

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 APRIL 15, 2019, AT 1:30 PM.

Members

Mark Garner
Ron Hadden
Roger Miles

Absent

Ron Levagood
Joe Strojwas

Staff

Phyllis Monks
Grace Noble

CALL TO ORDER

Chairperson Miles called the April 15th, 2019, regular meeting of the
Municipal Planning Commission to order at 1:31pm.

ADOPTION OF THE AGENDA

RES. 26/2019 Councillor Garner moved to adopt the April 15th,
2019, Municipal Planning Commission meeting
agenda as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Meeting Minutes of the March 18, 2019 Municipal Planning
Commission**

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RES. 27/2019 R. Hadden moved that the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on March 18th, 2019, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

Administration Response to Boulevard Inquiry

G. Noble & P. Monks presented the information Administration prepared in response to a question regarding driveways and boulevards brought forth from Councillor Strojwas. A discussion was had regarding the permitting process and past practices.

RES. 28/2019 Moved by M. Garner that the Municipal Planning Commission accepts the response to the boulevard inquiry as information.

CARRIED UNANIMOUSLY

ACTION ITEMS

Bylaw 06-2019 Eureka Area Structure Plan

P. Monks presented an overview of the proposed Eureka Area Structure Plan. A discussion was had regarding the potential rail spur and the open house that had been hosted.

RES. 29/2019 Moved by Councillor Garner that the Development Authority recommends that Council give first reading to Bylaw 06-2019 and the Eureka Area Structure Plan as presented.

CARRIED UNANIMOUSLY

5001 64 Ave - DP 19-017 - Sea Can

G. Noble presented development permit application 19-017 for a Sea Can to be used for storage purposes at the Taber Evangelical Mennonite Church. A discussion was had regarding rules and regulations of sea cans and potential land use bylaw amendments for the future. An amendment was made to condition 1 to allow for the Sea Can to be painted instead of cladded.

RES. 30/2019 Moved by R. Hadden that the Municipal Planning Commission approves development permit application 19-017 for a Sea Can, Temporary Accessory Use, for a period of three (3) years, located at 5001 64th Ave., Lot 19, Block 1, Plan 0814869 with the following conditions:

1. The Sea Can shall be painted to match the church,
2. The Sea Can must be set at least 0.6m from the side property line,
3. The owner shall maintain the Sea Can in a proper state of repair,
4. The 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,
5. The development conforms to the Institutional and Recreation District (IR);
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

6201 56 Ave - DP 19-018 - Addition

G. Noble presented development permit application 19-018 for an addition to the River's Electric building. A discussion was had regarding the proposed setbacks, parking, landscaping and visibility at the corner.

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RES. 31/2019

Moved by Councillor Garner that the Municipal Planning Commission approves development permit application 19-018 for a building addition with waivers, located at 6201 56th Ave., Lot 10, Block 3, Plan 3042JK with the following conditions:

1. The site to be developed as per the site plan submitted,
2. *Pursuant to section 1.4.3 of Land Use Bylaw 14-2016, as amended, front yard setback requirement waiver from 7.5m to 3.5m is hereby granted,*
3. *Pursuant to section 1.4.3. of Land Use Bylaw 14-2016, as amended, side yard setback requirement waiver from 7.5m to 7.0m is hereby granted,*
4. The applicant will ensure that 21 parking stalls are provided for on the property as per the parking plan,
5. Prior to construction commencing, the applicant will submit an exterior finish plan for the proposed building and must be approved by the Director of Planning & Economic Development,
6. Prior to construction commencing, the applicant will submit a landscaping plan for the 10% landscaped requirement for the Medium Industrial District (M-2), in the land use bylaw, to be approved by the Director of Planning & Economic Development,
7. 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,
8. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
9. 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

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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,

10. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

Building Permit Statistics March 2019

G. Noble presented the building permit statistics for the month of March 2019.

RES. 32/2019 Moved by R. Hadden that the Municipal Planning Commission accepts the March 2019 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Item - MPC Requests

None.

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

OPEN SESSION

N/A.

CLOSE OF MEETING

RES. 33/2019 Moved by Councillor Garner that the April 15th, 2019,
Municipal Planning Commission meeting be closed
at 2:15pm.

CARRIED UNANIMOUSLY



CHAIRPERSON