

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 OCTOBER 17, 2016, AT 4:30 PM.

Chairperson
Miles, Roger

Members
Garner, Mark
Levagood, Ron
Popadynetz, Rick
Strojwas, Joe

Staff
Armfelt, Cory
Hembrough, Emily
Noble, Grace

CALL TO ORDER

Chair Miles called the regular Municipal Planning Commission Meeting to order at 4:31pm.

ADOPTION OF THE AGENDA

Moved by Councillor Strojwas that the agenda of the October 17, 2016 Municipal Planning Commission Meeting be adopted as amended with the addition of Item number 6.e. Temporary Structures in the Taber RV Park.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

107/2016

Meeting Date
17/10/2016

Minutes of the September 19 MPC Meeting

Moved by M. Garner that the agenda of the September 19, 2016 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

Papa John's Portable Sign Permit

G. Noble presented the Papa John's Portable Sign application. A discussion was had regarding the neighboring sign being portable or not.

Moved by M. Garner that the Municipal Planning Commissions approves the proposed portable sign at 5303 47th Avenue, Lot 38, Block 4, Plan 5638L, with the following conditions:

1. The permit is for the portable sign in the attached application;
2. The owner must remove the original sign;
3. The sign must be placed at least 0.6m from any property line.

CARRIED UNANIMOUSLY

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Move on House - Womens Shelter

G. Noble presented the Move on House for the purpose of an office building for the Safe Haven Women's Shelter. Tina Neudorf was present to answer any questions on behalf of the Women's Shelter.

Moved by Councillor Strojwas that the Municipal Planning Commission approves development permit number DP 16-78 for a move on home to be used as an office use located at 5411 56th Street, Lot 40, Block 8, Plan 0614011 with the following conditions:

1. The site is developed as per the site plan submitted, to the satisfaction of the development officer,
2. The applicant must obtain a building permit to ensure the development complies 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. If sprinkler permits are required under the Alberta Building Code, a separate building permit application must be made in conjunction with the permit for the building and a copy provided to the Town of Taber,
4. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
5. A Lot drainage (grade) Plan illustrating water will not accumulate on the property and will create positive drainage has been submitted and the foundation must be staked by a qualified professional,
6. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbors are not directly impacted by construction activity. This includes parking of construction vehicles, and storage of construction materials, debris, driveways or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on site shall also be controlled by the applicant. Non-compliance of these items are subject to fines as indicated under bylaw 14-

2016. In addition, the addressing of the home is to remain clearly visible through all stages of construction.
7. The applicant will be required to submit a servicing plan to the satisfaction of the Town of Taber prior to entering into a servicing agreement with the Town of Taber,
 8. The applicant will enter into a Servicing Agreement with the Town of Taber to ensure new sanitary sewer and water lines are in accordance with Town standards.
 9. The applicant will be responsible for ensuring all servicing work is completed by a qualified professional. If the applicant does not secure a qualified professional the Town of Taber will provide pricing for the servicing.
 10. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of the water meter and access to Town water. Public services shall determine if the water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per bylaw 1-2010 5.29, temporary water service for a maximum of 60 days must be arranged through the Town Office,
 11. The applicant will be required to submit a plan for the exterior finish of the building to satisfaction of the Municipal Planning Commission,
 12. Prior to occupancy, the applicant will provide a Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

Subdivision TT16-0-008

G. Noble presented the subdivision for the one established residential lot from the Urban Reserve Parcel. A discussion was has as to what the remaining Urban Reserve parcel would be used for.

Moved by M. Garner that the Municipal Planning Commission recommends the Subdivision Authority Approves Subdivision TT 16-0-008 of one established residential lot from the Urban Reserve parcel Plan 1166EP, NE ¼ Sec. 31-9-16 W4M with the following conditions:

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1. That approval shall apply to Urban Reserve Parcel Plan 1166EP, NE ¼ Sec. 31-9-16 W4M.
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 services, considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provisions or services prior to final endorsement of the plan,
5. If a Development Agreement is required for future servicing of Urban Reserve Parcel Plan 1166EP it will be registered on title by Caveat,
6. If new services are required the applicant will enter into a servicing agreement with the Town of Taber to ensure new sanitary sewer and water lines are in accordance with Town Standards,
7. An Area Structure Plan must be supplied prior to any development of the remaining Urban Reserve Parcel Plan 1166EP.

CARRIED UNANIMOUSLY

Building Permit Statistics September 2016

G. Noble presented the building permit statistics from September and the year to date.

Moved by Councillor Popadynetz that the Municipal Planning Commission accepts the September 2016 Building Permit Statistics as information.

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CARRIED UNANIMOUSLY

Temporary Structures in the Taber RV Park

G. Noble presented the temporary structures in the Taber RV Park, and explained that there are structures being built with no permits. A discussion was had on whether the Town allows structures to be built in the park and how to enforce on it.

Moved by M. Garner that the Municipal Planning Commission does not direct administration to issue temporary development permits for the insulated covers over trailers in the Taber RV Park.

Councillor Strojwas requests a friendly amendment stating that the Municipal Planning Commission directs administration to enforce on existing structures in the Taber RV Park.

M. Garner accepts Councillor Strojwas' friendly amendment.

Moved by M. Garner that the Municipal Planning Commission does not direct administration to issue temporary development permits for the insulated covers over trailers in the Taber RV Park and that the Municipal Planning Commission directs administration to enforce on existing structures in the Taber RV Park.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

None.

CLOSED SESSION

Moved by Councillor Strojwas that the Municipal Planning Commission move into closed session.

CARRIED UNANIMOUSLY AT 5:18 PM.

FOIPP Act Section 16; Disclosure Harmful to Business Interests of Third Party

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OPEN SESSION

Moved by R. Levagood that the Municipal Planning Commission move into Open Session.

CARRIED UNANIMOUSLY AT 5:33 PM

Moved by Councillor Strojwas that the Municipal Planning Commission directs Administration on an enforcement and permit approach for temporary portable signs in the Town of Taber as per the Land Use Bylaw 14-2016.

CARRIED UNANIMOUSLY AT 5:34 PM

CLOSE OF MEETING

Moved by R. Levagood to close the meeting of the Municipal Planning Commission.

CARRIED UNANIMOUSLY AT 5:35 PM



CHAIRMAN