

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, OCTOBER 23, 2023, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering
Jack Brewin
Carly Firth
Monica McLean
Daniel Remfert
Joanne Sorensen

Chief Administrative Officer

Derrin Thibault

Staff

Alaa Abdel Khaliq
Amy Allred
Chris Eagan
Brian Martin
Steve Munshaw
Celina Newberry
John Orwa
Kerry Van Ham

CALL TO ORDER

Mayor Prokop called the Meeting to Order at 3:32 PM, after Council tabled the Organizational Meeting of Council scheduled to be held at 3:30 PM.

ADOPTION OF THE AGENDA

Mayor Prokop inquired if there were any additions or deletions to the Agenda, and there were none.

222/2023

Meeting Date
10/23/2023

ADOPTION OF THE AGENDA – CONT'D

RES. 312/2023 MOVED by Councillor Firth that Council adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS

1) Public Hearing for Direct Control Development Application 23-131, to be located at 5506 46 Avenue.

A) Call to Order: Public Hearing for Direct Control Development Application 23-131

Mayor Prokop called the Public Hearing to Order at 3:33 PM.

RES. 313/2023 MOVED by Councillor Bekkering that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

B) Public Hearing for Direct Control Development Application 23-131

C. Newberry, Planning Officer, stated that Administration had received an application for development in a Direct Control District (DC-2), for a Shopping Centre.

C) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-131

Mayor Prokop inquired if anyone was present who wished to speak For Direct Control Development Application 23-131.

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-131 – Cont'd

Mayor Prokop inquired a second time if anyone was present who wished to speak For Direct Control Development Application 23-131.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For Direct Control Development Application 23-131, and there was none.

D) Presentation of Written or Oral Briefs Against the Direct Control Development Application 23-131

Mayor Prokop inquired if anyone was present who wished to speak Against the Direct Control Development Application 23-131.

B. Kinnahan, resident of the area, stated that he had concerns regarding the traffic on 55th Street. B. Kinnahan stated that traffic is currently a concern, and that the addition of the drive-throughs will create congestion.

B. Kinnahan stated that he has concerns with accessibility if the proposed Direct Control Development Application 23-131 is approved, as the traffic congestion could make it difficult for him to utilize his garage. B. Kinnahan also stated concern for excessive garbage in the area.

Mayor Prokop inquired a second time if anyone was present who wished to speak Against the Direct Control Development Application 23-131.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against the Direct Control Development Application 23-131, and there was none.

RES. 314/2023

MOVED by Councillor Bekkering that Council accepts for information the input received at this Public Hearing for Direct Control Development Application 23-131.

CARRIED UNANIMOUSLY

224/2023

Meeting Date
10/23/2023

PUBLIC HEARINGS – CONT'D

E) Close of Meeting: Public Hearing for Direct Control Development Application 23-131.

RES. 315/2023 MOVED by Councillor McLean that this Public Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 3:39 PM

2) Public Hearing for Direct Control Development Application 23-132, to be located at 5508 46 Avenue

A) Call to Order: Public Hearing for Direct Control Development Application 23-132

Mayor Prokop called the Public Hearing to Order at 3:39 PM.

RES. 316/2023 MOVED by Councillor Sorensen that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY AT 3:39 PM

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

B) Public Hearing for Direct Control Development Application 23-132

C. Newberry stated that Administration had received an application for development in a Direct Control District (DC-2), adjacent to the property discussed in the Public Hearing for Direct Control Development Application 23-131. C. Newberry stated that there are many of the same conditions for this Application.

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs Against the Direct Control Development Application 23-132

Mayor Prokop inquired if Administration had received any written briefs Against Direct Control Development Application 23-132.

C. Newberry stated that Administration had received inquiries, but no written briefs Against Direct Control Development Application 23-132.

Mayor Prokop inquired if anyone was present who wished to speak Against Direct Control Development Application 23-132.

B. Kinnahan, resident of the area, stated that he is speaking Against Direct Control Development Application 23-132. B. Kinnahan stated that the proposal reflects a lot of development in a small area, and that he has concerns with garbage and speed if the Applications are approved for development.

