

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF
TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING FEBRUARY 17, 2015
AT 4:30 P.M.**

PRESENT: Roger Miles
Ron Levagood
Councilor Rick Popadynetz
Edwyn Ellingson

ABSENT: 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

Moved by Councilor Popadynetz to adopt the agenda.

CARRIED UNANIMOUSLY

ITEM #3 - ADOPTION OF THE MINUTES

MOVED by E. Ellingson the Municipal Planning Commission adopts the minutes of the Meeting of the Municipal Planning Commission held on December 16, 2014.

CARRIED UNANIMOUSLY

ITEM #4- BUSINESS ARISING FROM THE MINUTES

None

ITEM #5 - HOME OCCUPATION APPLICATIONS

None

ITEM # 6 Development Applications

6(a) Development Permit 15-03 5003 41 Ave., Second Garage- Detached

L. Belanger summarized the application, noting the applicant was requesting access to the detached garage from 50 St rather than the rear lane. She noted an email attached from Greg Birch (CAO) and Traffic Commission Member, was attached and detailed their recommendation that access to the site from a non-arterial road should not be permitted.

Discussion among the members and the applicant focused on the following areas:

- 1) The recommendation of the Traffic Committee that access from 50 St may present a hazard, particularly when vehicles would be backing out onto 50 St.
- 2) The applicant noted they felt access from the alley would be tight and the location of a power line on the lot would make rear lane access difficult. They also noted they did not feel the present or future traffic on 50 St. presented a substantial hazard.
- 3) Setbacks if access from 50 St was allowed
- 4) Parking could still be accommodated on the side of the garage as shown as long as it was accessed from the lane
- 5) Consultation with Fortis on the relocation of the power line transecting the lot.

MOVED by E. Ellingson the Municipal Planning Commission approve DP 15-03 , 5003 41 Ave., Eric Stolk, Bernhard Van Geest and Ken Shulfetoski, (2nd Garage, Detached), Lots 24-26, Block 47, Plan 575T with the following conditions:

- 1) The site is developed as per the site plan submitted, with entry to the garage from the rear lane.
- 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) The exterior finish of the detached garage shall be in a neutral tone, professionally manufactured and complimentary to the finishing of the neighbouring properties and the subject dwelling,
- 4) The structure may not be used as a workplace for employees or for work place activities,
- 5) Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber

CARRIED

6(b) Building Permit Statistics – January 2015

MOVED by R. Levagood to accept the information.

CARRIED UNANIMOUSLY

ITEM # 7. MEDIA ENQUIRIES

None

ITEM #8. CLOSED SESSION

None

ITEM #9. OPEN SESSION

None

ITEM NO #10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 4:55 P.M.

A handwritten signature in black ink, appearing to be 'D. ...', written above a dashed horizontal line.

CHAIRMAN