

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, SEPTEMBER 17 2012 AT 4:30 P.M.

PRESENT: Councilor Louie Tams
Councilor John Papp
Ray Sheen
Edwyn Ellingson
Ron Levagood

ALSO PRESENT: Greg Birch- CAO
Dale Culler- Director of Corporate Services
Cory Armfelt- Contract Director of Planning and Economic Development
Jill Koroluk- Development Officer
Lorraine Belanger - Planning and Economic Development Assistant

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 Papp to adopt the agenda as presented.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by E. Ellingson that the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on August 29, 2012 as amended.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM #7a

**DP 12-101 Addition to the front of home
Reynold Tolsma – 5302 57 ST
Lot 21, Block 18, Plan 5365L**

J. Koroluk summarized the application. She explained the application was a permitted use and met all setback requirements. However, Administration had concerns about the integration of the addition to the existing home based on the concept plan provided.

E. Ellingson noted the drawings provided by the applicant were difficult to understand. He also commented they might not be sufficient for the building inspector to use for a complete plan review. He noted several points that might need clarification or additional documents:

1. A wood foundation on the addition would require an engineers stamp.
2. Possible weight issues with the trusses and how they could be joined to the existing roof line.
3. Further detail would be expected by the building inspector for a project of this scope.
4. Did the project fall under the new HIRF guidelines and would it require sprinkling?
5. Was the applicant aware of the cost of completing the documents and scope of professional involvement required to obtain a building permit?

G. Tolsma responded to the questions with a commentary on the existing construction of the home. In regard to the basement, they may consider changing the composition of the foundation. She noted further that Home Hardware would be providing the trusses for the addition.

Councilor Tams enquired whether MPC should be dealing with conditions that would be addressed in the building permit process rather than the development permit.

C. Armfelt responded the application was not typical from the perspective of the sophistication of the drawings and from the perspective of what was proposed. As such, the expertise of the MPC members was considered to be valuable to both the applicant and Administration.

Moved by Councilor Tams that the DP 12 101, Reynold Tolsma, 5302 57 St., Lot 21, Block 18, Plan 5365L be approved with the following conditions:

1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Low Density Residential District (LR-2).
3. The applicant to ensure that the positioning of the roof peaks on the new addition and the existing dwelling will not compromise the overall character of the home or the neighboring properties.
4. The exterior siding and trim of the 32.7sq m (352sq ft) home addition are to complement the exterior façade of the existing dwelling upon completion.
5. The shed located along the south west property line needs to be moved to a location where it is 1.2m from all property lines and 1.8m from all other structures on the property.
6. **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.
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
8. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Carried Unanimously

ITEM #7b

**DP 12-083 RFD- 2nd Detached Garage
Brad Olsen – 4920 56 AV
Lots 5-7, Block 30, Plan 4348R**

J. Koroluk summarized the application, noting the combined area of the existing and new garage would have a total size of 122sq m.

Discussion among members followed regarding the possible implications of allowing 2 garages to go beyond the 100sq m noted in the LUB. Members debated whether or not it was equitable to allow an applicant to have more than 100sq m of garage capacity in 2 structures. This was a topic of conversation as applicants who had applied to exceed the 100sq m footprint in one structure had been denied.

Further discussion then followed on whether to amend the conditions recommended on the RFD or table a decision. It was determined Administration would contact the applicant to enquire whether he would consider reducing the size of his new garage application.

MOVED by Councilor Tams that a decision on this item be tabled until the next Regular Meeting of the Municipal Planning Commission.

CARRIED UNANIMOUSLY

ITEM NO 8a. RFD – Ryan Geeraert

J. Koroluk summarized the application. She noted the intent of the subdivision application was to provide separate titles to each of the semi-detached units under construction and bring the lots into conformity given the 2nd detached garage on the current parcel. She also added it has always been the applicant's intent to subdivide the parcel and create two titled lots for the duplex.

MOVED by E. Ellingson the Municipal Planning Commission recommends the Subdivision Authority approve Subdivision Application TT-12-0-008 on September 24, 2012 with the following conditions.

1. That this approval shall apply to BEING ALL OF LOTS 28, 29 & 30, BLOCK 39, PLAN 575 T - 5051-41st AV.
2. The applicant should enter into an encroachment agreement between Lot 31, Block 39, Plan 575 T and Lot 30, Block 39, Plan 575 T in regards to the garage located along the east side of Lot 30, Block 39, Plan 575 T which has a 0.24m eave encroachment into the applicants lot.
3. Town services shall be provided to the newly subdivided lot at the expense of the future owner of the new lot. In addition engineering design, construction of service extensions, connection and other considerations with regard to this aspect become conditions of the development permit for the new residential dwelling.
4. Append the conditions outlined in number 3 as a caveat on the future title, at the expense of the applicant.
5. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber prior to endorsement.
6. That the subdivision be registered in a manner satisfactory to the Land Titles Office.
7. The applicant shall provide an access / driveway onto the proposed lot(s) to the satisfaction of the Town of Taber and in accordance with Town Standards prior to final endorsement of the subdivision.
8. Easements or rights of way shall be registered against the land for the provision of gas, power and other utilities as required. The developer is responsible for making suitable arrangements with the relevant utility companies for the provision of services prior to final endorsement of the plan.

CARRIED UNANIMOUSLY

ITEM NO 9. OTHER BUSINESS

None

ITEM NO 10. MEDIA ENQUIRIES

None

ITEM NO 10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 5:18 P.M.



CHAIRMAN