

MPC 29 /2013

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, AUGUST 20, 2013 AT 4:30 P.M.

PRESENT: Ray Sheen
Edwyn Ellingson
Ron Levagood

ABSENT: Councilor John Papp
Councilor Louie Tams

ALSO PRESENT: 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 4:38 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by R. Levagood to adopt the agenda as presented.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by R. Levagood the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on July 16, 2013 as presented.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM # 7 Development Applications

7a) DP 13-66 Robert and Chandra Bevans Moved in 2nd Garage

J. Koroluk summarized the application and noted the application had come before MPC as per the requirements of the Land Use Bylaw. She also added that Administration had concerns the older garage that the applicant was requesting to move onto his site may not be a fit for the newer area the home was located in without significant improvement.

Questions from the members included the following:

- 1) The older garage meeting the Alberta Building Code standards.
- 2) Concerns the "As Complete" finish of the garage would be consistent with the subject home and the neighborhood.
- 3) Commercial use of the garage.
- 4) Whether the garage had been located on the subject lot during the application process.
- 5) Concerns about completion of the garage in a timely manner.

J. Koroluk responded the structure would have to be inspected and meet the requirements of the Alberta Building Code. She further added condition #2 would help to ensure the exterior of the garage would conform to the existing neighborhood. She also added the application would have to be circulated in the Taber Times and to neighbours should MPC approve it.

MOVED by E. Ellingson that the Municipal Planning Commission approve DP 13 66, Robert and Chandra Bevans, for a 2nd moved in garage, 4314 57 Ave., Lot 23, Block 5, Plan 0814274, with the following amended 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. The site is to be developed as per the site plan submitted. Including The exterior building plan submitted by Chandra Bevans stamped August 13, 2013 shall be adhered to. The exterior finish of the detached garage is to be complimentary to the finishing of the neighboring properties and subject dwelling. All exterior finishing shall be completed within 90 days of the issuance of this development permit.
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.
4. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.
5. There shall be no commercial storage on the property or in the detached garage.
6. The existing development deposit on file for the construction of the single family dwelling shall not be released until the Permit Services Report has been issued by Superior Safety Codes on the detached garage.

CARRIED UNANIMOUSLY

ITEM # 8. INFORMATION ITEMS

None

ITEM # 9. OTHER BUSINESS

None

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