

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 FEBRUARY 20, 2018, AT 1:30 PM.

Chairperson

Miles, Roger

Members

Garner, Mark
Levagood, Ron
Strojwas, Joe

Staff

Hembrough, Emily
Malcolm, Andrew
Noble, Grace

CALL TO ORDER

Chair Miles called the regular Municipal Planning Commission meeting to order at 1:31pm.

ADOPTION OF THE AGENDA

RES. 07/2018 Moved by Councillor Strojwas that the agenda of the February 20, 2018 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

Meeting Minutes of the January 15, 2018 Municipal Planning Commission

It was noted that the title had the date 2108 instead of 2018. Administration noted this would be changed for the adoption of the minutes.

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RES. 8/2018 Moved by Councillor Garner that the minutes of the January 15, 2018 Municipal Planning Commission be adopted as amended.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

**Home Occupation Application HO 18-01 5323 53 Street
Pam's**

G. Noble presented the home occupation application HO 18-01 located at 5323 53 Street for a hair salon. Discussion was had regarding parking.

RES. 09/2018 Moved by Councillor Garner that the Municipal Planning Commission approves Home Occupation HO 18-01 for a hair salon , Pam's, located at 5323 53rd Street, Lot 1-2, Block 2, Plan 4290S with the following conditions:

1. The development shall conform to the district requirements of the Residential Single & 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 shall contact Alberta Health Services for more information:

a. Health Inspector – Danny Lo

Address – 4326 50th Avenue, Taber, AB
T1G 1N9

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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 permit must be applied for.

CARRIED UNANIMOUSLY

TT 18-0-001 Subdivision Application 4441 57 Ave

Andrew Malcolm presented the subdivision application TT 18-0-001 located at 4441 57 Avenue. A discussion was had regarding HIRF regulations for existing homes surrounding this subdivision.

RES. 10/2018 Moved by Councillor Strojwas that the Municipal Planning Commission approves subdivision application TT 18-0-001, Lot 18, Block 3, Plan 061 0839 with the following conditions:

1. That this approval shall apply to a residential subdivision plan within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power and other utilities as required,
4. If required, a detailed servicing plan shall be submitted and approved by the director of Public Works prior to signing a Servicing Agreement and prior to endorsement. These plans shall include items such as drainage

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requirements, grading, sewer and water servicing, proposed service connections to each lot,

5. The subdivision plan be registered in a manner satisfactory to the Land Titles Office;
6. The developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
7. That a caveat shall be registered on Title regarding the impacts the 10 minute response time and limiting distance may create for any future development on the newly created parcel as well as any future renovations and alterations on the existing parcels.

CARRIED UNANIMOUSLY

Building Permit Statistics January 2018

G. Noble presented the January 2018 and year to date building permit statistics.

RES. 11/2018 Moved by Councillor Garner that the Municipal Planning accepts the January 2018 building permit statistics as information.

CARRIED UNANIMOUSLY

Standing Item - Municipal Planning Commission Requests

None.

DELEGATIONS

None.

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MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

OPEN SESSION

N/A

CLOSE OF MEETING

Res. 12/2018

Moved by Councillor Garner that the Municipal Planning Commission close the meeting at 1:55pm.



CHAIRPERSON