

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 JULY 8, 2019, AT 1:30 PM.

Chairperson

Roger Miles

Members

Ron Hadden
Ron Levagood
Joe Strojwas

Absent

Mark Garner

Staff

Phyllis Monks
Grace Noble
Kattie Schlamp
Ben Young

CALL TO ORDER

Chairperson Miles called the meeting to order at 1:32pm.

ADOPTION OF THE AGENDA

RES. 58/2019 R. Levagood moved to adopt the July 8th, 2019,
Municipal Planning Commission meeting agenda as
presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Meeting Minutes of the June 17, 2019 Municipal Planning
Commission**

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RES. 59/2019 R. Hadden moved that the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on June 17, 2019, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

DP 19-033 - 4225 48 Ave. - Food Truck

RES. 60/2019 Moved by R. Hadden that the Municipal Planning Commission approves Development Permit 19-033 for a Food Truck to operate within the Town of Taber from 4225 48 Ave., Lot 8, Block 1, Plan 8311166 with the following conditions:

1. The development shall conform to the Food Truck requirements of the Town of Taber Land Use Bylaw 14-2016,
2. Shall conform to the Town of Taber Business License Bylaw 14-2018,
3. A fire consultation must be had with the Town of Taber's Fire Department,
4. The owner and/or operator must limit their time in any one location to a maximum of 5 hours within a 48 hour time period. Any one location is considered within 100m;
5. The owner and/or operator must have their own garbage receptacle,
6. The owner may not dump any cooking oil or other substances into drains. Proper dumping shall be the responsibility of the Food Truck owner,
7. The Food Truck/Mobile Trailer must be stored in an appropriate manner on the owners property at 4225 48th Avenue;

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8. Must conform to the health standards of Alberta Health Services. Applicant shall contact Alberta Health Services for more information:
Health Inspector – Danny Lo
Address – 4326 50th Avenue, Taber, AB T1G 1N9
Phone – (403) 223-7230

CARRIED UNANIMOUSLY

DP 19-038 - 5712 46 St. - Secondary Suite

RES. 61/2019 Moved by R. Levagood that the Municipal Planning Commission approves Development Permit 19-038 for a Secondary Suite; discretionary use located at 5712 46th St., Lot 10, Block 3, Plan 8010818 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. 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 for the Town of Taber,
4. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
5. The secondary suite must have a private outdoor amenity space that has a minimum area of 7.5 square meters,
6. In accordance with section 2.4.3 of the Land Use Bylaw 14-2016, a minimum of 2 parking stalls are required for each above unit, and 1 stall is required for each secondary suite,
 - a. Pursuant to Section 1.4.3 of the Land Use Bylaw 14-2016, as amended, a parking

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waiver reducing the number of parking stalls from two (2) per dwelling to one (1) for the above unit is hereby granted,

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 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),
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 19-041 - 5703 54 Ave - Nursery & Garden Store Rebuild

RES. 62/2019 Moved by Councillor Strojwas that the Municipal Planning Commission approves Development Permit DP 19-041 for a rebuild of the existing storefront for the Nursery & Garden Store; Permitted Use, at 5703 54th Ave., Lot 13, Block 6, Plan 6404JK with the following conditions:

1. The site to be 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

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- obtain the necessary Building, Plumbing, Electrical and Gas permits,
3. If sprinkler permit 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 for the Town of Taber,
 4. The applicant will submit an updated parking plan showing the angled parking to be approached from the north on 58th Street; six stalls are required under the land use bylaw,
 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);
 6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**Subdivision TT 19-0-002
5402, 5406A & 5406B 50 Ave.**

RES. 63/2019 Moved by R. Hadden that the Development Authority recommend that the Subdivision Authority approve Subdivision application TT 19-0-002, Lots 1, 2, & Portion of Lot 3, Block 8, Plan 5638 L within NW ¼ Sec. 32, Twp. 9, Rng. 16 W4M with the following conditions.

1. That approval shall apply to a subdivision plan within NW ¼ Sec. 32, Twp. 9, Rng. 16 W4M.

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2. 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.
3. 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;
4. Compliance to be maintained with existing policy documents including but not limited to the Municipal Development Plan and Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.
5. The Developer shall install and maintain fire separations between the buildings to the satisfaction of the Development Authority prior to endorsement.
6. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.
7. A Party Wall Agreement shall be registered on Title that identifies improvement costs and provides all parties with protection.

CARRIED UNANIMOUSLY

Building Permit Statistics June 2019

RES. 64/2019 Moved by R. Levagood that the Municipal Planning Commission accepts the June 2019 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Item

RES. 65/2019 Moved by R. Levagood that the Municipal Planning Commission commends Grace Noble on her service with the commission and wish her Godspeed on her future endeavours.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A.

OPEN SESSION

N/A.

CLOSE OF MEETING

RES. 66/2019 Moved by Councillor Strojwas that the July 8th, 2019, Municipal Planning Commission be closed at 1:55pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



On behalf
of

CHIEF ADMINISTRATIVE OFFICER