Mayor Prokop inquired a second time if anyone was present who wished to speak Against Direct Control Development Application 23-132.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against Direct Control Development Application 23-132, and there was none.

D) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-132

Mayor Prokop inquired if anyone was present who wished to speak For the Direct Control Development Application 23-132.

Mayor Prokop inquired a second time if anyone was present who wished to speak For the Direct Control Development Application 23-132.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For the Direct Control Development Application 23-132, and there was none.

PUBLIC HEARINGS – CONT'D

D) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-132 – Cont'd

RES. 317/2023 MOVED by Councillor McLean that Council accepts for information the input received at this Public Hearing for Direct Control Development Application 23-132.

CARRIED UNANIMOUSLY

E) Close of Meeting: Public Hearing for Direct Control Development Application 23-132.

RES. 318/2023 MOVED by Councillor Brewin that this Public Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 3:42 PM

3) Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting 5701 HWY 864; Lot 1. Block 1, Plan 951 2421.

A) Call to Order: Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting

RES. 319/2023 MOVED by Councillor Firth that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

B) Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting

C. Newberry described the Proposed Amendments to the Land Use Bylaw for re-districting to direct control, that will allow for a development for a second home on a property.

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs Against the Land Use Bylaw Amendment 13-2023 for Redistricting

Mayor Prokop inquired if Administration had received any written briefs Against Land Use Bylaw Amendment 13-2023 for Redistricting.

C. Newberry stated that Administration had not received any written briefs Against Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired if anyone was present who wished to speak Against Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a second time if anyone was present who wished to speak Against Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against Land Use Bylaw Amendment 13-2023 for Redistricting, and there was none.

D) Presentation of Written or Oral Briefs For the Land Use Bylaw Amendment 13-2023 for Redistricting

Mayor Prokop inquired if anyone was present who wished to speak For Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a second time if anyone was present who wished to speak For Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For Land Use Bylaw Amendment 13-2023 for Redistricting, and there was none.

RES. 320/2023

MOVED by Councillor Remfert that Council accepts for information the input received at this Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting.

CARRIED UNANIMOUSLY

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PUBLIC HEARINGS – CONT'D

E) Close of Meeting: Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting

RES. 321/2023 MOVED by Councillor McLean that this Public Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 3:45 PM

4) Public Hearing for Land Use Bylaw Amendment 14-2023, for the use of Shipping Containers in the Downtown District

A) Call to Order: Public Hearing for Land Use Bylaw Amendment 14-2023

Mayor Prokop called the Public Hearing to Order at 3:45 PM.

RES. 322/2023 MOVED by Councillor Sorensen that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY

B) Public Hearing for Land Use Bylaw Amendment 14-2023

C. Newberry stated that the Proposed Amendments would allow for the use of Shipping Containers in the Downtown District. C. Newberry stated that Administration had received several phone calls, but no written input.

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

C) Presentation of Written or Oral Briefs Against the Land Use Bylaw Amendment 14-2023

Mayor Prokop inquired if anyone was present who wished to speak Against Land Use Bylaw Amendment 14-2023.

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10/23/2023

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs Against the Land Use Bylaw Amendment 14-2023 – Cont'd

Mayor Prokop inquired a second time if anyone was present who wished to speak Against Land Use Bylaw Amendment 14-2023.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against Land Use Bylaw Amendment 14-2023, and there was none.

D) Presentation of Written or Oral Briefs For the Land Use Bylaw Amendment 14-2023

Mayor Prokop inquired if anyone was present who wished to speak For Land Use Bylaw Amendment 14-2023.

Mayor Prokop inquired a second time if anyone was present who wished to speak For Land Use Bylaw Amendment 14-2023.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For Land Use Bylaw Amendment 14-2023, and there was none.

RES. 323/2023

MOVED by Councillor Sorensen that Council accepts for information the input received at this Public Hearing for Land Use Bylaw Amendment 14-2023.

CARRIED UNANIMOUSLY

E) Close of Meeting: Public Hearing for Land Use Bylaw Amendment 14-2023

No motion was made to close the Public Hearing.

