

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, OCTOBER 25, 2011 AT 4:30 P.M.

PRESENT: Councilor John Papp
Councilor Louie Tams
Raymond Sheen
Edwyn Ellingson

ALSO PRESENT:

John Henricks, Acting Director of Planning and Economic Development
Lorraine Belanger, Planning and Economic Development Assistant
Glenda Oberholtzer- Winks Lash Studio

ITEM #1 - CALL TO ORDER

R. Sheen called the Meeting of the Municipal Planning Commission to order at 4:30 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by Councilor Tams that the Municipal Planning Commission adopt the agenda.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

John Henricks acknowledged the applicant for HO-11-027, Glenda Oberholtzer was in attendance.

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by Edwyn Ellingson that the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on June 20, 2011.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

Discussion took place in regard to Taber Small Engine (Wayne Holstine). Questions regarding the progress of his application and fencing were the primary focus. The subject of enforcement for the ongoing non compliance on his development conditions and parking were raised. John Henricks noted that he had not had an opportunity to fully review the file but would have further information for a future MPC meeting.

ITEM #6 HOME OCCUPATION APPLICATIONS

a) HO 11 027 Winks Lash Studio- Glenda Oberholtzer/ Marvin Christensen

John Henricks summarized the application noting the following were of particular importance:

- 1- The application was unusual as the owner of the home was not the operator of the business (Marvin Christensen), his daughter who cares for him through the day (Glenda Oberholtzer) was the actual operator.
- 2- Though the circumstances of the application are not precisely as defined in Section 3.6 (d) of the bylaw, the intent and spirit of the bylaw are important in this case and could allow for the operator to earn a livelihood while stilling caring for her father. The process to allow this operation would be to show the development permit in the father's name and the business license in the daughters name.
- 3- Support from neighbours has been obtained as well as approval from Alberta Health Services.

Discussion followed that was generally in favour of the application with only one concern being raised, whether this would set a precedent for applications for others without the same intent.

John Henricks noted that Section 3.6(d) does not capture every situation. The Development Authority must consider each application on its merits and in so doing has the means to say no to requests should they arise and if they do not meet the intent, purpose and spirit of the bylaw.

Councilor Tams moved that the Municipal Planning Commission approve HO 11 027, Winks Lash Studio, 5104 46 St, Lot 28, Block 1, Plan 4539JK with the following condition:

- 1- The development shall conform to the district requirements of the Low Density Residential District (LR-2), the Home Occupation provisions in the Town of Taber Land Use Bylaw 4-2006 and the Town of Taber Business License Bylaw 8-2008.

CARRIED UNANIMOUSLY

ITEM #7 –Development Applications

None

ITEM #8 – INFORMATION ITEMS

A brief discussion in regarding the building permit statistics that industrial activity was up compared to residential activity.

ITEM #9 – OTHER BUSINESS

Concerns in regard to the business licenses of Lethbridge subtrades working in the town were raised. John Henricks noted that one solution may be to have the companies building spec homes in the area that take out a \$1000 project license for their trades while they are in the area.

ITEM #10 – MEDIA INQUIRIES

None

ITEM #11 – CLOSE OF MEETING

MOVED by Councilor Papp that this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 5:05 P.M.



CHAIRMAN