

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 SEPTEMBER 17, 2018, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Members**

Mark Garner

Ron Levagood

**Absent**

Ron Hadden

Joe Strojwas

**Staff**

Emily Hembrough

Phyllis Monks

Steve Munshaw

Grace Noble

**CALL TO ORDER**

Chair Miles called the Regular Municipal Planning Commission meeting to order at 1:34pm.

**ADOPTION OF THE AGENDA**

RES. 83/2018 Moved by R. Levagood that the Agenda of the September 17<sup>th</sup>, 2018 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

**Meeting Minutes of the August 13, 2018 Municipal Planning Commission**

RES. 84/2018 Moved by Councillor Garner that the Municipal Planning Commission adopts the agenda of the August 13<sup>th</sup>, 2018 regular Municipal Planning Commission.

CARRIED UNANIMOUSLY

## **BUSINESS ARISING FROM THE MINUTES**

None.

## **ACTION ITEMS**

### **Dave Witwer representing Adjacent landowners**

Councillor Garner recused himself from this item and items 5.g. and 5.h. indicating that because this matter would be coming before Council he did not want to appear to have bias.

In order to ensure quorum for these items the following resolution was brought forward.

RES. 85/2018 R. Levagood moves that the municipal planning commission will have a special meeting for 5.b., 5.g., and 5.h. on Tuesday September 25<sup>th</sup> at 1:30pm.

TABLED

### **Development Permit Application DP 18-87 LED Sign - 5014 47 Avenue**

G. Noble presented application for two LED signs located at 5014 47<sup>th</sup> Avenue (FAS GAS). A discussion was had regarding the sizing of the sign, and how low the freestanding sign will be.

RES. 86/2018 Moved by R. Levagood that the Municipal Planning Commission approves application DP 18-87, for two LED fascia Signs for Fas Gas, located at 5014 47<sup>th</sup> Avenue, Block B, Plan 7311359, 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 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 Electric 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

**Development Permit Application DP 18-88 Secondary Garage -  
4614 53 Avenue**

G. Noble presented the application for a secondary garage located at 4614 53 Avenue. The applicant currently has have an existing attached garage, and the secondary garage will meet all setbacks.

RES. 87/2018      Moved by Councillor Garner that the Municipal Planning Commission approves that the Municipal Planning Commission approves Development Permit 18-88 for a Secondary Garage located at 4614 53

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Avenue, Lot 6, Block 3, Plan 7710300 with the following conditions:

1. The site is 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 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

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### **DP 18-83 - Portable Sign Renewal 5120 47 Avenue**

G. Noble presented the portable sign renewal located at 5120 47<sup>th</sup> Avenue (New Life Church). A discussion was had regarding what the sign advertised.

RES. 88/2018 Moved by R. Levagood that the Municipal Planning Commission renews Development Permit 18-83 for a portable sign located at 5120 47<sup>th</sup> Avenue, Block 1, Plan 9210689 with the following conditions:

1. The permit is for the portable sign application submitted,
2. The permit is to be reviewed for renewal in one year by the Municipal Planning Commission ;
3. 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

### **Subdivision TT 18-0-003 - Eureka Subdivision**

P. Monks presented the subdivision TT 18-0-003 for Eureka Industrial Park sale. She explained that this subdivision is for five acres for a potential land sale.

RES. 89/2018 Moved by Councillor Garner that the Subdivision Authority approves Subdivision Application TT 18-0-003 Block X, Plan 7819AQ within S.E. ¼ Sec. 8, Twp. 10, Rge. 16, W4M with the following conditions:

1. That approval shall apply to tentative subdivision plan within SE ¼ Sec. 8, Twp. 10, Rge. 16 W4M, surveyor file number 8715-009T

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

CARRIED UNANIMOUSLY

**Subdivision TT 18-0-006**

As per resolution RES 86/2018 this item will be tabled until the September 25<sup>th</sup>, 2018 Municipal Planning Commission Meeting.

TABLED

**Bylaw 21-2018 Direct Control District**

As per resolution RES 86/2018 this item will be tabled until the September 25<sup>th</sup>, 2018 Municipal Planning Commission Meeting.

TABLED

**Development Permit Application DP 18-81 Pharmacy**

G. Noble presented the application DP 18-81 for a pharmacy located at 5011 50<sup>th</sup> Avenue. A discussion was had regarding the parking agreement, as well as the exterior plan.

RES. 90/2018 Moved by Councillor Garner that the Municipal Planning Commission approves application DP 18-81, for a Pharmacy located at 5011 50 Avenue, Lot 5 & 6, Block 43, Plan 2050AQ, with the following conditions:

1. The site developed as per the site plan submitted, to the satisfaction of the Development Officer,

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2. The development conforms to the district requirements of the Downtown Commercial District (DT),
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. 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,
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 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,
6. The applicant will submit an exterior finish plan for the proposed building and must be approved by the Director of Planning and Economic Development,
7. 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 building shall be restored to Town standards at the applicants expense prior to issuance of an occupancy permit,

8. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,
9. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber,
10. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;
11. Prior to occupancy the applicant will provide the Town with confirmation that the joint parking agreement has been registered on title.

CARRIED UNANIMOUSLY

#### **DP 18-60 SDAB Decision**

P. Monks presented the Subdivision and Development Appeal Board Decision. She explained that the Appeal Board partially upheld the appeal by adding conditions to the development permit. A discussion was had regarding decibels in the industrial zone or on work sites.

RES. 91/2018 Moved by R. Levagood that the Municipal Planning Commissions accepts for information the decision of the Subdivision and Development Authority regarding the appeal of the decision for DP 18-60.

CARRIED UNANIMOUSLY

#### **Building Permit Statistics July 2017**

G. Noble presented the July 2018 Statistics.

RES. 92/2018 Moved by Councillor Garner that the Municipal Planning Commission accepts the July 2018 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

#### **Standing Item - MPC Requests**

None.

#### **DELEGATIONS**

None.

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**MEDIA INQUIRIES**

None.

**CLOSED SESSION**


N/A

**OPEN SESSION**

N/A

**CLOSE OF MEETING**

RES. 93/2018      Moved by R. Levagood that the Municipal Planning Commission close their September 17<sup>th</sup>, 2018 Municipal Planning Commission at 2:10pm.



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CHAIRPERSON