

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON AUGUST-16-16, AT 5:00 PM.

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**Chairperson**

Miles, Roger

**Members**

Levagood, Ron  
Popadynetz, Rick  
Strojwas, Joe

**Absent**

Garner, Mark

**Staff**

Armfelt, Cory  
Hembrough, Emily  
Noble, Grace

**CALL TO ORDER**

R. Miles called the meeting to order at 4:32pm.

**ADOPTION OF THE AGENDA**

Moved by R. Levagood that the agenda of the August 16, 2016  
Municipal Planning Commission Meeting be adopted as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None.

**ADOPTION OF THE MINUTES**

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## **MPC Regular Meeting July 19,2016**

Moved by Councillor Popadynetz that the agenda of July 19, 2016 Municipal Planning Commission Meeting be adopted as amended with the removal of Councillor Strojwas from the attendance as presented.

CARRIED UNANIMOUSLY

## **BUSINESS ARISING FROM THE MINUTES**

None.

## **ACTION ITEMS**

### **New Application Forms**

G. Noble presented the new application forms for the planning department explaining they haven't been updated since 2010 and that the planning department created more specific application forms to have less confusion for the applicants. A conversation regarding the applications was had.

Moved by Councillor Strojwas that the Municipal Planning Commission approves the new layout of the; residential, demolition, sign, home occupation, commercial / industrial, extension, subdivision and appeal application forms.

CARRIED UNANIMOUSLY

### **Napa Subdivision TT16-0-006**

G. Noble presented the NAPA subdivision application TT 16-0-006

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explaining the applicants wish to subdivide his property from 10 lots into 3 for a more organized layout of the lot with the hopes of expanding the NAPA Auto Parts building. A conversation regarding the conditions was had.

Moved by Councillor Popadynetz that the Municipal Planning Commission recommends the Subdivision Authority approves the subdivision application TT 16-0-006 for the NAPA subdivision with the following conditions:

1. That approval shall apply lots 15-19, Block 3, Plan 5638L,
2. Pursuant to Section 654(1)(d) if 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 the final endorsement of the plan.
5. A detailed servicing plan shall be submitted and approved by the Director of Public Works prior to construction. These plans shall include items such as drainage requirements, access, grading, sewer and water servicing, proposed service connection,
6. The applicant will enter into a servicing agreement with the Town of Taber prior to installing the water and sanitary sewer connections, and
7. In the event the applicant does not meet the municipal servicing requirements prior to seeking endorsement, the applicant shall enter into a development agreement with the Town, to be registered on the title by caveat and post security to be determined by the Director of Planning and Economic Development.

CARRIED UNANIMOUSLY

**Subdivision TT 16-0-007**

G. Noble presented the subdivision application TT 16-0-007 portion of Lot 2, Block 100, Plan 1012068 for attainable housing. C. Armfelt explained that this subdivision had already come to the Municipal Planning Commission, but the agreement for the Levy Fee's has changed so the Planning Department brought the subdivision back to the Municipal Planning Commission. A conversation was had about the Levy Fee's as well as attainable housing.

Moved by R. Levagood that the Municipal Planning Commission recommends the Subdivision Authority approves subdivision TT 16-0-007 Portion of Lot 2, Block 100, Plan 1012068 with the following conditions:

1. That this approval shall apply to a residential subdivision plan for the south portion of Lot 2, Block 100, Plan 1012068,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3. Easements or rights of way shall be registered against the land for the provision of storm, drainage, gas, power and other utilities as required,
4. That, pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements, and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles,
5. The Developer will be obligated to post security, in the amount and form approved by Procedure PLN-2 Appendix B, Section 14.3(b)(ii) at 30% of all estimated construction costs,
6. The Developer shall be required to pay any outstanding offsite levies owing required by the Town of Taber Off-Site Levy Bylaw and as per PLN-2 Appendix B, Schedule E with regards to the

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attainable housing strategy,

7. That detailed servicing plans be submitted and approved by the Director of Public Works prior to signing a Development Agreement and prior to endorsement. These plans shall include items such as drainage requirements, grading, sewer and water servicing, proposed service connections to each lot, detailed road design, landscaping, street lights and signage,
8. That lot numbering be submitted and approved by the Director of Planning and Economic Development,
9. That the subdivision plan be registered in a manner satisfactory to the Land Titles Office,
10. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision through to the Final Acceptance Certificate (FAC) stage. This issue shall be addressed in the Development Agreement,
11. All multifamily lots are to be granted a front yard setback waiver from 6 meters to 3 meters to allow for rear parking accessed via the lane,
12. Duplex lots will be granted a lot width waiver to 7.5 meters;
13. Architectural controls regarding parking located in the rear of the lot be registered on titles for all lots with land access.

CARRIED UNANIMOUSLY

#### **Building Permit Statistics - July 2016**

Moved by R. Levagood that the Municipal Planning Commission accept the report on the July 2016 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

#### **MEDIA INQUIRIES**

None.

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**CLOSED SESSION**

None.

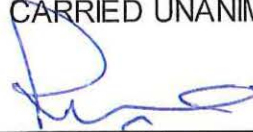
**OPEN SESSION**

N/A.

**CLOSE OF MEETING**

Moved by Councilor Strojwas that the Municipal Planning Commission be adjourned at 5:23pm.

CARRIED UNANIMOUSLY



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CHAIRPERSON

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