

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 22, 2017, AT 4:30 PM.

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**Chairperson**

Miles, Roger

**Members**

Brewin, Jack  
Garner, Mark  
Levagood, Ron

**Absent**

Strojwas, Joe

**Staff**

Hembrough, Emily  
Malcolm, Andrew  
Noble, Grace

**CALL TO ORDER**

Chair Miles called the Regular Municipal Planning Commission meeting to order at 4:29pm.

**ADOPTION OF THE AGENDA**

RES. 79/2017      Moved by M. Garner that the agenda of the August 22, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None.

## **ADOPTION OF THE MINUTES**

### **Meeting Minutes of the Regular Municipal Planning Commission Meeting July 18**

RES. 80/2017      Moved by Councillor Brewin that the minutes of the July 18<sup>th</sup>, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

## **BUSINESS ARISING FROM THE MINUTES**

None.

## **ACTION ITEMS**

### **Portable Sign Renewal - 5008 46 Ave**

G. Noble presented the portable sign renewal at 5008 46<sup>th</sup> Avenue. A discussion was had regarding if the sign was compliant or not.

RES. 81/2017      Moved by Councillor Brewin that the Municipal Planning Commission renews the portable sign located at 5008 46<sup>th</sup> Ave., Lot 1, Block 17, Plan 6390L for a period of one year.

CARRIED UNANIMOUSLY

### **Portable Sign Renewal - 5405 64 Street**

G. Noble presented the portable sign renewal at 5405 64<sup>th</sup> Street. A discussion was had regarding if the sign was compliant or not.

RES. 82/2017      Moved by R. Levagood that the Municipal Planning Commission renews the portable sign located at 5405 64<sup>th</sup> Street., SW 4-10-16 W4 for a period of one year.

CARRIED UNANIMOUSLY

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## Home Occupation Application HO 17-03

G. Noble presented the home occupation application HO 17-03. A discussion was had regarding the legality of having a massage therapy business in a home.

RES. 83/2017 Moved by M. Garner that the Municipal Planning Commission approves Home Occupation HO 17-03 for a massage therapy business, Back in Tune Massage Therapy, located at 4305 53<sup>rd</sup> Ave., Lot 56, Block 3, Plan 121 1838 with the following conditions:

1. The development shall conform to the district requirements of the Residential Single Dwelling District (R-1), 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 shall contact Alberta Health Services for more information
  - a. Health Inspector – Danny Lo  
Address – 4326 50<sup>th</sup> Avenue, Taber, AB T1G 1N9  
Phone (403) 388-6690
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 must be applied for.

CARRIED UNANIMOUSLY

**DP 17-47 Secondary Garage  
5702 57 Street**

G. Noble presented the secondary garage located at 5702 57 Street. A discussion was had regarding lot coverage.

RES. 84/2017      Moved by Councillor Brewin that the Municipal Planning Commission approve Development Permit 17-74 for a secondary garage located at 5702 57<sup>th</sup> Street, Lot 19, Block A, Plan 8276JK with the following conditions:

1. The site is developed as per the site plan submitted,
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 and gas permits,
3. The detached garage must be accessed from the lane,
4. During construction the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property including fences, driveways or landscaping that occurs due to this construction shall be repaired. Erosion shall occur due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines indicated under bylaw 4-2008),
5. All outstanding property taxes, if any, are paid to the Town of Taber prior to proceeding with

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development,

6. Prior to occupancy, the applicant will provide an updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

### **DP 17-51 Move On House**

G. Noble presented the move on house located at 4217 56<sup>th</sup> Avenue. A discussion was had regarding if an older home would look as aesthetically pleasing as the newer homes surrounding it.

RES. 85/2017      Moved by R. Levagood that the Municipal Planning Commission approves Development permit 17-51 for a move on single family dwelling located at 4217 56<sup>th</sup> Avenue, Lot 10, Block 4, Plan 081 4274 with the following conditions:

1. The site is developed as per the site plan submitted, to the satisfaction of the Director of Planning & Economic Development and the Director of Engineering & Public Works,
2. The applicant must obtain a building permit to ensure the development complies with the Alberta Building Code and Alberta Fire Code. It shall be the responsibility of the applicant to obtain any necessary plumbing, electrical or 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 for 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. The applicant must obtain an elevation

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approval, a separate approval form provided by the Planning & Economic Development Department to ensure the development complies with an approved site and or grade plan. All finished elevations / grades shall be consistent with the approval form,

6. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the building permit being issued. In addition, the foundation must be staked by a qualified professional.
7. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours property, including fences, 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 the site shall be controlled by the applicant. (noncompliance of these items are subject to fines as indicated under Bylaw 4-2008),
8. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public services shall determine if water curb stop is acceptable and so advise the Town office prior to occupant of the dwelling. As per Bylaw 1-2010 5.29, temporary water services for a maximum of 60 days must be arranged through the Town office.

9. In accordance with policy 68C08/21/00, a \$2,500.00 damage deposit shall be forwarded to the Town Office (Planning Department) prior to construction. Any damage to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
10. Prior to occupancy, the applicant will provide a Real Property Report to the Town of Taber,
11. Prior to moving the home onto the property, all plans must be approved by the Developer of Wailen Developments as per the architectural controls,

a. Garnet Bailey

Garnet.bailey@gmail.com

CARRIED UNANIMOUSLY

#### **DP 17-80 - Residential Sea Can**

G. Noble presented the residential sea can development permit application at 6201 48<sup>th</sup> Street. A discussion was had regarding the percentage of the lot that will be covered and if sea cans should be allowed in the residential area.

