

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, HELD IN THE COMMUNITY CENTRE BUILDING, ON
AUGUST 13, 2018, AT 1:30 PM.

Chairperson

Chairperson Roger Miles

Members

Member Mark Garner

Member Ron Hadden

Member Ron Levagood

Member Joe Strojwas

Staff

Emily Hembrough

Phyllis Monks

Grace Noble

Gary Scherer

CALL TO ORDER

Chair Miles called the August 13, 2018 Regular Municipal Planning Commission meeting to order at 1:33pm.

ADOPTION OF THE AGENDA

RES. 73/2018 Moved by Councillor Garner that the Municipal Planning Commission adopts the agenda of the August 13, 2018 regular Municipal Planning Commission meeting.

ADOPTION OF THE MINUTES

Special Meeting Minutes of the July 13, 2018 Municipal Planning Commission

RES. 74/2018 Moved by Councillor Strojwas that the Municipal Planning Commission adopts the minutes of the Special Municipal Planning Commission meeting held on July 13th, 2018 as presented.

CARRIED UNANIMOUSLY

Meeting Minutes of the July 17, 2018 Municipal Planning Commission

RES. 75/2018 Moved by R. Hadden that the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on July 17th, 2018 as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

5. ACTION ITEMS

Development Permit Application DP 18-71 - 50 Barton Drive

G. Noble presented the application for a storage building at 50 Barton Drive. A discussion was had regarding storm water management. G. Sherer (Director of Engineering and Public Works) ensured that condition 6 and 7 will cover any storm water management concerns in the future.

RES. 76/2018 Moved by Councillor Garner that the Municipal Planning Commission approves application DP 18-71, for a storage building located at 50 Barton Drive, Lot 4, Block 2, Plan 961 1815, with the following conditions:

1. The site development as per the site plan submitted, to the satisfaction of the Development Officer,
2. The development conforms to the district requirements of the Comprehensive Commercial District (CC),
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,

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 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 ot fines as indicated under bylaw 4-2008). In addition, the addressing of the home is to remain clearly visible through all stages of construction,
5. Any irrigation lines located within the proposed development must be relocated prior to construction at the expense of the developer,
6. A storm-water management plan must be submitted to the Town of Taber's Planning & Economic Development Director and approved by the Taber Irrigation District (TID). Any necessary storm-water management infrastructure that is required to ensure existing water risk to TID is not increased due to development shall be installed as per TID specifications and Town of Taber standards;
7. If in the future, the applicant, owner, tenet or subsequent owner or tenet wishes to pave the lot, a driveway development permit must be applied for.

CARRIED UNANIMOUSLY

Development Permit Application 18-74 - 5017 56 Ave

G. Noble presented the application for a secondary garage, indicating that this was secondary because the applicant already has a carport. Discussions were had regarding the existing pad.

RES. 77/2018

Moved by R. Hadden that the Municipal Planning Commission approves application DP 18-74, for a discretionary garage located at 5017 56 Avenue, Lot 4, Block 46, Plan 2319JK, with the following conditions:

1. The site development 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. 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 of fines as indicated under bylaw 4-2008). In addition, the addressing of the home is to remain clearly visible through all stages of construction,
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,
7. Prior to occupancy, the applicant will provide an updated real property report to the Town of Taber;

110/2016

8. If the proposed garage is going to include the use for a residential business, a home occupation business license shall be required.

CARRIED UNANIMOUSLY

Home Occupation Application HO 18-08 4837 56 Ave

G. Noble presented the application for a home occupation for life coaching, indicating there will be clients going to the applicant's home for coaching.

RES. 78/2018

Moved by Councillor Strojwas that the Municipal Planning Commission approves application HO 18-08, for a home office based business, life coaching, located at 4837 56th Avenue, East half of Lot 38 and 39-40 inclusive, Block 32, Plan 4348R 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 14-2018,
2. 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);
3. 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

Subdivision TT 18-0-005 - 40th Avenue

P. Monks presented the application for a subdivision south of town that the Town is proposing. Discussions were had regarding neighbour complaints/ concerns such as parking on the road, access to the existing mail boxes, the traffic increase, and traffic to and from the water treatment plant for composting, and school zones. The town proposes to paint lines in front of the mail box to deter people from parking in front of it. The Town also proposes to change the yield sign by the school zone to a stop sign to slow traffic to a stop in the school zone.

RES. 79/2018

Moved by Councillor Strojwas that the Municipal Planning Commission recommends that the Subdivision Authority approves subdivision application TT 18-0-005, Lots 12-14 inclusive, Block 51, Plan 8311766 within S.W ¼ Sec. 32, Twp. 9, Rge. 16 W4M with the following conditions:

1. That approval shall apply to a residential subdivision plan within SW ¼ Sec. 32, Twp. 9, 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 prior to endorsement,
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. The subdivision plan shall be registered in a manner satisfactory to the Land Titles office,
5. 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,
6. A consolidation of lots 23 and 24 will be indicated on the subdivision plan,
7. Explore options to sell the utility right of way lot to the neighbour east of the proposed subdivision.

AND

That the Municipal Planning Commission recommends Council to move the Compost Disposal site to the Taber Transfer Station.

CARRIED UNANIMOUSLY

Building Permit Statistics June 2018

RES. 80/2018

That the Municipal Planning Commission accepts the June 2018 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Item - MPC Requests

112/2016

Res. 81/2018

Moved by Councillor Strojwas that the Municipal Planning Commission recommends that Administration look into why people can't bring demolition debris to the Taber Land Fill / Transfer Station and bring the findings back to the Municipal Planning Commission.

CARRIED UNANIMOUSLY

ACTION ITEMS

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

OPEN SESSION

N/A

CLOSE OF MEETING

RES. 82/2018

Moved by Councillor Garner that the Municipal Planning Commission close the meeting at 2:49pm.

CARRIED UNANIMOUSLY

CHAIRPERSON