

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 AUGUST 12, 2019, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Members**

Ron Hadden  
Ron Levagood  
Joe Strojwas  
Mark Garner

**Staff**

Phyllis Monks  
Kattie Schlamp  
Ben Young

**CALL TO ORDER**

Chairperson Miles called the meeting to order at 1:31pm.

**ADOPTION OF THE AGENDA**

RES. 67/2019 R. Levagood moved to adopt the August 12, 2019,  
Municipal Planning Commission meeting agenda as  
presented.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

**Meeting Minutes of the July 8, 2019 Municipal Planning  
Commission**

RES. 68/2019 Councillor Strojwas moved that the Municipal  
Planning Commission adopts the minutes of the  
regular Municipal Planning Commission meeting  
held on July 8, 2019, as presented.

48/2019

Meeting Date  
2019-08-12

CARRIED UNANIMOUSLY

**BUSINESS ARISING FROM THE MINUTES**

None.

**ACTION ITEMS**

**DP 19-040 – Change of Use**

RES. 69/2019      Moved by R. Levagood that the Municipal Planning Commission approves Development Permit DP 19-040 for a Change of Use; Discretionary Use, at 5300 80th Ave., Lot 3, Block 4, Plan 1811794 with the following conditions:

1. All materials stored on site shall be kept within the boundaries of the property and shall not cross over to adjacent properties,
2. The site shall be maintained in a neat and orderly manner with no debris or refuse being stored on site,
3. A Landscape Plan showing landscaping for a minimum of 10% of the property must be submitted to and approved by the Director of Planning and Economic Development prior to development,
4. Should the Development Authority receive any complaints about the condition of the site the Applicant will be required to enclose the property with a fence and screening,
5. The Development Permit is valid for one year from the date of issuance. To continue with this use after one year the Applicant must reapply,
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**DP 19-045 – Food Truck**

RES. 70/2019 Moved by Councillor Garner that the Municipal Planning Commission approves Development Permit 19-045 for a Food Truck to operate within the Town of Taber from 5318 38 Ave., Lot 24, Block 52, Plan 9712341 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 must be stored in an appropriate manner at the owner's property at 5318 38 Ave;
8. Must conform to the health standards of Alberta Health Services. Applicant shall contact Alberta Health Services for more information:
  1. Health Inspector – Danny Lo  
Address – 4326 50<sup>th</sup> Avenue, Taber, AB T1G 1N9  
Phone – (403) 223-7230

CARRIED

**DP 19-053 – Change of Use**

RES. 71/2019 Moved by Councillor Strojwas that the Municipal Planning Commission approves Development Permit DP 19-053 for a Change of Use; Discretionary Use, at 6204, 6210, & 6216 60 St., Lots 31, 32, & 33, Block 27, Plan 8210712 with the following Conditions:

50/2019

Meeting Date  
2019-08-12

1. All materials stored on site shall be kept within the boundaries fo the property and shall not cross over to adjacent properties,
2. The site shall be maintained in a neat and orderly manner with no debris or refuse being stored on site,
3. A Landscape Plan showing landscaping for a minimum of 10% of the property must be submitted to and approved by the Director of Planning and Economic Development prior to development,
4. Should the Development Authority recieve any complains about the condition of the site the Applicant will be required to enclose the property with a fence and screening,
5. All outstanding taxes, if any, are paid to the Town of Taber proper to proceeding with development,
6. This Development Permit is for Lots 31, 32, & 33, Block 27, Plan 8210712, as one approved site plan. Should the applicant amend the application to remove any of the impacted lots from the "site" a revised application will be required that reflects the requirements of the Land Use Bylaw and ensures compliance of the development.

CARRIED UNANIMOUSLY

**Subdivision TT 19-0-004  
Eureka Lots**

RES. 72/2019      Moved by Councillor Strojwas that the Development Authority recommend that the Subdivision Authority approve Subdivision Application TT 19-0-004 of Block X, Plan 7819AQ within S.E. ¼ Sec. 8, Twp. 10, Rge. 16, W4M with the following conditions:

1. That approval shall apply to a subdivision plan within SE ¼ Sec. 8, Twp. 10, Rng. 16 W4M, surveyor file number H24519
2. That pursuant to Section 654(1)(d) of the Municipal Government At, all outstanding

51/2019

Meeting Date  
2019-08-12



property taxes shall be paid to the Town of Taber proper to endoresement,

3. Easements and/or rights of ways shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities are required,
4. The subdivision plan shall be registered in a manner satifacrotly to the Land Titles Office,
5. The developmer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debirs and weeedes during development of the subdivision.

CARRIED UNANIMOUSLY

**Subdivision TT 19-0-005**

**30 & 32 Prairie Lake Drive, 29 Prairie Sunset Avenue**

RES. 73/2019

Moved by R. Levagood that the Development Authority recommend that the Subdivision Authority approve Subdivision Application TT 19-0-005 Lot 12, Block 5, Plan 161 1498 and Lots 15 & 16, Block 5, Unregistered Plan by D.J. Amantea within NW ¼ Sec. 6, Twp. 10, Rge. 16, W4M with the following conditions:

1. The Developer shall be responsible for determining the location of private utilities and bearing the cost of relocating those services when necessary.
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 by the utility provider.
3. That approval shall apply to a subdvision plan within NW ¼ Sec. 6, Twp. 10, Rng. 16 W4M.
4. That prusuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endoresemnt.
5. Compliance to be maintied with existing policy documents including but not limited to the NW Area Structure Plan and Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.

52/2019

Meeting Date  
2019-08-12

6. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

**Building Permit Statistics July 2019**

K. Schlamp presented the building permit statistics for the month of July 2019.

RES. 74/2019 Moved by Councillor Garner that the Municipal Planning Commission accepts the July 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**

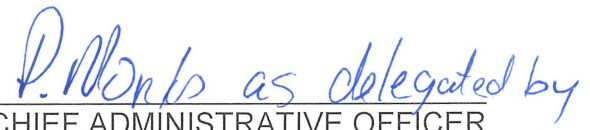
RES. 75/2019      Moved by R. Hadden that the August 12, 2019,  
Municipal Planning Commission be closed at  
2:07pm.

CARRIED UNANIMOUSLY



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CHAIRPERSON



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CHIEF ADMINISTRATIVE OFFICER