

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 NOVEMBER 18, 2019, AT 1:30 PM.

Chairperson

Roger Miles

Members

Mark Garner

Ron Hadden

Joe Strojwas

Absent

Ron Levagood

Staff

Rob Janzen

Phyllis Monks

CALL TO ORDER

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

ADOPTION OF THE AGENDA

RES 90/2019 Moved by J. Strojwas that the Municipal Planning Commission adopts the agenda, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

RES 91/2019 Moved by R. Hadden that the Municipal Planning Commission adopts the minutes of the regular meeting of the Municipal Planning Commission held on October 21, 2019, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

DP 19-030 Move on Home

RES 92/2019 Moved by R. Hadden that the Municipal Planning Commission approves Development Permit 19-030 for a Move-on Home to be located at 4835 57 Ave., Lot 51, Block 39, Plan 131 2245 with the following 12 conditions as amended:

- A)** The site is to be developed as per the site plan submitted, to the satisfaction of the Director of Planning and Economic Development,
- B)** The applicant shall pay a \$2,500 refundable performance bond to ensure Town infrastructure such as curbs and sidewalks are left in the same or better condition that at the commencement of the development. The applicant must arrange for a pre-inspection of the property, through the Planning and Economic Development Department, up to 5 days before development commences,
- C)** The applicant shall determine the location of all services to Lot 50 and Lot 51 and provide separate services to each lot to the satisfaction of the Development Authority and impacted utility providers at the applicants expense,
- D)** 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,
- E)** The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,

- F) A lot drainage (grade) plan illustrating water will not accumulate on the property, or on the adjacent property, and will create positive drainage must be submitted to the satisfaction of the Director of Planning and Economic Development,
- G) The foundation must be staked by a qualified professional,
- H) 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 and indicated under Bylaw 4-2008,
- I) The addressing of the home is to remain clearly visible through all stages of construction,
- J) The applicant shall submit a plan for the exterior finish of the building and landscaping of the property to the satisfaction of the Director of Planning and Economic Development,
- K) Prior to occupancy, the applicant will provide a Real Property Report to the Town of Taber,
- L) Two (2) off-street parking stalls must be provided within the parcel for every dwelling unit in the home. All parking must be located on hard surfacing and maintained to the satisfaction of the Development Authority.

CARRIED UNANIMOUSLY

DP 19-073 - Deck Height Variance

RES 93/2019 Moved by Councillor Strojwas that the Municipal Planning Commission approves the rear deck variance from 1.5 metres to 2.62 metres for the development located at 12

Westview Place, Lot 37, Block 35, Plan 1112745 with the following conditions:

- A) Pursuant to Section 3.1.2(6)(c) of Land Use Bylaw No. 14-216, as amended, a deck height wavier is granted, from 1.50 metres to 2.62 metres for the deck situated at the rear of the principal building.
- B) The site is to be developed as per site plan submitted.
- C) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Building Code.

CARRIED UNANIMOUSLY

DP 19-077 - Deck Height Variance

RES 94/2019 Moved by Councillor Garner that the Municipal Planning Commission approves DP 19-077 for the construction of a rear deck at 30 Prairie Lake Drive, Lot18, Block 5, Plan 1912128 with the following conditions:

- A) Pursuant to Section 3.1.2(6)(c) of Land Use Bylaw No. 14-216, as amended, a deck height wavier is granted, from 1.50 metres to 2.13 metres for the deck situated at the rear of the principal building.
- B) The site is to be developed as per site plan submitted.
- C) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Building Code.

CARRIED UNANIMOUSLY

Prairie Gold Street Setback Variance

RES 95/2019 Moved by Councillor Strojwas that the Municipal Planning Commission approves the request to vary the 6.0 metre setback, as required for principal buildings in the Residential Single and Two Dwelling District, by reducing it by 2.5 metres to a front setback of 3.5 metres for Lots 28-34, Block 5, Plan 1910155.

110/2016

Meeting Date
2019-11-18

CARRIED UNANIMOUSLY

Subdivision TT 19-0-007
Eureka Industrial Park

RES 96/2019 Moved by R. Hadden that the Development Authority recommend that the Subdivision Authority approve Subdivision Application TT 19-0-007, Part of Block X, Plan 7819 AQ, and Lot 5, Block 4, Plan _____, within S ½ Sec. 8, Twp. 10, Rng. 16, W4M with the following conditions:

- A) 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.
- B) 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.
- C) Compliance to be maintained with existing policy documents including but not limited to the Eureka Area Structure Plan and Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.
- D) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

Building Permit Statistics October 2019

RES 97/2019 Moved by Councillor Garner that the Municipal Planning Commission accepts the October 2019 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

9. OPEN SESSION

OPEN SESSION

N/A

CLOSE OF MEETING

RES 98/2019 Moved by Councillor Garner that the meeting be closed at 2:20 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE