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CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 22-036 4312 54 Avenue - Driveway and Deck

RES 39/2022 MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 22-036 for Driveway and Deck at 4312 54 Avenue, Lot 61, Block 3, Plan 2110184, with the following eleven (11) 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. A rear yard setback variance of 0.65 metres was granted on May 16, 2022 by the Municipal Planning Commission. The rear yard setback is varied to 5.35 metres.
4. A deck height variance of 0.8 metres on May 16, 2022 by the Municipal Planning Commission. The maximum deck height is varied to 2.3 metres;
5. A building coverage variance of 3% was granted on May 16, 2022 by the Municipal Planning Commission. The maximum build coverage is varied to 53%;
6. A driveway width variance of 2.5 metres on May 16, 2022 by the Municipal Planning Commission. The maximum driveway width is varied to 7.62 metres or 59% of the lot frontage;
7. 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

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necessary Building, Plumbing, Electrical, and Gas permits;

8. The architectural controls and vertical grade points must be approved by the developer,
9. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
10. 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;
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 13-2021).

CARRIED UNANIMOUSLY

DP 22-038 - 4415 53 Street - Deck Variances

RES 40/2022

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 22-038 for Deck Addition with Variances at 4415 53 Avenue, Lot 48, Block 3, Plan 1211838, 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 Dwelling District (R-1);
3. A deck height variance of 0.79 metres was approved for this parcel by the Municipal Planning Commission on May 16th, 2022. The deck height has been varied to 2.29 metres;
4. A rear yard setback variance of 2.12 metres was approved for this parcel by the Municipal Planning Commission on May 16th, 2022. The rear yard setback has been varied to 4.88 metres;
5. A building coverage variance of 2% was approved for this parcel by the Municipal Planning Commission on May 16th, 2022. The allowable building coverage has been varied to 47%;
6. The Exterior finish of the deck shall be professionally manufactured and complimentary to the finishing of the neighbouring properties and subject dwelling;
7. 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;
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 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 13-2021);

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

CARRIED UNANIMOUSLY

Building Permits Statistics

No Motion Required

Standing Items

None

DELEGATIONS

None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 41/2022

MOVED by R. Hadden that the meeting be closed at 1:59 pm.

CARRIED UNANIMOUSLY

CHAIRPERSON

CHIEF ADMINISTRATIVE OFFICER

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