

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 JULY 18, 2017, AT 4:30 PM.

Chairperson
Miles, Roger

Members
Brewin, Jack
Garner, Mark
Levagood, Ron
Strojwas, Joe

Staff
Malcolm, Andrew
Noble, Grace

CALL TO ORDER

Chair Miles called the regular Municipal Planning Commission meeting
to order at 4:30pm.

ADOPTION OF THE AGENDA

RES. 63/2017 Moved by R. Levagood that the agenda of the July
18, 2017 Municipal Planning Commission be
adopted as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

Minutes of the Regular Municipal Planning Commission June 19, 2017 Meeting

RES. 64/2017 Moved by Councillor Brewin that the minutes of the June 19, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

Taber Exhibition Association Signs Application

G. Noble presented the Taber Exhibition Association Sign application. A discussion was had regarding the sign bylaw.

RES. 65/2017 Moved by Councillor Strojwas that the Municipal Planning Commission table item 3a with the recommendation that administration reviews the land use bylaw and community standards bylaw. Municipal Planning Commission recommends that enforcement of folding (Class a) signs be postponed until the report is reviewed.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5508 46 Ave

G. Noble presented the portable sign renewal application for 5508 46th Avenue.

42/2017

Meeting Date
7/18/17

RES. 66/2017 Moved by Councillor Brewin that the Municipal Planning Commission renews the Portable sign located at 5508 46 Ave. Lot 23, Block 21, Plan 1410557 for a period of six months.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5705 64 Street

G. Noble presented the portable sign application for 5705 64 Street.

RES. 67/2017 Moved by M. Garner that the Municipal Planning Commission renews the Portable Sign located at 5705 64th Street, Lot 15, Block 7, Plan 061 2098 for a period of six months.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5114 46 Ave

G. Noble presented the application for the portable sign located at 5114 46 Avenue. A discussion was had regarding the renewal time frame.

RES. 68/2017 Moved by M. Garner that the Municipal Planning Commission renews the portable sign located at 5114 46 Avenue, Lot 6, Block 18, Plan 6390L for a period of 1 year.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5614 64 St

G. Noble presented the application for the portable sign located at 5614 64 Street. A discussion was had regarding the renewal time frame.

RES. 69/2017 Moved by M. Garner that the Municipal Planning Commission renews the portable sign located at 5614 64th Street, Lot 4, Block 3, Plan 3042JK for a period of 1 year.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5402 46 Ave

G. Noble presented the portable sign renewal for 5402 46 Avenue. A discussion was had regarding the time line.

RES. 70/2017 Moved by Councillor Brewin that the Municipal Planning Commission renews the Portable sign located at 5402 46th Avenue, Lots 1-10, Block 20, Plan 6390L for a period of 1 year.

CARRIED UNANIMOUSLY

Home Occupation Application HO 17-02

G. Noble presented the home occupation HO 17-02 for a hair salon, eye lash extension and spray tan business. A discussion as had regarding the timeline.

RES. 71/2017 Moved by M. Garner that the Municipal Planning Commission approves the Home Occupation HO 17-02 for a hair salon, eyelash extension and spray tan business, Salon GG, located at 5104 46th Street, lot 28, Block 1, Plan 4539JK with the following conditions:

1. The development shall conform to the district requirements of the Residential Single and Two Dwelling district (R-2), the Home Occupation conditions in the Town of Taber Land Use Bylaw 14-2016 and the Town of Taber Business License Bylaw 8-2008.
2. Must conform to the health standards of Alberta Health Services. The applicant must contact Alberta Health Services for more information
 - a. Health Inspector – Danny Lo
Address – 4326 50th Avenue, Taber, AB T1G 1N9
Phone – (403) 223-7211

44/2017

Meeting Date
7/18/17

3. The applicant is allowed to have up to 10 clients per day to the residence, one at a time and no other employees working from the residence, (operating hours must not be past 10:00pm),
4. The approval shall be applicable only for a period of five (5) years after which a new home occupation permit must be applied for.

CARRIED UNANIMOUSLY

**DP 17-66 Sea Can - Discretionary Use
5214 49 Avenue**

G. Noble presented the development permit application DP 17-66 for a Sea Can located at 5214 49th Avenue. A discussion was had regarding the look of a sea can.

RES. 72/2017 Moved by Councillor Strojwas that the Municipal Planning Commission does not approve the development permit DP 17-68 for a sea can located at 5214 49th Avenue, Lot 8, Block 10, Plan 5638L.

CARRIED UNANIMOUSLY

**DP 17-68 Sea Can - Discretionary Use
5501 48 Avenue**

G. Noble presented the development permit application DP 17-68 for a Sea Can located at 5501 48th Avenue. A discussion was had regarding the look of a sea can.

RES. 73/2017 Moved by R. Levagood that the Municipal Planning Commission does not approve the development permit DP 17-68 for a sea can located at 5501 48th Avenue, Lot 1, Block 7, Plan 5638L.

CARRIED UNANIMOUSLY

DP 17-44 - Free Standing Sign With Digital Message Board

G. Noble presented the development permit (DP 17-44) application for a free standing sign located at 6050 46th Avenue.

RES. 74/2017 Moved by M. Garner that the Municipal Planning Commission approves DP 17-44 for a free standing sign with a digital message board at 6050 46th Avenue, Lot 7, Block 4, Plan 0814272 with the following conditions:

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation,
2. The sign must meet any applicable Provincial Signage requirements,
3. The owner must maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material,
4. The digital message board must comply with the Town of Taber Land Use Bylaw Section 2.6.4, which are attached,
5. The digital message board must not display third party advertising,
6. Prior to installation of the digital message board, the applicant must apply for an electrical permit for the install,
7. The development must conform to the comprehensive commercial district (CC).

CARRIED UNANIMOUSLY

46/2017

Meeting Date
7/18/17

**Free Standing Sign with Digital Message Board
6900 64 Street**

G. Noble presented the application for a free standing sign located at 6900 64th Street.

RES. 75/2017 Moved by R. Levagood that the Municipal Planning Commission approves the free standing sign with a digital message board at 6900 64th Street, Lot 12, Block 2, Plan 1611364 with the following conditions:

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation,
2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,
3. The digital message board must comply with the Town of Taber Land Use Bylaw Section 2.6.4, which are attached,
4. The owner must maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material,
5. Prior to installation of the digital message board, the applicant must apply for an electrical permit for the install,
6. The development must conform to the Medium Industrial (M-1) Land Use District,
7. The digital message board must not display third party advertising.

47/2017

CARRIED UNANIMOUSLY
Meeting Date
7/18/17

Building Permit Statistics June 2017

G. Noble presented the June 19, 2017 and year to date building permit statistics.

RES. 76/2017 Moved by Councillor Brewing that the Municipal Planning Commission accepts the June 2017 building permit Statistics as information.

CARRIED UNANIMOUSLY

Food Trucks

G. Noble presented the food truck report. A discussion was had regarding fees.

RES.77/2017 Moved by Councillor Brewing that the Municipal Planning Commission accepts the following as information and recommends that Council accepts the recommendations of the report, and directs administration to make necessary updates to bylaws and forms as needed.

CARRIED UNANIMOUSLY

Standing Item - MPC Requests

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

OPEN SESSION

N/A

CLOSE OF MEETING

RES. 78/2017

Moved by M. Garner that the Municipal Planning Commission close the meeting at 6:25pm.

CARRIED UNANIMOUSLY



CHAIR PERSON