ADOPTION OF THE MINUTES

1) Minutes of Regular Meeting of Council: October 10, 2023

RES. 324/2023 MOVED by Councillor Firth that Council adopts the Minutes of the Regular Meeting of Council held on October 10, 2023, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

1) Second and Third Reading for Land Use Bylaw Amendment 13-2023 for Redistricting

RES. 325/2023 MOVED by Councillor Brewin that Council gives Second Reading to Bylaw 13-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED UNANIMOUSLY

RES. 326/2023 MOVED by Councillor McLean that Council gives Third Reading to Bylaw 13-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED UNANIMOUSLY

BYLAWS – CONT'D

2) Second and Third Reading for Land Use Bylaw Amendment 14-2023

RES. 327/2023 MOVED by Councillor Firth that Council gives Second Reading to Bylaw 14-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED

RES. 328/2023 MOVED by Councillor Remfert that Council gives Third Reading to Bylaw 14-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED

3) Proposed Residential Tax Incentive Bylaw 16-2023 – Second and Third Reading

D. Thibault introduced A. Allred, Economic Development Manager, who presented the Proposed Residential Tax Incentive Bylaw for Second and Third Reading.

RES. 329/2023 MOVED by Councillor Sorensen that Council gives Second Reading to Bylaw 16-2023, as presented.

CARRIED UNANIMOUSLY

RES. 330/2023 MOVED by Councillor Firth that Council gives Third Reading to Bylaw 16-2023, as presented.

CARRIED UNANIMOUSLY

BYLAWS – CONT'D

4) Proposed Fee Bylaw 19-2023

RES. 331/2023 MOVED by Councillor Bekkering that Council gives First Reading to Fee Bylaw 19-2023.

CARRIED UNANIMOUSLY

5) Corrections for Bylaw 17-2023 Traffic Control

RES. 332/2023 MOVED by Councillor Sorensen that Council rescinds RES. 287/2023 which states:
“MOVED by Councillor McLean that Council gives Third and Final Reading to Bylaw 17-2023, at this meeting.

CARRIED UNANIMOUSLY”

CARRIED UNANIMOUSLY

MOVED by Councillor Brewin that Council gives Third and Final Reading to Bylaw 17-2023, as amended, to indicate the repeal of Bylaw 22—2021, rather than Bylaw 4-2021.

Council discussed various sections in the Proposed Bylaw 17-2023.

Councillor Brewin WITHDREW his original motion.

RES. 333/2023 MOVED by Councillor Brewin that Council directs Administration to look at bylaw amendments to Proposed Bylaw 17-2023 at a future meeting.

CARRIED UNANIMOUSLY

BYLAWS – CONT'D

6) Proposed Fire Bylaw 18-2023

RES. 334/2023 MOVED by Councillor Brewin that Council gives First Reading to Fire Bylaw 18-2023, at this meeting.

CARRIED UNANIMOUSLY

RES. 335/2023 MOVED by Councillor McLean that Council gives Second Reading to Fire Bylaw 18-2023, at this meeting.

CARRIED UNANIMOUSLY

RES. 336/2023 MOVED by Councillor Bekkering that Council unanimously agrees to proceed to Third and Final Reading, as amended, to state Fire Bylaw 18-2023, rather than Fire Bylaw 18-2028, at this meeting.

CARRIED UNANIMOUSLY

RES. 337/2023 MOVED by Councillor Sorensen that Council gives Third and Final Reading to Fire Bylaw 18-2023, at this meeting.

CARRIED UNANIMOUSLY

ACTION ITEMS

1) Paid On-Call Firefighter Compensation Policy PROS-FIRE-3

D. Thibault introduced S. Munshaw, Fire Chief, who presented the Paid On-Call Firefighter Compensation Policy PROS-FIRE-3.

ACTION ITEMS – CONT'D

**1) Paid On-Call Firefighter Compensation Policy PROS-FIRE-3
– Cont'd**

RES. 338/2023 MOVED by Councillor Brewin that Council approves the Fire Department Paid On-Call Firefighter Compensation Policy (PROS-FIRE-3), as presented.

CARRIED UNANIMOUSLY

2) Level of Service Policy PROS-FIRE-4

S. Munshaw presented the Level of Service Policy PROS-FIRE-4.

RES. 339/2023 MOVED by Councillor Firth that Council approves the Fire Department Level of Service Policy (PROS-FIRE-4), as presented.

