

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 APRIL 18, 2017, AT 4:30 PM.

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**Chairperson**

Miles, Roger

**Members**

Garner, Mark  
Levagood, Ron  
Strojwas, Joe

**Absent**

Brewin, Jack

**Staff**

Armfelt, Cory  
Hembrough, Emily  
Malcolm, Andrew  
Noble, Grace

**CALL TO ORDER**

Chair Miles called the regular Municipal Planning Commission meeting to order at 4:33pm.

**ADOPTION OF THE AGENDA**

RES. 37/2017      Moved by M. Garner that the agenda of the April 18, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None.

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## **ADOPTION OF THE MINUTES**

### **Minutes of the Regular MPC Meeting March 20, 2017**

RES. 38/2017      Moved by R. Levagood that the minutes of the March 20, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

## **BUSINESS ARISING FROM THE MINUTES**

None.

## **ACTION ITEMS**

### **Portable Sign Application DP 17-22 4901 46 Avenue McDonald Chevrolet**

G. Noble presented the portable sign application for McDonald Chevrolet. A discussion was had regarding the fact that he has one portable sign and one LED sign on a movable trailer.

RES. 39/2017      M. Garner moves that the Municipal Planning Commission approves Development Permit 17-22 for a portable sign located at 4901 46<sup>th</sup> Avenue, Lot 2, Block N/A, Plan 731623 with the following conditions:

1. The permit is for the portable sign shown in the attached application,
2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,
3. The sign must be erected according to the attached site plan,

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4. The permit is to be reviewed for renewal in 180 days by the Municipal Planning commission.

All regulations noted on the attached application form are considered to be conditions of the permit.

CARRIED UNANIMOUSLY

#### **DP 17-28 Free Standing Sign**

G. Noble presented the freestanding sign application for the Palace Hotel/Papa John's. A discussion was had regarding the fact that this is to fix the mistake of applying for a portable sign at the last MPC meeting.

RES. 40/2017 M. Garner moves that the Municipal Planning Commission approves Development Permit 17-28 for a free standing sign located at 5303 47<sup>th</sup> Avenue, Lot 34, Block 4, Plan 5638L with the following conditions:

1. The permit is for a free standing sign,
2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,
3. The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached;
4. The development conforms to the district requirements of the Comprehensive Commercial (CC) Land Use District.

CARRIED UNANIMOUSLY

#### **Basement Suites on 6 Plex - Prairie Lakes Phase 2a**

G. Noble presented the parking plan for the proposed 6 plex units on Prairie Lake Estate Phase 2A subdivision. A discussion was had regarding the parking requirements in the Land Use Bylaw as well as requirements for a basement suite. The basement suites are proposed

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to only be one bedroom.

RES. 41/2017 R. Levagood moves that the Municipal Planning Commission is not in favour of waiving all parking requirements for the basement units.

CARRIED UNANIMOUSLY

### **Residential Foundation Elevations**

G. Noble presented the residential foundation elevation inspections. A conversation was had regarding what the builder/developer community discussed at the last meeting on March 31, 2017.

RES. 42/2017 M. Garner moves that the Municipal Planning Commission endorses the foundation inspection process and fees as presented.

AND

That the Municipal Planning Commission advises Council to amend the Fee Schedule Bylaw 23-2016.

CARRIED UNANIMOUSLY

### **Building Permit Statistics - March 2017**

G. Noble presented the April 2017 and year to date building permit statistics.

RES. 43/2017 R. Levagood moves that the Municipal Planning Commission accepts the April 2017 building permit statistics as information.

CARRIED UNANIMOUSLY

### **Standing Item - MPC Request**

None.

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**MEDIA INQUIRIES**

None.

**CLOSED SESSION**

N/A

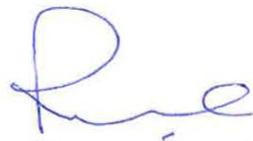
**OPEN SESSION**

N/A

**CLOSE OF MEETING**

RES. 44/2017 M. Garner moves that the Municipal Planning Commission close the meeting at 5:00pm.

CARRIED UNANIMOUSLY



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CHAIR PERSON

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