

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 JANUARY 20, 2020, AT 1:30 PM.

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**Chairperson**  
Roger Miles

**Members**  
Mark Garner  
Ron Hadden  
Ron Levagood  
Joe Strojwas

**Staff**  
Rob Janzen  
Phyllis Monks

1. CALL TO ORDER

**CALL TO ORDER**

Meeting called to order at 1:28pm.

2. ADOPTION OF THE AGENDA

**ADOPTION OF THE AGENDA**

RES 1/2020 Moved by J. Strojwas that the Municipal Planning  
Commission adopts the agenda as presented.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

**Meeting Minutes of the December 9, 2019 Municipal Planning  
Commission Meeting**

RES 2/2020 Moved by R. Hadden that the Municipal Planning  
Commission adopts the minutes of the regular meeting of  
the Municipal Planning Commission held on December 9,  
2019, as presented.

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CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

**BUSINESS ARISING FROM THE MINUTES**

None.

5. ACTION ITEMS

**DP 19-085 - Move-On Home**

RES 3/2020 Moved by R. Levagood that the Municipal Planning Commission approves Development Permit DP 19-085 for a move-on home and garage to be located at 4001 51 Street, Lot 21, Block 51, Plan 1911630 with the following conditions:

- 1) The site is to be developed as per the site plan submitted, to the satisfaction of the Director of Planning and Economic Development;
- 2) The applicant shall pay a \$2,500.00 refundable performance bond to ensure Town infrastructure such as curbs and sidewalks are left in the same or better condition than at the commencement of development. The applicant must arrange for pre-inspection of the property through the Planning and Economic Development Department, up to 5 days before development commences;
- 3) 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 all necessary permits, including building, plumbing, electrical, and gas permits;
- 4) The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber;
- 5) The building foundation must be staked by a qualified professional;
- 6) During construction, the site must be maintained in a neat and orderly manner to ensure that neighbours are not directly impacted by construction activity. This includes parking of

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construction vehicles, and storage of construction materials, debris, and topsoil. Any damage to nearby property that occurs as a result of construction activities for this development shall be repaired at the cost of the applicant. Soil, dust, and standing water shall be controlled by the applicant, and shall not impact neighbouring properties. Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008;

- 7) The addressing of the home is to remain clearly visible through all stages of construction;
- 8) 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 prior to commencing construction;
- 9) Prior to occupancy the applicant must provide a Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

#### **DP 19-079 - Deck Height Variance**

RES 4/2020 Moved by R. Hadden that the Municipal Planning Commission approves the construction of a front and rear deck in DP 19-079 located at 170 Prairie Gold Street, Lot 43, Block 5, Plan 1910155 with the following conditions:

- 1) Pursuant to Section 3.1.2(6)(c) of Land Use Bylaw No. 14-216, as amended, a deck height waiver is granted, from 1.50 metres to 1.9 metres for two (2) decks situated at the rear and front of the principal building.
- 2) The site is to be developed as per site plan submitted.
- 3) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Building Code.

CARRIED UNANIMOUSLY

#### **DP 20-002 - Basement Suite**

RES 5/2020 Moved by J. Strojwas that the Municipal Planning Commission approves Development Permit 20-002 for a Basement Suite to be located at 5107 53<sup>rd</sup> Street, Lots 60-61, Plan 2746T with the following conditions:

- 1) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. The applicant must also ensure all other required permits are obtained, including but not limited to Building, Plumbing, Electrical, and Gas permits;
- 2) 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 to the Town of Taber;
- 3) The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber;
- 4) The suite must have a separate entrance from the principal dwelling entrance, either from a common indoor landing or directly from the side or rear of the structure;
- 5) The secondary suite must have a private outdoor amenity space that has a minimum area of 7.5 square metres;
- 6) In accordance with Section 2.4.3 of the Land Use Bylaw 14-2016, as amended, 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 waiver reducing the number of parking stalls from two (2) per dwelling unit to one (1) for the above unit is hereby granted;*
- 7) 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 damages to surrounding properties that occur due to construction activity, including but not limited to damages to fencing, driveways, or landscaping, must be repaired at the applicant's expense. Dust, soils, and standing water shall be controlled and maintained on site by the applicant. Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008.

CARRIED UNANIMOUSLY

**Land Use Bylaw Amendment Bylaw No. 3-2020**

RES 5/2020 Moved by J. Strojwas that the Development Authority authorizes Administration to proceed to Council with 1<sup>st</sup> reading of Bylaw 3-2020.

CARRIED UNANIMOUSLY

**Building Permit Statistics - December 2019**

RES 6/2020 Moved by R. Hadden that the Municipal Planning Commission accepts the December 2019 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

**Standing Items - MPC Requests**

R. Levagood noted that there has been an influx of deer on the golf course, and Signature Lane residents have complained.

6. DELEGATIONS

**DELEGATIONS**

None.

7. MEDIA INQUIRIES

**MEDIA INQUIRIES**

None.

8. CLOSED SESSION

**CLOSED SESSION**

N/A

9. OPEN SESSION

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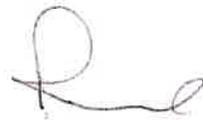
**OPEN SESSION**

N/A

10. CLOSE OF MEETING

**CLOSE OF MEETING**

RES 7/2020 Moved by R. Levagood that the meeting be closed at 2:11 pm.



\_\_\_\_\_  
CHAIRPERSON



\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

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