

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 MARCH 18, 2019, AT 1:30 PM.

Chairperson

Roger Miles

Members

Mark Garner
Ron Hadden
Ron Levagood

Absent

Joe Strojwas

Staff

Grace Noble

CALL TO ORDER

Chairperson Miles called the March 18th, 2019, regular meeting of the
Municipal Planning Commission to order at 1:30pm.

ADOPTION OF THE AGENDA

RES. 15/2019 R. Levagood moved to adopt the March 18th, 2019,
Municipal Planning Commission meeting agenda as
presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

Meeting Minutes of the February 19, 2019 Municipal Planning Commission

RES. 16/2019 Moved by Councillor Garner that the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on February 19th, 2019, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

Service Road Plan 6987JK - Portable Sign Renewal DP 18-11

G. Noble presented the application for a portable sign renewal on Town of Taber property. A discussion was had regarding the location and compliance of the signs.

RES. 17/2019 Moved by R. Hadden that the Municipal Planning Commission renews the Portable Sign located on the Service Road under Plan 6987JK for a period of one year.

CARRIED UNANIMOUSLY

Service Road Plan 6987JK - Portable Sign Renewal DP 18-12

G. Noble presented the application for a portable sign renewal on Town of Taber property. A discussion was had regarding the location and the compliance of the sign.

RES. 18/2019 Moved by Councillor Garner that the Municipal Planning Commission renews the Portable Sign located on the Service Road under Plan 6987JK for a period of one year.

CARRIED UNANIMOUSLY

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5003 47 Ave - Portable Sign Renewal DP 18-22

G. Noble presented the application for a portable sign renewal at the Panago location in Taber. A discussion was had regarding the location of the sign.

RES. 19/2019 Moved by Councillor Garner that the Municipal Planning Commission renews the Portable Sign located at 5003 47 Ave., Lot 22, Block 1, Plan 5638L for a period of one year.

CARRIED UNANIMOUSLY

3926 Harmony Place - DP 19-066 - Secondary Garage

G. Noble presented the development permit application for a detached rear secondary garage. A discussion was had regarding the site plan, lot coverage and access to the garage.

RES. 20/2019 Moved by R. Levagood that the Municipal Planning Commission approves Development Permit 19-006 for a Secondary Garage located at 3926 Harmony Place, Lot 39, Block 2, Plan 7710425 with the following conditions:

1. The site is developed as per the site plan submitted,
2. The applicant will ensure that the foundation will staked by a qualified professional,
3. The garage shall be accessed from the front of lot,
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 application to obtain the necessary Building, Plumbing, Electrical and Gas permits,
5. The development conforms to the district requirements of the Residential Single Dwelling District (R-1),
6. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the

- neighbourhood properties and subject dwelling,
7. 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,
 8. During construction, the site shall be maintained in a neat and orderly manner so as to ensure the 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 neighbour's 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),
 9. If the proposed garage is going to include the use for a residential business, a home occupation business license shall be required,
 10. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
 11. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

5207 47 Ave - DP 19-008 - LED Fascia Sign

G. Noble presented the development permit application to bring a LED fascia sign into compliance at the Corner Fashion store downtown. A discussion was had regarding the sign and the business.

RES. 21/2019 Moved by R. Hadden that the Municipal Planning Commission approves application DP 19-008, for an LED Fascia Sign for Corner Fashions, located at 5207 47

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Avenue, Lot 26, Block 3, Plan 5638L, with the following conditions:

1. The sign must meet any applicable Provincial Signage requirements,
2. 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 Application 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,
3. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure,
4. Prior to installation of the EMC the applicant must apply for a Building and Electrical Permit as required,
5. 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 offensive, or overly bright;
6. The Digital Message Board must not display third party advertising.

CARRIED UNANIMOUSLY

6210 64 Street - DP 19-012 - Free Standing Sign

G. Noble presented the development permit application for a free standing sign for the main office of Rowland Seeds. A discussion has had regarding the placement of the proposed sign and what the sign face will look like. As no design for the sign face was submitted for the meeting an additional condition six (6) was created for approval.

RES. 22/2019 Moved by Councillor Garner that the Municipal Planning Commission approves development permit application 19-012 for a Free Standing Sign, Class – C, located at 6210 64th St., Lot 18, Block 1, Plan 0310030 with the following conditions:

1. The permit is for a free standing sign,
2. The sign must be placed within setback requirements of the Land Use Bylaw 14-2016; at least 0.6m from a property line and at least 2.0m away from overhead utility lines,
3. The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached,
4. The development conforms to the district requirements of the Light Industrial District (M-1);
5. An Alberta One Call must be conducted prior to the placement of the sign.
6. The sign face must be approved by the Director of Planning & Economic Development prior to installation.

CARRIED UNANIMOUSLY

5109 45 Ave - Home Occupation Application HO 19-01

G. Noble presented the application for a home occupation for a home office for therapy/counselling sessions. A discussion was had regarding the proposed renovations, the nature of the business and why the applicant had not required a business license previously.

RES. 23/2019 Moved by R. Hadden that the Municipal Planning Commission approves Home Occupation HO 19-01

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for a home office based business, located at 5109 45th Ave., Lots 55 & 56, Block 18, Plan 6390L with the following conditions:

1. The development shall conform to the district requirements of the Residential Single & 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 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 applicant is allowed to have up to 10 clients per day to the residence and no other employees working from the residence, (operating hours must not be past 10:00pm);
4. The applicant is allowed to install a sign on their property for the purposes of directing people to the entrance of the home business,
5. The applicant must have the a Fire Inspection conducted by the Taber Fire Department;
6. 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

Building Permit Statistics February 2019

G. Noble presented the building permit stats for the month of February.

RES. 24/2019 Moved by Councillor Garner that the Municipal Planning Commission accepts the February 2019 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

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Standing Item - MPC Requests

None.

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

OPEN SESSION

N/A

CLOSE OF MEETING

RES. 25/2019 Moved by R. Levagood that the March 18, 2019, Municipal Planning Commission meeting be closed at 2:00pm.

CARRIED UNANIMOUSLY



CHAIRPERSON