

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, APRIL 15, 2013 AT 4:30 P.M.

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

ABSENT: None

ALSO PRESENT: Greg Birch- CAO
Jill Koroluk- Development Officer

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 J.Papp to adopt the agenda as presented.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by Ron Levagood the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on March 18, 2013 as presented.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

The Chair asked whether or not the Town was taking any enforcement action with regards to a development permit issued previously for a downtown business. Administration responded that enforcement action was underway and a stop order had been issued.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

**ITEM NO 7A. DP 13-37 Jim Fuller
2nd Detached Garage Waiver – 5406 – 62nd AV
4922 46 Av**

J. Koroluk summarized the application noting the requirement for two waivers:

- 1) A waiver for a 2nd garage on the property
- 2) A rear yard setback waiver from 1.2m to 0.51m between the detached garage and the rear yard.

R. Sheen raised the questions regarding the sheds located in the rear yard. The applicant clarified the sheds were not located on the subject property but on the neighboring property.

J. Papp clarified that this application is brought forth to the MPC for a decision as it needs two waivers, not to clarify building code. It is up to the building inspector to ensure that the building meets building code.

E. Ellingson voiced concerns regarding the side yard setback shortfall.

MOVED by Councilor Tams the Municipal Planning Commission approve DP 13 27, application for a 2nd garage at the property of 5406 – 62nd Ave., Lot 24, Block 26, Plan 0913379 with the following conditions:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a waiver is hereby granted for the construction of a 2nd garage on the property.
2. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a rear yard setback requirement waiver is hereby granted from 1.2m to 0.51m.
3. The maximum site coverage shall be no more than 50%.
4. The site is to be developed as per the site plan submitted.
5. **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.
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
7. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Discussion following the motion included:

E. Ellingson voiced his concerns regarding the rear yard setback. The setbacks are in place for a reason. Might be necessary for the standards to be changed as there are many waivers being issued. E. Ellingson asked to make a friendly amendment to the motion.

The friendly amendment to the motion was denied by Councilor Tams.

Motion was carried voted forward by Councilor Tams, Councilor Papp and R. Levagood.

Carried

ITEM NO 8. INFORMATION ITEMS

J. Koroluk summarized the memo provided in the Municipal Planning Commission regarding the operation of Piggott Farms.

A brief discussion followed regarding possible actions for bringing this property into compliance with the Town of Taber Land Use Bylaw.

ITEM NO 9. OTHER BUSINESS

Building permit statistics were briefly discussed. Year to date volumes were mentioned as being down from last year, however the number of residential builds has increased from last year.

ITEM NO 10. CLOSE OF MEETING

MOVED by R. Levagood this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 5:15 P.M.


CHAIRMAN