

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF
TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING MARCH 17, 2014 AT
4:30 P.M.**

PRESENT: Roger Miles
Ron Levagood
Edwyn Ellingson

ABSENT: Councilor Rick Popadynetz
Councilor Joe Strojwas

ALSO PRESENT: Cory Armfelt – Director of Planning and Economic Development
Lorraine Belanger- Development Officer

ITEM #1 - CALL TO ORDER

R. Miles called the Meeting of the Municipal Planning Commission to order at 4:30 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

C. Armfelt requested to amend the agenda to table Item 6(b) to the April 22, 2014 meeting as the applicant was unable to attend the current meeting.

Moved by E. Ellingson the agenda be amended to table Item 6(b), DP 14 004, Wayne Holstine, 5403 48 Av, Additional Use- Automotive Repair to the April 22, 2014 meeting as requested by the applicant.

CARRIED UNANIMOUSLY

ITEM #3 - 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 February 18, 2014 as presented.

CARRIED UNANIMOUSLY

ITEM #4- BUSINESS ARISING FROM THE MINUTES

None

ITEM #5 - HOME OCCUPATION APPLICATIONS

None.

ITEM # 6 Development Applications

6(a) DP 14 002- Maple Leaf Construction- 5010 43 St. 2nd Garage (Detached)

L. Belanger summarized the application. She noted 2 items were added to the standard conditions for this type of application:

- 1- Small deficiencies noted in the Permit Services Report on the original home be completed.
- 2- Small shed not shown on the drawing be removed.

Moved by E. Ellingson the Municipal Planning Commission approve DP 14-002, 5010 43 St; Maple Leaf Construction, (2nd Garage, Detached), Lot 3, Block 5, Plan 0715190 with the following conditions;

- 1) The site is developed as per the site plan submitted.
- 2) 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.
- 3) Deficiencies noted in the November 3, 2009 Alberta Permit Pro Building Inspection Report be completed and verified in writing to the Town of Taber Planning Department.
- 4) The existing shed in the rear yard is to be removed.
- 5) Prior to occupancy, the applicant will provide and Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

ITEM # 7. INFORMATION ITEMS

**7(a) Subdivision Application- TT 14-0-003
5812 60 Av**

C. Armfelt summarized the application.

General discussion followed in regard to the fence, drainage and if a culvert was in existence at the site.

Moved by R. Levagood that the Municipal Planning Commission recommends the Subdivision Authority approve Subdivision application TT-14-0-003 with conditions :

1. That this approval shall apply to **LOT 1, BLOCK 4, PLAN 7711362 –5812 60 Ave.**
2. 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.
3. The subdivision shall be registered in a manner satisfactory to the Land Titles Office.
4. Easements or rights of way shall be registered against the land for the provision of gas, power and electrical utilities, all municipal services, and waste management facilities, plus any other service considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provision of services prior to final endorsement of the plan.
5. A sideyard setback waiver of 1.09m is granted for the proposed west Lot 12.

6. South fence line to be relocated onto the property line, obtain the benefit of an encroachment agreement or be removed as it is currently encroaching into the adjacent lot to the south of the property.
7. Individual water service and sanitary service connections are to be verified for each lot. Servicing drawings are to be provided to the Town of Taber and approved by the Public Works Department to be adequate prior to endorsement.
8. In the event the water service and sanitary connections to each lot are not adequate or need to be established, the applicant shall supply drawings showing a servicing plan. The drawings are to be approved by the Town of Taber Public Works Department and the applicant shall enter into a servicing agreement with the Town for completion of this installation prior to endorsement. The agreement may be registered on title by Caveat and the applicant shall post security related to the agreement in an amount as determined by the Planning and Economic Development Department.
9. Storm water is to be retained on each parcel, plans demonstrating this condition are to be provided to the Town of Taber and to be to the satisfaction of the Public Works department.
10. Access management to the current and proposed lot will require approval from the Town of Taber Public Services Department. The Town reserves the right to alter the access in light of the storm water mitigation.

CARRIED UNANIMOUSLY

ITEM #8. OTHER BUSINESS

None.

ITEM NO 10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 4:50 P.M.



CHAIRMAN