

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, JUNE 20, 2022, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin

Cody Fletcher

Monica McLean - Absent

Chief Administrative Officer

Derrin Thibault

Staff

Chris Eagan

Celina Newberry

CALL TO ORDER

The meeting was called to order by R. Miles at 1:30 pm.

ADOPTION OF THE AGENDA

RES 42/2022 MOVED by J. Brewin that the Municipal Planning
Commission adopts the Agenda of the regular
Municipal Planning Commission meeting held on
June 20, 2022 as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Minutes for the May 16, 2022 Regular Planning Commission
Meeting**

RES 43/2022 MOVED by R. Hadden that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held May 16, 2022 as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

HO 22-007 - 5318 52 Street - Salon

RES 44/2022 MOVED by R. Hadden that the Municipal Planning Commission approves Home Occupation Permit HO 22-007 for a Salon at 5318 52 Street, Lot 9, Block 44, Plan 266JK, with the following nine (9) conditions:

1. The development shall conform to the district requirements of the Residential Single & Two Dwelling District (R-2), the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020 and the Town of Taber Business License Bylaw 08-2022;
2. A fire inspection is required;
3. If required, 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;
4. The applicant must maintain Quiet Hours as per the Community Standards Bylaw;
5. The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;
6. The applicant must obtain a Town of Taber Business License;

7. The applicant must register the business with Alberta Health Services by going to <https://ephisahs.albertahealthservices.ca/create-case-psn/>.
8. Any intensification of the use will require a new development permit application, this includes but is not limited to changes to the number of client visits, hours of operation, parking changes, number of people working at the property and location of the business activity.
9. The approval shall be applicable only for a period of five (5) years after which a new home occupation permit must be applied for.

CARRIED UNANIMOUSLY

DP 22-046 - 40 Sage Brush Avenue - Multi-Unit

RES 45/2022

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 22-045 for Multi-Unit Residence at 40 Sage Brush Avenue, Lot 48, Block 5, Plan 2110220, with the following twelve (12) 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 Party Wall Agreement must be registered on the titles of Lots 48-49, Block 5, Plan 2110220;
4. A landscaping plan shall be provided to the Development Authority demonstrating that the landscaping requirements for Multi-Unit Development have been met prior to construction;
5. A driveway width variance of 2.61 metres was granted by the Municipal Planning Commission on June 20, 2022. The driveway width has been varied to 7.01 metres;
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;

7. 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; New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
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 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;
9. 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 with each space designated for a particular unit through signage.
10. The contractor commissioned for construction must have a valid Business License for 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 13-2021);

12. Applicant shall provide an updated real property report and obtain a compliance certificate prior to occupancy.

CARRIED UNANIMOUSLY

DP 22-045 - 46 Sage Brush Avenue - Multi-Unit

RES 46/2022

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 22-045 for Multi-Unit Residence at 46 Sage Brush Avenue, Lot 49, Block 5, Plan 2110220, with the following twelve (12) 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 Party Wall Agreement must be registered on the titles of Lots 48-49, Block 5, Plan 2110220;
4. A landscaping plan shall be provided to the Development Authority demonstrating that the landscaping requirements for Multi-Unit Development have been met prior to construction;
5. A driveway width variance of 2.61 metres was granted by the Municipal Planning Commission on June 20, 2022. The driveway width has been varied to 7.01 metres;
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;
7. If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in

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conjunction with the permit for the building, and a copy provided to the Town of Taber; New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

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 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;
9. 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 with each space designated for a particular unit through signage.
10. The contractor commissioned for construction must have a valid Business License for 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 13-2021);
12. Applicant shall provide an updated real property report and obtain a compliance

certificate prior to occupancy.

CARRIED UNANIMOUSLY

DP 22-051 - 118 Prairie Gold Street - Deck Variance

RES 47/2022

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 22-051 for Deck Height Variance at 118 Prairie Gold Street, Lot 30, Block 5, Plan 1910155, 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 & Two Dwelling District (R-2);
3. A deck height variance of 0.50 metres on May 16, 2022 by the Municipal Planning Commission. The maximum deck height is varied to 2.00 metres;
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 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 13-2021).

