

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 MAY 22, 2018, AT 1:30 PM.

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**Chairperson**

Miles, Roger

**Members**

Garner, Mark  
Hadden, Ron  
Levagood, Ron  
Strojwas, Joe

**Chief Administrative Officer**

Armfelt, Cory

**Staff**

Noble, Grace

**Guest**

Prokop, Andrew

**CALL TO ORDER**

Chair Miles called the Regular Municipal Planning Commission Meeting  
to order at 1:32pm.

**ADOPTION OF THE AGENDA**

RES. 33/2018      Moved by Councillor Garner that the agenda of the  
May 22, 2018 Municipal Planning Commission be  
adopted as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

26/2018

Meeting Date 2018-  
05-22

**Meeting Minutes of the April 16, 2018 Municipal Planning Commission**

RES. 34/ 2018      Moved by Councillor Strojwas that the minutes of the April 16, 2018 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

**BUSINESS ARISING FROM THE MINUTES**

None.

**ACTION ITEMS**

**Portable Sign Renewal - 5614 64 Street**

G. Noble presented the portable sign renewal application and explained that the sign was located at Robertson Implements (Promise Land Holdings).

RES. 35/2018      Moved by R. Levagood that the Municipal Planning Commission renews the Portable Sign located at 5614 64<sup>th</sup> St., Lot 4, Block3, Plan 3042JK for a period of one year.

CARRIED UNANIMOUSLY

**Portable Sign Renewals - 6400 46 Ave**

G. Noble presented portable sign renewal applications and explained that both signs were located at South Country Co-op; therefore they were placed on one RFD.

27/2018

Meeting Date 2018-  
05-22

RES. 36/2018 Moved by Councillor Garner that the Municipal Planning Commission renews the Portable Sign located at 6400 46<sup>th</sup> Avenue, Lot 5, Block 4, Plan 0514162 for a period of one year.

AND

RES. 37/2018 Moved by Councillor Garner that the Municipal Planning Commission renews the Portable Sign located at 6400 46<sup>th</sup> Avenue, Lot 5, Block 4, Plan 0514162 for a period of one year.

CARRIED UNANIMOUSLY

**Portable Sign Renewals - 6600 64 Street & 6620 64 Street**

G. Noble presented two portable sign renewal applications and explained that they are both at the Federated Co-operatives bulk fuel location; therefore they were placed on the one RFD.

RES. 38/2018 Moved by Councillor Strojwas that the Municipal Planning Commission renews the Portable Sign located at 6600 64<sup>th</sup> Avenue, Lot 2, Block 15, Plan 1512434 for a period of one year.

AND

RES. 39/2018 Moved by Councillor Strojwas that the Municipal Planning Commission renews the Portable Sign located at 6620 64<sup>th</sup> Avenue, Lot 1, Block 15, Plan 1512434 for a period of one year.

CARRIED UNANIMOUSLY

**Development Permit Application DP 18-35 Portable Sign 5705 64 Street**

G. Noble presented the development permit application DP 18-35 for a new portable sign located at Kirks Taber Ltd.

RES. 40/2018 Moved by Councillor Garner that the Municipal Planning Commission Approves Development Permit 18-35 for a portable sign located at 5705

28/2018

Meeting Date 2018-  
05-22

64<sup>th</sup> Street, Lot 15, Block 7, Plan 0612098 with the following conditions:

1. The permit is for the portable sign shown in the attached application,
2. The sign must be erected according to the attached site plan
3. The permit is to be reviewed for a renewal in one year by the Municipal Planning Commission;
4. The owner of the sign shall 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 over grown vegetation, and free from refuse material.

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

CARRIED UNANIMOUSLY

**Development Permit Application DP 18-37 LED Sign - 5328 48 Ave**

G. Noble presented the development permit application DP 18-37 for a LED sign located at the new Shine Dental Clinic. A discussion was had regarding the design and brightness of the proposed sign.

RES: 41/2018      Moved by R. Levagood that the Municipal Planning Commission Approves Development Permit 18-37 for a LED sign located at 5328 48 Avenue, Lot 14, Block 4, Plan 5638L with the following conditions:

1. The sign must meet any applicable provincial signage requirements,
2. The new electronic sign must maintain a 3m clearance from the bottom of the sign to ground level,

29/2018

Meeting Date 2018-05-22

3. The electronic message centre (EMC) approved under this permit must comply with the following requirements at all times:
  - a. The display must be self-dimming for night time conditions and the level of the lighting at all times must be to the satisfaction of the Development Authority who may direct the level of the lighting to be adjusted,
  - b. The EMC must be monitored by the Applicant at all times and in the event of a malfunction, the EMC must be designed to either:
    - i. Provide a continuous static display without varying or increasing the lighting level, or
    - ii. Provide no display,
4. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure,
5. Prior to installation of the EMC the applicant must apply for a building and electrical permit as required,
6. The development authority reserves the right to ensure the operation of the Electronic Message Centre (EMC) can be shut down without notice if in the opinion of the Development Authority the message is inappropriate, a driving distraction, or unduly offensive, or overly bright.

CARRIED UNANIMOUSLY

**Development Permit Application - DP 18-38 Office at Fire Training Center - 5900 69 Ave**

30/2018

Meeting Date 2018-  
05-22

G. Noble presented the development permit application DP 18-38 for a move on office at the Fire Training Center (5900 69<sup>th</sup> Avenue). Since the opening of the new Fire Training Center it was noted that an office and washroom facility were required for training days.

RES. 42/2018 Moved by Councillor Garner that the Municipal Planning Commission Approves DP 18-38 for an office & washroom building at the Fire Training Center located at 5900 69 Avenue, Lot 8PUL, Block 9, Plan 0714240 with the following conditions:

1. The site is developed as per the site plan submitted, to the satisfaction of the Development Officer,
2. The development conforms to the district requirements of the Medium Industrial District (M-2),
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, electrical, and gas permits;

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.

CARRIED UNANIMOUSLY

**Home Occupation Application HO 18-06 5521 52 Street**

G. Noble presented the Home Occupation application HO 18-06 for Piano Studio located at 5521 52<sup>nd</sup> Street. A discussion was had regarding the applicant's request to place a sign for their home business on their property.

31/2018

Meeting Date 2018-  
05-22

RES. 43/2018

Moved by Councillor Strojwas that the Municipal Planning Commission approves Home Occupation 18-06 for a Piano Studio, Elisha's Piano Studio, located at 5521 52 Street, Lot 1, Block 22, Plan 4834GP 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. An inspection must be completed by the Town of Taber Fire Department within 30 days of permit issuance,
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;
5. The applicant is allowed to place a sign that does not exceed 0.61 meter (2 foot) by 0.91 meter (3 foot) in their window.

CARRIED UNANIMOUSLY

### **Building Permit Statistics April 2018**

G. Noble presented the April 2018 Building Permit Statistics.

RES. 44/2018

Moved by R. Levagood that the Municipal Planning Commission accepts the April 2018 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

32/2018

Meeting Date 2018-  
05-22

**Standing Item - Municipal Planning Commission Requests**

None.

**DELEGATIONS**

None.

**MEDIA INQUIRIES**

None.

**CLOSED SESSION**

N/A

**OPEN SESSION**

N/A

**CLOSE OF MEETING**

RES. 45/2018

Moved by Councillor Garner that the Municipal Planning Commission close the meeting at 1:57pm.

CARRIED UNANIMOUSLY



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CHAIRPERSON

33/2018

Meeting Date 2018-  
05-22



34/2018

Meeting Date 2018-  
05-22