

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

PRESENT: Ray Sheen
Edwyn Ellingson
Ron Levagood
Councilor Rick Popadynetz
Councilor Joe Strojwas

ALSO PRESENT: Cory Armfelt – Planning and Development Manager
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 R. Levagood to adopt the agenda as amended to include 2 additional handouts provided by Cory Armfelt.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by E. Ellingson the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on September 16, 2013 as presented.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM # 7 Development Applications

None

ITEM # 8. INFORMATION ITEMS

a) Taber Small Engine

C. Armfelt summarized the ongoing enforcement issues in regard to the site of the business. He noted the original Development Permit for the location included additional trees to be planted on the site. However, since the original permit was issued and the intersection the business was situated on has been upgraded, Administration was proposing the landscaping could be modified to include a post and chain fence along the perimeter to create an edge or a boundary. This style of landscaping enhancement would be similar to the City of Lethbridge Standard. He also added even if trees were planted by the applicant, maintenance of the trees could be a difficult item to enforce. He clarified that since the Development Permit was originally issued by the Municipal Planning Commission, MPC would need to provide approval to modify any conditions.

Moved by Councilor R. Popadynetz that the MPC endorses the amendment to development permit No. 09-025 to allow a post and chain fence to be constructed along the west property line and the southwest property line as an alternative to the tree planting and landscaping.

CARRIED UNANIMOUSLY

b) Subdivision Application – TT 13-0-005 5206 47 Ave.

C. Armfelt summarized the application. He noted the application was for the site of the former Fields Store to be split into 4 parcels. He added the applicant had been asked for additional information on development plans for the site and at this time had indicated he did not have any development plans but wanted to hold the land for speculation. He also advised MPC in regard to the servicing challenges indicated through the circulation process.

Discussion and questions regarding the site centered on the following areas:

- 1- Feasibility of the future development on the proposed smaller sites.
- 2- Parking issues that may arise depending on what type of businesses choose to develop the sites and in what order they may be developed.
- 3- Sizes of the smaller parcels may be too restrictive for any development
- 4- Subdivision does not guarantee a sale or development.
- 5- Portioning the site into small parcels now may actually restrict future development if a larger parcel is desired. (Further subdivision can be applied for at any time once a specific need has been established.)
- 6- Garbage pick up could prove to be another servicing challenge
- 7- Availability of other vacant lots in the downtown.
- 8- The impact of any setbacks from the CPR line located at the rear of the property.

C. Armfelt clarified under the MGA, a subdivision application must be given a decision within a 60 day time frame or it is deemed refused, unless an extension is granted.

Moved by R. Levagood MPC recommend Administration go back to the developer and request further information to be provided on future development of 5206 47 Ave.

CARRIED UNANIMOUSLY

Moved by E. Ellingson MPC not recommend approval of TT-13-0-005, 5206 47 Av, Ben Inc. to the subdivision authority until further development plans are presented to MPC.

CARRIED UNANIMOUSLY

ITEM # 9. OTHER BUSINESS

General discussion on the Subdivision and Development Authority Bylaw and the role of MPC took place.

ITEM NO 10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 5:46 P.M.



CHAIRMAN