

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 NOVEMBER 19, 2018, AT 1:30 PM.

Chairperson

Roger Miles

Members

Mark Garner

Ron Hadden

Ron Levagood

Joe Strojwas

Staff

Phyllis Monks

Grace Noble

CALL TO ORDER

Chairperson Miles called the November 19th, 2018, Regular Municipal Planning Commission Meeting to order at 1:30 pm.

ADOPTION OF THE AGENDA

RES. 111/2018 Councillor Garner moved to adopt the November 19, 2018 Municipal Planning Commission Meeting Agenda as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

Meeting Minutes of the October 15, 2018 Municipal Planning Commission

RES. 112/2018 Moved by Councillor Strojwas that the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on October 15th, 2018, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

Portable Sign Renewal - Kost Fire Safety 5505 48 Ave

RES 113/2018 Moved by R. Levagood that the Municipal Planning Commission renews the Portable Sign located at 5505 48th Ave., Lot 3, Block 7, Plan 5638L for a period of one year.

CARRIED UNANIMOUSLY

Portable Sign Renewal - Purple Cow 5103 47 Ave

RES 114/2018 Moved by Councillor Garner That the Municipal Planning Commission renews the Portable Sign located at 5103 47th Ave., Lot 26, Block 2, Plan 5638L for a period of one year.

CARRIED UNANIMOUSLY

DP 18-98 - Secondary Garage 6115 56 Street

RES. 115/2018 Moved by Councillor Strojwas that the Municipal Planning Commission approves Development Permit 18-98 for a Secondary Garage located at 6115 56th St., Lot 3, Block 27, Plan 7710758 with the following conditions:

1. The site is developed as per the site plan submitted,
2. The applicant will ensure that the foundation will be staked by a qualified professional,
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. The development conforms to the district requirements of the Residential Single & Two Dwelling District (R-2),
5. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighborhood properties and subject dwelling,
6. Applicant to ensure water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties,
7. 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),
8. If the proposed garage is going to include the use for a residential business, a home occupation business license shall be required,
9. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
10. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

DP 18-103 - Tent Structure 6012 46 Ave

RES. 116/2018 Councillor Strojwas moved to table this item for the applicant to provide more information on recent proposed change.

TABLED

109/2016

Home Occupation Application HO 18-09 4210 56 Street

RES. 117/2018 Moved by Councillor Garner that the Municipal Planning Commission approves Home Occupation HO 18-09 for a dog grooming business, located at 4210 56th St., Lot 3, Block 4, Plan 0612290 with the following conditions:

1. The development shall conform to the district requirements of the Residential Single Dwelling District (R-1), 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 must obtain a Town of Taber Business License,
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 applicant must operate in a manner that minimizes impacts to the surrounding residents.
5. 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

Buildings Permit Statistics October 2018

RES. 118/2018 Moved by Councillor Strojwas that the Municipal Planning Commission accepts the October 2018 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Item - MPC Requests

None.

DELEGATIONS

None.

110/2016

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

OPEN SESSION

N/A

CLOSE OF MEETING

RES. 119/2018 Moved by R. Hadden that the November 19th, 2018,
Municipal Planning Commission meeting be closed
at 1:57 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON