

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, MARCH 20, 2023, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin - Absent

Cody Fletcher

Monica McLean

Chief Administrative Officer

Derrin Thibault

Staff

Chris Eagan - Absent

Emily Hembrough

Celina Newberry

CALL TO ORDER

The meeting was called to order by R. Miles at 1:32 pm.

ADOPTION OF THE AGENDA

RES 19/2023 MOVED by R. Hadden that the agenda be adopted
as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Minutes for the February 21, 2023 Regular Municipal Planning
Commission Meeting**

RES 20/2023 MOVED by C. Fletcher that the Municipal Planning
Commission adopts the minutes of the Regular

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Municipal Planning Commission meeting held
February 21, 2023 as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 23-019 4317 53 Avenue - Home Occupation

RES 21/2023

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 23-019 for a Home Occupation – Personal Aesthetics’ at 4317 53 Avenue. Lot 53, Block 3, Plan 1211838, with the following nine (9) conditions:

- 1) The maximum number of clients per day is 5;
- 2) That business – related visits to the residence shall not occur between the hours of 8:00pm and 7:00am the following day. The applicant must maintain Quiet Hours as per the Community Standards Bylaw;
- 3) That there shall be a maximum of two business deliveries per day; delivery vehicles shall not exceed 4,500kg in weight;
- 4) That the applicant shall ensure ongoing compliance with all applicable standards required by Alberta Health Services;
- 5) The owner shall maintain a minimum of one off-street parking space on the property. All client parking must be located entirely on the property and shall not cause any interference with the use of the public roadway and or laneway (no parking on the street or in the laneway is allowed);
- 6) The approval shall be applicable for a period of five (5) years after which a new home occupation permit must be applied for. Any

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changes including increases to the number clients would require a new application. This permit is only valid for this address any move to a new location would also require a new application.

- 7) That the applicant shall obtain a Town of Taber business license;
- 8) That an inspection from the Town of Taber Fire Services shall occur prior to commencement of business activities in the dwelling;
- 9) If required, the applicant shall 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. It is the applicant's responsibility to confirm the need for a building permit.

CARRIED UNANIMOUSLY

DP 23-021 - 5103 42 Avenue - Multi Unit - 4 Units

RES 22/2023

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 23-021 for the construction of a multi-unit dwelling - 4 Units with Variance at 5103 42 Avenue, Lot 23-24, Block 37, Plan 575T, with the following twenty-five (25) 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 deck height variance of 0.30 metres was approved for this development by the Municipal Planning Commission on March 20,

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2033. The deck height for this parcel has been varied to 1.8 metres;

- 4) A driveway width variance of 5.90 metres was granted by the Municipal Planning Commission on March 20, 2023. That the maximum driveway width shall be varied from 6.10 metres to 12.0 metres;
- 5) A variance to the maximum allowable lot coverage of 2% was granted on March 20, 2023 by the Municipal Planning Commission. The maximum allowable lot coverage for this property has been varied to 52%;

Prior to Release

- 6) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 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 Planning Department for approval by June 1, 2023;
- 8) 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. St. Mary's River 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;
- 9) The vertical grades must be submitted for approved by the Town of Taber by June1, 2023;
- 10) An approved landscaping plan which demonstrates that the landscaping requirements of the site has been met shall

be provided to the Planning Department for approval by Jun 30, 2023;

- 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 12) The applicant shall enter into servicing/development agreement with the Town of Taber by no later than June 30, 2023;

Prior to Construction

- 13) The applicant will have the existing gas service and any other services in this location relocated if the owner of the service requires it and provide the Planning Department with proof of this prior to construction beginning;
- 14) 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;
- 15) 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;
- 16) The foundation must be staked by a qualified professional, and a foundation elevation inspection must be done by the Town of Taber to ensure the foundation meets with the approved vertical grading;
- 17) The developer shall contact the Planning Department a minimum of 5 days prior to

construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

- 18) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 19) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Permanent

- 20) 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.;
- 21) The contractor commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Servicing Agreement with the Town of Taber, to provide new services to the property by June 30, 2023;
- 22) 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;
- 23) 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);

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

CARRIED UNANIMOUSLY

DP 23-022 4918 40 Street - Home Occupation

RES 23/2023

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 23-022 for a Home Occupation – Bakery with Variance at 4918 40 Street, Lot 55, Block 3, Plan 9011158, with the following nine (9) conditions:

- 1) The Municipal Planning Commission granted a variance on March 20, 2023 so that the maximum number of daily customer visits is varied from 5 per day to 8 per day;
- 2) That the business-related visits shall not occur between the hours of 9:00pm to 7:00am the following day. The applicant must maintain Quiet Hours as per the Community Standards Bylaw;
- 3) That the applicant shall ensure that one business-related parking stall is available for customers during business hours;

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- 4) That the applicant shall obtain their Town of Taber business license;
- 5) That there shall be a maximum of two business related deliveries per day; delivery vehicles shall not exceed 4500kg in weight;
- 6) The development shall otherwise conform to the district requirements of the R-1 District;
- 7) A fire inspection shall be required;
- 8) If required, the applicant shall 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. It is the applicant's responsibility to confirm the need for a building permit;
- 9) The approval shall be applicable for a period of five year after, which a new home occupation permit must be applied for. Any changes including increases to the number clients would require a new application. This permit is only valid for this address any move to a new location would also require a new application.

CARRIED UNANIMOUSLY

DP 23-026 - 5213 47 Avenue - Fascia Signage

RES 24/2023

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 23-026 for Fascia Signage with Variances at 5213 47 Avenue, Lot 22, Block 3, Plan 5638L, with the following seven (7) conditions:

- 1) The sign must meet any applicable Provincial Signage requirements;
- 2) The Municipal Planning Commission on March 20, 2023 has granted a 0.05 metre variance and the sign project by 0.35 metres from the wall;

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- 3) The Municipal Planning Commission on March 20, 2023 has granted maximum sign copy area variance of 4.75 m² for the fascia signage and window sign area allowed shall be 10.45 m²;
- 4) The sign may only be located as seen on the attached drawing;
- 5) The sign must not employ any flashing or intermittent lighting either as part of the sign or on its supporting structure;
- 6) 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;
- 7) The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached.

CARRIED UNANIMOUSLY

Building Permit Statistics

No Motion Required

Standing Items

None

DELEGATIONS

None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 25/2023

MOVED by R. Hadden that the meeting be closed at 1:55 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

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