

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF
THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, JUNE 18, 2012 AT 4:30 P.M.**

PRESENT: Councilor Louie Tams
Edwyn Ellingson
Ray Sheen

Absent- Councilor John Papp
Ron Levagood

ALSO PRESENT:

Dale Culler- Director of Corporate Services
Jill Koroluk- Development Officer
Lorraine Belanger - Planning and Economic Development Assistant
Reynold and Grace Tolsma

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

R. Sheen made a motion that the July and August Meeting schedule be reviewed during the meeting.

MOVED by Councilor Tams to adopt the agenda as amended.

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 May 22, 2012.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM #7a

Discretionary Use – Side yard waiver & attached garage Reynold Tolsma – 6018 52 St Lot 18, Block 48, Plan 1218LK

J. Koroluk summarized the application. She noted that the original dwelling was constructed in 1960 and currently had a side yard shortfall of 0.9m that was noted when applicant had brought forward an application to do an addition to the attached garage. Granting the waiver would bring the property into compliance and allow the garage addition to take place.

E. Ellingson enquired if the garage would be used for any business or commercial use.

R. Tolsma responded that it would only be used for storage

Moved by Councilor Tams that the DP 12 36, Reynold Tolsma, 6018 – 52nd St., Lot 18, Block 48, Plan 1218LK be approved with the following conditions:

1. A 0.90m side yard waiver between the enclosed entry and the south property line is hereby granted.
2. The site is developed as per the site plan submitted.
3. The development conforms to the district requirements of the Low Density Residential District (LR-2).
4. **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 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- Taber Pipe

J. Koroluk clarified to MPC that this was in regard to the operation of Heavy Metal Demolition. She noted that should this text amendment be passed, it would allow salvage yard as a discretionary use in the M-4 district. The application was brought forward to bring the operation into compliance as the business had been operating without a development permit or business license. She also noted that the deadline for written submissions was June 18 and the Public Hearing was June 25.

8(b) Chelsea Daub – 5311 50 St

J. Koroluk noted that the waiver was granted in order to allow for the construction of a fence that was 2.21m (2m max in bylaw). Administration supported this application as the fence was being built in an attractive manner and was approx. a 10% variance.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

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8(c) Silver Star Plumbing- 82 Westview Blvd

J. Koroluk noted that this waiver was granted for an as built deck. It had been supported as it was not likely to have any negative effect on surrounding properties.

ITEM NO 9. OTHER BUSINESS

R. Sheen suggested that through the summer months that MPC only meet as required rather than every 3rd Monday.

MOVED by E. Ellingson that MPC only meet as required rather than on the Regular Schedule through the months of July and August 2012.

CARRIED UNANIMOUSLY

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.



Raymond Sheen
CHAIRMAN