CARRIED UNANIMOUSLY

DP 22-053 - Unit 36 6200 46 Avenue - Digital Menu Boards

RES 48/2022

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 22-053 for Digital Menu Boards at Unit 36 6200 46 Avenue, Lot 2, Block 4, Plan 0512581, with the following six (6) conditions:

1. The sign must meet any applicable Provincial Signage requirements;
2. The sign may only be located at the proposed locations as seen on the attached site plan;
3. The sign must adhere to all Digital Media and Illumination Rules as outlined in The Town of Taber's Land Use Bylaw 13-2020;
4. The sign must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure;
5. Prior to installation of the sign, the applicant must obtain a Building and Electrical Permit as required;
6. The signs must not display third party advertising.

CARRIED UNANIMOUSLY

DP 22-054 - 50 Sage Brush Avenue - Semi Detached with Suite

RES 49/2022

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 22-054 for Semi-detached with a Suite at 50 Sage Brush Avenue, Lot 13, Block 5, Plan 1810297, with the following sixteen (16) conditions:

1. The site is developed as per the attached site plan;
2. A Secondary Suite has been approved for development as per the attached site plan;
3. The applicant must provide three (3) on-site parking stalls with a minimum measurement of 3 metres by 6 metres each as per the attached site plan;
4. A Party Wall Agreement must be registered on the titles of Lots 13 & 14 , Block 5, Plan 1810297;
5. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2),
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;
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. Prior to commencing construction, a landscaping plan must be submitted to, and approved by the Director of Planning & Economic Development. This landscaping plan must include soft-scaping, and indicate a 7.5m² outdoor amenity space for the secondary suite;
10. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot,

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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. The architectural controls and vertical grade points must be approved by the developer;
12. 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);
13. 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;
14. 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;

15. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
16. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance certificate.

CARRIED UNANIMOUSLY

DP 22-055 - 54 Sage Brush Avenue - Semi-Detached with Suite

RES 50/2022

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 22-055 for Semi-Detached with Suite at 54 Sage Brush Avenue, Lot 14, Block 5, Plan 1810297, with the following sixteen (16) conditions:

1. The site is developed as per the attached site plan;
2. A Secondary Suite has been approved for development as per the attached site plan;
3. The applicant must provide three (3) on-site parking stalls with a minimum measurement of 3 metres by 6 metres each as per the attached site plan;
4. A Party Wall Agreement must be registered on the titles of Lots 13 & 14 , Block 5, Plan 1810297;
5. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2),
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;
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. Prior to commencing construction, a landscaping plan must be submitted to, and approved by the Director of Planning & Community Services. This landscaping plan must include soft-scaping, and indicate a 7.5m² outdoor amenity space for the secondary suite;
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. The architectural controls and vertical grade points must be approved by the developer;
12. 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);
13. 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;

14. 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;
15. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
16. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance certificate.

CARRIED UNANIMOUSLY

DP 22-057 - 6003 54 Avenue - Bulk Fuel and Chemical Sales

RES 51/2022 MOVED by R.Hadden that the Municipal Planning Commission approves Development Permit DP 22-057 for Bulk Fuel and Chemical Storage and Sales at 6003 54 Avenue Lots 9-10, 22-23, Block 1, Plan 3042JK, 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 Medium Industrial District (M-2);
3. This permit only covers the use of the existing building for the business and the development of the Bulk Fuel Storage Tanks and Cardlock will, therefore, require a separate permit;
4. The development of any additional accesses will require the applicant/property owner to obtain approval from and enter into a servicing

agreement with the Town of Taber prior to any works being commenced;

5. The applicant shall meet all Provincial and Federal regulations pertaining to the storage and operation of the business on the site (ie. Alberta Environment, Alberta Health Services and any other agency having Jurisdiction);
6. A front yard setback variance of 3.5 metres was granted (for the existing building only) by the Municipal Planning Commission on June 20, 2022. The front yard setback (for the existing building only) has been varied to 4.0 metres;
7. A side yard setback variance of 5.6 metres was granted (for the existing building only) by the Municipal Planning Commission on June 20, 2022. The front yard setback (for the existing building only) has been varied to 1.4 metres;
8. A business license and fire inspection shall be obtained prior to operating from the existing building;
9. The applicant must obtain all required Safety Code 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.

CARRIED UNANIMOUSLY

Proposed Land Use Bylaw Amendment 14-2022

RES 52/2022 MOVED by C. Fletcher that the Municipal Planning Commission accepts Bylaw 14-2022 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council.

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Building Permit Statistics

None

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Standing Items

None

ACTION ITEMS

None

DELEGATIONS

None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 53/2022

MOVED by J. Brewin that the meeting be closed at 2:10 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE