

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, APRIL 16, 2012 AT 4:30 P.M.

PRESENT: Councilor John Papp
Raymond Sheen
Edwyn Ellingson
Ron Levagood

Absent- .Councilor Louie Tams

ALSO PRESENT:

Gordon Frank, CAO, Town of Taber
Jill Koroluk- Development Officer
Lorraine Belanger - Planning and Economic Development Assistant

Mayor R. Bryant swore in Ron Levagood as a Member of the Development Authority - Municipal Planning Commission.

ITEM #1 - CALL TO ORDER

R. Sheen called the Meeting of the Municipal Planning Commission to order at 4:33 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

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

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by E. Ellingson that the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on March 19, 2012.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM #7

**DP 12 0032, Derek Udey;
4303 56 AV; Lot 17, Block 5, Plan 0812274
(Detached Garage- Discretionary Use- LR-1)**

J. Koroluk summarized the application and noted that this was the second time that it had been brought to MPC. The first application had been refused by MPC and since that time the applicant had reduced the size of his garage and revised his drawings to be more suitable to the neighbourhood.

Moved by E. Ellingson that the Municipal Planning Commission approve DP 12 0032, Derek Udey; 4303 56 Av; Lot 17, Block 5, Plan 0812274 with the following conditions:

1. The site to be developed as per the site plan submitted.
2. The development conforms to the district requirements of the Low Density (LR-1) Land Use District.
3. 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.
5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with the development.
6. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Carried Unanimously

Item 8 – Information Items

8(a) Text Amendment- 4506 46 Av

J. Koroluk clarified to MPC that this was the former IMEX location. The amendment was recommended as a similar business along the highway already exists but was approved before the current Land Use Bylaw was in effect. The text amendment requested would allow the new owners of the land to use the site for agricultural/ sales and service.

8(b and c) Jayco Builders- Lot width and rear yard waivers

J. Koroluk answered questions regarding the basis for waivers in this development. Given the unusual lot sizes, occasionally these waivers are needed. Consultations with the SCO were also required in this area given the changes to the HIRF requirements that were implemented in 2011.

8(d) RC Construction- Fairway Village

No comments

8(e) Building Permit Statistics

A brief general discussion occurred regarding the progress of the repairs to Tim Hortons, O-Sho's restaurant and the Clearview Lodge kitchen renovation.

ITEM NO 9. OTHER BUSINESS

No discussion

ITEM NO 10. MEDIA ENQUIRIES

None

ITEM No 11. CLOSE OF MEETING

MOVED by E. Ellingson that this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 5:00 P.M.

Edmund Ellingson
Acting CHAIRMAN