CARRIED UNANIMOUSLY

3) Weed Control Act: Municipal Inspector Appointment

RES. 340/2023 MOVED by Councillor Firth that Council appoints Constable Brandon Demers, of the Taber Police Service, under the *Weed Control Act* of Alberta, as a Municipal Inspector for the Town of Taber, to carry out this *Act* and the regulations within the municipality.

CARRIED UNANIMOUSLY

ACTION ITEMS – CONT'D

3) Weed Control Act: Municipal Inspector Appointment – Cont'd

RES. 341/2023

MOVED by Councillor Bekkering that Council appoints Constable Earl Coby Cobarrubias, of the Taber Police Service, under the *Weed Control Act* of Alberta, as a Municipal Inspector for the Town of Taber, to carry out this Act and the regulations within the municipality.

CARRIED UNANIMOUSLY

4) Response to Standing Item 197/2023 Shared Trail Signage

D. Thibault introduced B. Martin, Recreation Manager, who presented the details of the shared trail signage, in response to Standing Item 197/2023.

No motion was made at this time.

5) DP 23-131 - 5506 46 Avenue - Shopping Centre

D. Thibault introduced C. Eagan, Director of Planning, Engineering and Operations, and C. Newberry, who presented the details of the Development Permit 23-131-5506 46 Avenue.

D. Thibault stated that condition number 1 will need to be amended to remove the word "is".

Council discussed concerns with parking, traffic congestion, and garbage in the area.

RES. 342/2023

MOVED by Councillor Remfert that Council approves Development Permit DP 23-131 for a Shopping Centre at 5506 46 Avenue, Lots 1-5, Block 21, Plan 6390L, with the following twenty-four (24) conditions, as amended to remove the word "is" from the first condition:

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ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

1. The site shall be development as per the site plan submitted;
2. The development shall conform to the district requirements of the Direct Control District (DC-2) for which all development standards are, as per Town of Taber Council;
3. The applicant shall obtain any required provincial approvals for the development;
4. The Stormwater Management Plan shall be adhered to, any changes shall require approval from the Town of Taber;
5. The Landscaping and Parking Plan shall be adhered to, any changes shall require approval from the Development Authority;
6. A parking variance for the development was granted by Town of Taber Council on October 23, 2023, reducing the number of required parking spots to 6 for this property, with one being an accessible stall;
7. The landowner shall ensure that a Crossings/Parking Agreement for free movement of traffic, parking and the drive-thru lanes that will be shared between Lots 1-5, Block 21, Plan 6390L and Lot 23, Block 21, Plan 141 0557 is entered into and registered on each title;

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Meeting Date
10/23/2023

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

8. The developer/landowner shall obtain a Roadside Development Permit from Alberta Transportation prior to construction commencing;
9. An easement and/or rights of way shall be entered into with TELUS and registered against the land for the provision telecommunications, and proof of this shall be provided to the Planning Department;
10. Prior to construction commencing the developer/landowner shall enter into a Development/Servicing Agreement with the Town of Taber, this must be done within 120 days of the approval;
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;

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

12. 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;
13. A Construction Fire Safety Plan shall be submitted to and approved by the Development Authority prior to construction commencing;
14. The owner 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;
15. 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;

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

16. 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;
17. Signage shall require a separate Development Permit;
18. Individual businesses shall require a separate Development Permit before occupying the building;
19. The owner must obtain and maintain a business license when required;

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

20. 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);

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

21. The curb stop shall only be turned on 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;
22. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
23. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber; and,
24. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

242/2023

Meeting Date
10/23/2023

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue - Shopping Centre

D. Thibault introduced C. Eagan, and C. Newberry, who presented the details of the Development Permit 23-132-5508 46 Avenue – Shopping Centre.

C. Newberry stated that the motion will need to be amended, to remove the word “is” from condition 1.

Council discussed concerns with traffic congestion.

