

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF
TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, MARCH 18, 2013 AT
4:30 P.M.**

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

ABSENT: Ron Levagood

ALSO PRESENT: Greg Birch- CAO
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 4:34 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by Councilor J.Papp to adopt the agenda as amended to include discussion in regard to Piggott Farms storage of hay on their lot.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by Councilor J. Papp the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on February 19, 2013 as presented.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

**ITEM NO 7a. DP 13-16 DSB Food Services
Digital Message Board Addition to Existing Sign
4922 46 Av**

J. Koroluk summarized the application, noting the applicant was looking to add an electronic board to the existing sign.

MOVED by Councilor Tams the Municipal Planning Commission approve DP 13-016 for the portion of the sign to be converted into an electronic freestanding changeable copy sign at the location of 4922 – 46th Ave:

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation.
2. The sign must meet any applicable Provincial Signage requirements.
3. The Electronic Message Centre (EMC) approved under this permit must comply with the following requirements at all times:
 - a) Each display must last not less than 8 seconds.
 - b) Each display must be a self contained message with no continuation of one message into a subsequent message.
 - c) The display must be static with no motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement between displays and the change between displays must be immediate.
 - d) The display must be self dimming for night time conditions and the level of lighting at all times must be to the satisfaction of the Development Authority who may direct the level of lighting be adjusted.
 - e) The EMC must be monitored by the Applicant at all times and in the event of a malfunction, the EMC must be designed to either
 - i) Provide a continuous static display without varying or increasing the lighting level or:
 - ii) Provide no display
4. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
5. Prior to installation of the EMC the applicant must apply for a Building and Electric Permit where required.

CARRIED UNANIMOUSLY

**ITEM NO 7b Benny Martens DP 13-19
6201 48 St – Move on Home**

J. Koroluk summarized the application. She noted that the applicant had been very amenable to meeting all requirements needed for this type of project. She added that the only requirement that had not been met was an existing fence encroaching into the Town Boulevard, an item noted for correction in the development permit condition.

A brief discussion followed on the location and maintenance of the existing trees on the property.

E. Ellingson suggested to the applicant to have the surveyor engaged in the project stake the fence line during the project to ensure the fence would be compliant.

MOVED by Councilor L. Tams the Municipal Planning Commission approve DP 13 19, Johnny Martens (Move on manufactured home), 6201 - 48 Street, Lot 38, Block 46, Plan 8610118 with the following conditions:

1. The site developed as per the site plan submitted, (including site grading) to the satisfaction of the Development Officer. Verification of positive drainage by a qualified professional may be required.
2. The development conforms to the district requirements of the Low Density Residential (LR-3) District.
3. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
4. 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. 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 4-2008).
5. **Applicant to remove the 2.45m fence encroachment entirely from the boulevard of 62nd AVE, prior to the issuance of the building permit.**
6. **The two sheds located along the east property line need to be moved to a location where they are 1.2m from all property lines and 1.8m from all other structures on the parcel.**
7. The exterior of the dwelling to be finished in a way that is complementary to adjacent properties.
8. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber. In addition, the foundation will be staked by a qualified professional.
9. A new water/sanitary service is required on this property, the applicant shall enter into a Servicing Agreement with the Town of Taber.
10. Excavation trenches shall be capped on an interim (cold mix cap immediately upon backfilling) and permanent (hot mix within 6 months) basis.
11. Prior to Occupancy, the applicant will provide a *Real Property Report* to the Town of Taber.

Carried Unanimously

ITEM NO 8. INFORMATION ITEMS

J. Koroluk summarized Bylaw Amendment 3-2013. She noted the history on the application had come from an applicant enquiring about putting a single apartment above a commercial office in the Downtown area. During staff research for the project in the existing LUB, it was discovered this type of development could not be permitted unless there were 5 units in the project. The proposed change to the Bylaw would be added to discretionary use section of the Downtown District. She added that this change would allow for a very common form of development in many other urban centers and would aid in Downtown revitalization.

Discussion among members indicated positive support for the amendment.

Councilor J. Papp brought forward his concerns regarding hay storage at the Piggott Farms location .

Concerns noted by Councilor J. Papp and Councilor Tams were as follows:

- 1- The business has gone beyond the terms of the original development permit issued for the operation as the entire yard is being used for hay storage
- 2- Hay is not being stored or cross docked on a temporary basis as noted in the development permit
- 3- Hay is not being stored at the rear of the operation only.
- 4- Fire concerns that should be addressed with Taber Fire Department given recent increased volumes of hay since that review.
- 5- Fire hazards that could be created by dust as the hay is being "repacked" in larger bins on site.
- 6- Vermin such as mice and rats may be an issue given the quantity of hay and its origins in other provinces.

Discussion followed on options to remedy the situation while still encouraging local business.

Moved by Councilor L. Tams the Municipal Planning Commission request administration to investigate the compliance of Piggott Farms, 6014 64 ST, with its Development Permit application information and the conditions of its Development Permit DP 12 , and report those findings back to the Commission at the Commissions next regularly scheduled meeting.

E. Ellingson enquired on the status of Taber Small Engine.

Carried Unanimously

G. Birch indicated the file was in the last stages of legal review before a Stop Order would be issued.

ITEM NO 9. OTHER BUSINESS

Building permit statistics were briefly discussed. Volumes for the month of February were noted as being down from the past year in general.

ITEM NO 10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 5:21 P.M.



CHAIRMAN