

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 JANUARY 21, 2019, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Members**

Mark Garner

Ron Hadden

Ron Levagood

Joe Strojwas

**Staff**

Phyllis Monks

Grace Noble

Kattie Schlamp

Ben Young

**CALL TO ORDER**

Chairperson Miles called the January 21<sup>st</sup>, 2019, Regular Meeting of the  
Municipal Planning Commission to order at 1:32pm.

**ADOPTION OF THE AGENDA**

RES. 1/2019      Councillor Strojwas moved to adopt the January  
21<sup>st</sup>, 2019, Municipal Planning Commission Meeting  
Agenda as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

**Meeting Minutes of the December 18, 2018 Municipal Planning  
Commission**

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RES. 2/2019 Moved by R. Hadden that the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on December 18<sup>th</sup>, 2018, as presented.

CARRIED UNANIMOUSLY

### **BUSINESS ARISING FROM THE MINUTES**

None.

### **ACTION ITEMS**

#### **5531 47 Ave – Portable Sign Renewal**

G. Noble presented the portable sign renewal located at 5531 47<sup>th</sup> Ave., a discussion was had regarding the portable sign.

RES. 3/2019 Moved by Councillor Garner that the Municipal Planning Commission renews the Portable Sign located at 5531 47 Ave., Lot 20, Block 6, Plan 5638L for a period of one year.

CARRIED UNANIMOUSLY

#### **DP 18-108 - Clarity Cannabis**

G. Noble presented development permit application 18-108 for a retail cannabis sales location at 5314 49<sup>th</sup> Ave. A discussion was had regarding the location, AGLC requirements and the 100 meter setback from existing registered schools.

Moved by R. Hadden that the Municipal Planning Commission approves Development Permit 18-108 for a retail cannabis store at 5314 49 Ave, Lot 7&8, Block 9, Plan 5638L with the following conditions:

1. The development conforms to the district requirements of the Downtown Land Use District (DT),
2. The applicant must obtain a Building Permit to ensure the development complies with the

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Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain any necessary Plumbing, Electrical, or Gas permits,

3. A Fire Inspection must be conducted by the Town of Taber Fire Department,
4. The applicant must obtain a business license for the operation of a new business,
5. The applicant must obtain a license from the Alberta Liquor, Gaming & Cannabis and provide evidence of the same to the Planning Department prior to occupancy;
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

Councillor Strojwas suggested a friendly amendment to add a seventh condition to the development permit. Administration to confirm prior to issuance that the English as a Second Language classes running at an adjacent location is not a registered school in the province of Alberta under the Alberta School Act and the applicant is able to attain the required Alberta Gaming Liquor and Cannabis approvals.

R. Hadden accepted the friendly amendment.

RES. 4/2019            Moved by R. Hadden that the Municipal Planning Commission approves Development Permit 18-108 for a retail cannabis store at 5314 49 Ave, Lot 7&8, Block 9, Plan 5638L with the following conditions:

1. The development conforms to the district requirements of the Downtown Land Use District (DT),
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 any necessary Plumbing, Electrical, or Gas permits,
3. A Fire Inspection must be conducted by the Town of Taber Fire Department,
4. The applicant must obtain a business license for the operation of a new business,

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5. The applicant must obtain a license from the Alberta Liquor, Gaming & Cannabis and provide evidence of the same to the Planning Department prior to occupancy;
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
7. Administration to confirm prior to issuance that the English as a Second Language classes running at an adjacent location is not a registered school in the province of Alberta under the Alberta School Act and the applicant is able to attain the required Alberta Gaming Liquor and Cannabis approvals.

CARRIED UNANIMOUSLY

#### **Subdivision TT 18-0-007**

P. Monks presented Subdivision application TT 18-0-007 located at 5601 41<sup>st</sup> Ave. The intent would be to consolidate the existing three lots into one and then subdivide the one lot into two. A discussion was had regarding the lot sizing.

RES. 5/2019      Moved by R. Levagood that the Development Authority recommend that the Subdivision Authority approve Subdivision Application TT 18-0-007, Lots 23-25, Block 39, Plan 575T within SW 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,

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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. The developer will be responsible for providing independent services to each newly developed lot to the satisfaction of the Development Authority.
7. The applicant must deconstruct the structures on the property, prior to subdivision endorsement. Applicable permits will be required.

CARRIED UNANIMOUSLY

### **Building Permit Statistics December 2018**

G. Noble presented the building permit statistics for the month of December.

RES. 6/2019      Moved by Councillor Garner that the Municipal Planning Commission accepts the December 2018 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

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

None.

### **DELEGATIONS**

None.

### **MEDIA INQUIRIES**

None.

### **CLOSED SESSION**

N/A

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**OPEN SESSION**

N/A

**CLOSE OF MEETING**

RES. 7/2019      Moved by R. Levagood that the January 21<sup>st</sup>, 2019, Municipal Planning Commission meeting be closed at 1:50pm.

CARRIED UNANIMOUSLY



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CHAIRPERSON