RES. 343/2023

MOVED by Councillor Sorensen that Council approves Development Permit DP 23-132 for a Shopping Centre at 5508 46 Avenue, Lots 23, Block 21, Plan 141 0557, with the following twenty-five (25) conditions, as amended to remove the word “is” from the first condition:

1. The site shall be development as per the site plan submitted;
2. The development shall conform to the district requirements of the Direct Control District (DC-2) for which all development standards are as per Town of Taber Council;
3. The applicant shall obtain any required provincial approvals for the development;
4. The Stormwater Management Plan shall be adhered to, any changes shall require approval from the Town of Taber;
5. The Landscaping and Parking Plan shall be adhered to, any changes shall require approval from the Development Authority;

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10/23/2023

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

6. A parking variance for the development was granted by Town of Taber Council on October 23, 2023, reducing the number of required parking spots to 18 for this property, with one being an accessible stall;
7. The landowner shall ensure that a Crossings/Parking Agreement for free movement of traffic, parking and the drive-thru lanes that will be shared between Lots 1-5, Block 21, Plan 6390L and Lot 23, Block 21, Plan 141 0557 is entered into and registered on each title;
8. The developer/landowner shall obtain a Roadside Development Permit from Alberta Transportation prior to construction commencing;
9. An easement and/or rights of way shall be entered into with TELUS and registered against the land for the provision telecommunications, and proof of this shall be provided to the Planning Department;
10. Prior to construction commencing the developer/landowner shall enter into a Development/Servicing Agreement with the Town of Taber, this must be done within 120 days of the approval;

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

11. The landowner shall enter into a Crossings Agreement and new Utility Right of Way with the Town of Taber to in regards to the services that are currently covered under instrument 141 077 640 registered on Title to better reflect the changes that have and will occur on the property prior to construction;
12. 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;
13. 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;

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

14. A Construction Fire Safety Plan shall be submitted to and approved by the Development Authority prior to construction commencing;
15. The owner 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;
16. 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;
17. 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;
18. Signage shall require a separate Development Permit;
19. Individual businesses shall require a separate Development Permit before occupying the building;

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

20. The owner must obtain and maintain a business license when required;
21. 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);

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

22. The curb stop shall only be turned on 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. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
24. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber; and,
25. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

248/2023

Meeting Date
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ACTION ITEMS – CONT'D

7) Special Meeting of Council - Budget Presentation

D. Thibault introduced J. Orwa, Director of Corporate Services and Chief Financial Officer, who presented the proposal for holding a Special Meeting of Council for budget deliberations.

RES. 344/2023 MOVED by Councillor Brewin that Council approves a Special Meeting of Council to be held on November 16, 2023, at 4:30 PM, to discuss the 2024-2027 Operating Budget.

CARRIED UNANIMOUSLY

RES. 345/2023 MOVED by Councillor Bekkering that Council takes a 30-minute meal break to reconvene the Meeting at 6:00 PM.

CARRIED UNANIMOUSLY AT 5:34 PM

Meeting reconvened at 6:15 PM.

8) Department Reports

D. Thibault presented the Department Reports for Council to review.

No motion was made at this time.

9) Mayor and Councillor Reports (Verbal)

Mayor and Council provided details of their monthly activity.

No motion was made at this time.

10) Standing Items - Council Requests

D. Thibault reviewed the current listing, stating that RES. 197/2023 will be removed from the listing as it had been addressed in the Action Items at this meeting.

ACTION ITEMS – CONT'D

10) Standing Items – Council Requests – Cont'd

RES. 346/2023 MOVED by Councillor Firth that Council directs Administration to review the building permit requirements, and bring back to Council any recommendations to streamline the building process, and to possibly create a checklist for guidelines for what is required if you would like to develop in the Town of Taber.

CARRIED UNANIMOUSLY

RES. 347/2023 MOVED by Councillor Sorensen that Council directs Administration to investigate the Extended Producer Responsibility Program (EPR), and the possibility of the Town of Taber joining that Program.

CARRIED UNANIMOUSLY

RES. 348/2023 MOVED by Councillor McLean that Council directs Administration to look at the cost of extending the sidewalk to complete on 46th Avenue.

CARRIED

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

None.

OPEN SESSION

None.

CLOSE OF MEETING

RES. 349/2023

MOVED by Councillor Firth that this Regular Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 6:45 PM



MAYOR



CHIEF ADMINISTRATIVE OFFICER