

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 JUNE 18, 2018, AT 1:30 PM.

Chairperson

Miles, Roger

Members

Garner, Mark

Hadden, Ron

Levagood, Ron

Strojwas, Joe

Staff

Hembrough, Emily

Monks, Phyllis

Noble, Grace

CALL TO ORDER

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

ADOPTION OF THE AGENDA

RES. 46/2018 Moved by Councillor Garner that the agenda of the
June 18th, 2018 Municipal Planning Commission be
adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

Meeting Minutes of the May 22, 2018 Municipal Planning Commission

RES. 47/2018 Moved by R. Hadden that the minutes of the May 22nd, 2018 Municipal Planning Commission meeting be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

Request for Sign Permit Signage in the Wal-Mart Parking Lot

G. Noble presented the request for a sign permit in the Walmart parking lot. A discussion was had regarding the legality of having signs put up in the parking lot without getting Walmart's permission.

RES. 48/2018 Moved by Councillor Strojwas that the Municipal Planning Commission accept the request for decision as information.

CARRIED UNANIMOUSLY

Development Permit Application DP 18-52 - 4700 50 Street LED Sign

G. Noble presented the permit application for an LED sign at 4700 50th Street.

RES. 48/2018

Moved by Councillor Garner that the Municipal Planning Commission approves application DP 18-52, sign Class C, freestanding LED sign located at 4700 50th Street, Block C, Plan 7282JK, 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,
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 lighting to the 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 its supporting structure,
5. Prior to installation of the EMC the applicant

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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 and offensive, or overly bright.

CARRIED UNANIMOUSLY

DP 18-51 Discretionary Change of Use

G. Noble presented the permit application for a concrete business located at 6015 65 Street.

RES. 50/2018 Moved by Councillor Strojwas that the Municipal Planning Commission approves application DP 18-51, for a discretionary use concrete business located at 6015 65 Street, Lot 11, Block 7, Plan 9911451, with the following conditions:

1. The site be developed as per the site plan submitted,
2. The development shall conform to the Land Use Bylaw 14-2016 Medium Industrial (M-2) District Requirements,
3. The applicant must obtain a Town of Taber Business License,
4. 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,
5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with

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development;

6. The applicant must have a fire inspection within 30 days of Development Permit issuance.

CARRIED UNANIMOUSLY

DP 18-50 Discretionary Garage

G. Noble presented the permit application for a garage located at 5003 52 Street.

RES. 51/2018 Moved by R. Levagood that the Municipal Planning Commission approves application DP 18-50, for a discretionary garage located at 5003 52 Street, Lot 21-22, Block 42, Plan 1276S, with the following conditions:

1. The site be 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, Electrical and Gas permits,
3. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighbouring properties and subject dwelling,
4. The detached garage must be accessed from the lane,
5. The foundation must be staked by a qualified professional,
6. During construction, the site shall be maintained in a neat and orderly manner so as

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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 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

**Discretionary Development Permit DP 18-47
Basement Suite**

G. Noble presented the permit application for a secondary basement suite.

RES. 52/2018 Moved by Councillor Garner that the Municipal Planning Commission approves application DP 18-47, for a basement suite located at 21 Sage Brush Avenue with the following conditions:

1. The site be 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,

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Electrical and 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 to the Town of Taber,
4. New Home Warranty documentation must be supplied prior to the issuance of the Building Permit,
5. The applicant must ensure the contractor commissioned for the construction has a valid business license for the Town of Taber,
6. The suite must have a separate entrance from the principle dwelling entrance, either from a common indoor landing or directly from the site or rear of the structure,
7. The secondary suite must have a private outdoor amenity space that has a minimum area of 7.5 square meters,
8. In accordance with section 2.4.3 of the Land Use Bylaw 12-2016, a minimum of 2 parking stalls are required for each above unit, and 1 stall is required for each secondary suite,
9. 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,
10. 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),

11. The vertical grade points have been approved by the developer,
12. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Works prior to installation of water meter and access to Town water. Public works 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 \$2,500.00 damage deposit shall be forwarded to the Town office (Planning 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 applicants expense prior to issuance of an occupancy permit,
14. Prior to occupancy, the applicant will provide an updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

**Discretionary Development Permit DP 18-46
Basement Suite**

G. Noble presented the portable sign renewal applicaiton located at 6414 46 Avenue.

RES. 53/2018 Moved by Councillor Strojwas that the Municipal Planning Commission approves portable sign renewal located at 5414 46 Avenue, Lot 16, Block 20, Plan 6390L for a period of one year provided that it is moved onto the subject property.

CARRIED UNANIMOUSLY

**Portable Sign Renewal
5414 46 Avenue**

G. Noble presented the portable sign renewal application located at 5414 46 Avenue.

RES. 54/2018 Moved by R. Hadden that the Municipal Planning Commission approves portable sign renewal located at 5414 46 Avenue, Lot 16, Block 20, Plan 6390L for a period of one year provided that it is moved onto the subject property.

CARRIED UNANIMOUSLY

**Portable Sign Renewal
Taber Motel - 5402 46 Avenue**

G. Noble presented the portable sign renewal application located at 5402 46 Avenue (Taber Motel).

RES. 55/2018 Moved by R. Levagood that the Municipal Planning Commission approves portable sign renewal located at 5402 46 Avenue, Lot 1-10, Block 20, Plan 6390L for a period of one year provided that it is moved onto the subject property.

CARRIED UNANIMOUSLY

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**Portable Sign Renewal
Kirk's Tire - 5705 64 Street**

G. Noble presented the portable sign renewal application located at 5705 64th Street (Kirk's Tire).

RES. 56/2018 Moved by Councillor Garner that the Municipal Planning Commission approves portable sign renewal located at 5705 64th Street, Lot 15, Block 7, Plan 0612098 for a period of one year.

CARRIED UNANIMOUSLY

Building Permit Statistics May 2018

G. Noble presented the May 2018 and year to date Building Permit Statistics.

RES. 57/2018 Moved by R. Levagood that the Municipal Planning Commission accepts the May 2018 building permit statistics as information.

Standing Item - MPC Requests

None.

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

OPEN SESSION

N/A

CLOSE OF MEETING

RES. 58/2018 Moved by Councillor Strojwas that the Municipal
Planning Commission close the meeting at 2:26pm.



CHAIRPERSON