RES. 86/2017      Moved by M. Garner that the Municipal Planning Commission table the application until the next Municipal Planning Commission meeting on September 18, 2017.

CARRIED UNANIMOUSLY

#### **DP 17-87 Communication Tower 4900B 50 Street**

G. Noble presented the communication tower application from the Municipal District of Taber. A discussion was had regarding the aesthetics.

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RES. 87/2017

Moved by Councillor Brewin that the Municipal Planning Commission approves the development permit DP 17-87 for a 24.38m (80ft) self – supporting communication tower located at 4900B 50<sup>th</sup> Street, Lot 1, Block R, Plan 7282JK with the following conditions:

1. The communication tower is to be developed as per the documents submitted,
2. The applicant is responsible to obtain any other permits, licenses or approvals required for the communication tower build,
3. The communication tower build must follow the requirements made by industry Canada,
4. The Planning & Economic Development department will be contacted regarding the start date of the communication tower prior to construction,
5. A contact who may be reached during the communication tower build will be provided to the Planning & Economic Development department prior to construction.

CARRIED UNANIMOUSLY

**DP 17-89 Move On Four Unit Row House**

G. Noble presented the move on four plex located at 5003 41<sup>st</sup> Avenue. A discussion was had regarding the parking and having traffic back out onto 50<sup>th</sup> Street.

RES. 85/2017

Moved by Councillor Brewin that the Municipal Planning Commission approves Development permit 17-89 for a move on four (4) unit row house located at 5003 41<sup>st</sup> Avenue, Lots 24-26, Block 47, Plan 575T with the following conditions:

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1. Pursuant to section 1.4.3 of the Land Use Bylaw 14-2016, as amended, a side yard setback requirement waiver reducing the distance from 3.0m to 2.87m on the south side of the property is hereby granted,
2. Pursuant to section 1.4.3 of the Land Use Bylaw 14-2016, as amended, a rear yard setback requirement waiver reducing the distance from 6.0m to 1.52m on the east side of the property is hereby granted,
3. The site is developed as per the site plan submitted, to the satisfaction of the Director of Planning & Economic Development and the Director of Engineering & Public Works,
4. The applicant must obtain a building permit to ensure the development complies with the Alberta Building Code and Alberta Fire Code. It shall be the responsibility of the applicant to obtain any necessary plumbing, electrical or gas permits,
5. 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 for the Town of Taber,
6. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
7. The applicant must obtain an elevation approval, a separate approval form provided by the Planning & Economic Development Department to ensure the development complies with an approved site and or grade plan. All finished elevations / grades shall be consistent with the approval form,
8. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive



drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the building permit being issued. In addition, the foundation must be staked by a qualified professional.

9. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours property, including fences, 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 the site shall be controlled by the applicant. (noncompliance of these items are subject to fines as indicated under Bylaw 4-2008),
10. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public services shall determine if water curb stop is acceptable and so advise the Town office prior to occupant of the dwelling. As per Bylaw 1-2010 5.29, temporary water services for a maximum of 60 days must be arranged through the Town office.
11. In accordance with policy 68C08/21/00, a \$2,500.00 damage deposit shall be forwarded to the Town Office (Planning Department) prior to construction. Any damage to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

12. 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,
13. 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,
14. The applicant will be responsible for ensuring all servicing work is completed by a qualified professional, the Town of Taber will provide pricing for servicing,
15. The applicant will be responsible for ensuring each unit has its own garbage, recycling and composting services in accordance with the waste, recycling, and compostable material Bylaw 4-2016,
16. Eight (8) parking stalls are to be developed on the property to the satisfaction of the development office,
17. The applicant will be required to submit a plan for the exterior finish of the building to the satisfaction of the Municipal Planning Commission,
18. Prior to occupancy, the applicant will provide a Real Property Report to the Town of Taber,
19. The parking location and layout must be approved by the Traffic Committee.

CARRIED UNANIMOUSLY

### **Foundation Elevation Approvals - Update**

G. Noble presented the Foundation Elevation update.

RES. 89/2017      Moved by M. Garner that the Municipal Planning  
Commission accepts the update on the Foundation  
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Elevation Approvals as information.

CARRIED UNANIMOUSLY

### **Sea Can Report for Potential Land Use Bylaw Amendments**

G. Noble presented the sea can report for potential land use bylaw amendment.

RES. 90/2017      Moved by Councillor Brewin 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 the necessary updates to bylaws and forms as needed.

CARRIED UNANIMOUSLY

### **Sign Report for Potential Land Use Bylaw Amendments**

G. Noble presented the sign report for potential land use bylaw amendment.

RES. 91/2017      Moved by R. Levagood 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 the necessary updates to bylaws and forms as needed.

CARRIED UNANIMOUSLY

### **Building Permit Statistics July 2017**

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

RES. 92/2017      Moved by R. Levagood that the Municipal Planning Commission accepts the July 2017 building permit statistics as information.

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**Standing Item - MPC Requests**

None.

**MEDIA INQUIRIES**

N/A

**CLOSED SESSION**

N/A

**OPEN SESSION**

N/A

**CLOSE OF MEETING**

RES. 93/2017      Moved by M. Garner that the Municipal Planning Commission close the meeting at 5:57pm.

CARRIED UNANIMOUSLY



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CHAIR PERSON