

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 11, 2017, AT 4:30 PM.

Chairperson

Miles, Roger

Members

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

Staff

Hembrough, Emily
Noble, Grace

CALL TO ORDER

Chair Miles called the regular Municipal Planning Commission meeting
to order at 4:32pm.

ADOPTION OF THE AGENDA

RES. 105/2017 Moved by Councillor Brewin that the agenda of
the October 11th, 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 September 18, 2017**

Res. 106/2017 Moved by Councillor Strojwas that the minutes of the September 18, 2017 Municipal Planning Commission meeting be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

ACTION ITEMS

DP 17-89 Move On Four Unit Row House

G. Noble presented a move on four unit row house. A discussion was had regarding parking.

Res. 107/2017 Moved by M. Garner that the Municipal Planning Commission approves Development Permit 17-89 for a move on four (4) unit row house located at 5003 41st Avenue, Lots 24-26, Block 47, Plan 575T with the following conditions:

1. Pursuant to Section 1.4.3 of the Land Use Bylaw 14-2016, as amended, a front yard setback requirement waiver reducing the distance from 6.0m to 2.09m 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 1.76m on the north side of the property is hereby granted,
3. 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 0.0m on the west side of

the property is hereby granted,

4. Pursuant to Section 1.4.3 of the Land Use Bylaw 14-2016, as amended, a parking stall requirement waiver reducing the number of parking stalls from eight (8) to seven (7) is hereby granted,
5. The site is developed as per the site plan submitted, to the satisfaction of the Director of Planning and Economic Development and the Director of Engineering and Public Works,
6. 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, electrical and gas permits,
7. 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,
8. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber,
9. The applicant must obtain an Elevation Approval, a separate approval form by the Planning & Economic Development Department, to ensure the development complies with the approved site and or grade plan. All finished elevations/grades shall be consistent with the approval form,
10. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulated 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,

11. 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 neighbour's 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 also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008). In addition, the addressing of the home is to remain clearly visible through all stages of construction,
12. The water curb stop shall be set at a 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 occupancy 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,
13. In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning and Economic Development Department) prior to construction. Any damages 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 the issuance of an occupancy permit,

14. 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,
15. 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,
16. The applicant will be responsible for ensuring all servicing work is completed by a qualified professional, or the Town of Taber will provide pricing for servicing,
17. 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,
18. The application will be required to submit a plan for the exterior finish of the building to the satisfaction of the Municipal Planning Commission;
19. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

DP 17-107 Carport (Secondary Garage)

G. Noble presented a development permit application for a carport attached to the back of a garage. A discussion was had regarding parking.

Res. 108/2017 Moved by Councillor Strojwas that the Municipal Planning Commission approves Development Permit 17-107 for a carport as a secondary garage located at 5004 45th Avenue, Lots 1-2, Block 27, Plan 6390L with the following conditions:
1. Pursuant to Section 1.4.3 of the Land Use

75/2016

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Bylaw 14-2016, as amended, a side yard setback requirement waiver reducing the distance from 1.2m to 0.85m on the east side of the property is hereby granted,

2. The site is to be developed as per the site plan submitted,
3. 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 electrical and gas permits,
4. The carport must be accessed from the lane,
5. Any future enclosure of the carport will need additional approval,
6. 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 also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under bylaw 4-2008),
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,
8. Prior to Occupancy, the applicant will provide an updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

Building Permit Statistics September 2017

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

Res. 109/2017 Moved by R. Levagood that the Municipal Planning Commission accepts the September 2017 building permit statistics as information.

CARRIED UNANIMOUSLY

Standing Item - MPC Requests

A discussion was had regarding the laneway between the Taber Christian School and the residents located east of the school. Chair Miles declared pecuniary interest in this matter and did not participate in the discussion or the voting.

Res. 110/2017 Moved by R. Levagood that administration reports on upcoming improvements between the Taber Christian School and the residents in the Laneway at the next Municipal Planning Commission meeting.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

N/A

CLOSED SESSION

N/A

OPEN SESSION

N/A

CLOSE OF MEETING

Res. 111/2017 Moved by Councillor Brewin that the Municipal
Planning Commission close the meeting at 4:46pm.



CHAIRPERSON