

**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 MARCH 16, 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

Kattie Schlamp

Ben Young

**1. CALL TO ORDER**

**CALL TO ORDER**

Meeting called to order by R. Miles at 1:32pm.

**2. ADOPTION OF THE AGENDA**

**ADOPTION OF THE AGENDA**

RES 18/2020 M. Garner moved that the Agenda for March 16, 2020 be accepted by the Municipal Planning Commission as presented.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

**Meeting Minutes of the February 18, 2020 Municipal Planning Commission Meeting**

RES 19/2020 J. Strojwas moved that the Municipal Planning Commission adopts the minutes of the regular meeting of the Municipal Planning Commission held on February 18, 2020, as presented.

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

**BUSINESS ARISING FROM THE MINUTES**

None.

5. ACTION ITEMS

**PS 20-004 - Portable Sign: Purple Cow**

RES 20/2020 R. Hadden moved that the Municipal Planning Commission renews the Portable Sign located at 5103 47<sup>th</sup> Avenue, Lot 26, Block 2, Plan 5638L for a period of one year.

CARRIED UNANIMOUSLY

**PS 20-005 - Portable Sign Renewal: Kirk's Tire**

RES 21/2020 R. Levagood moved that the Municipal Planning Commission approves the renewal of the Portable Sign located at 5705 64<sup>th</sup> Street, Lot 15, Block 7, Plan 0612098 for a period of one year.

CARRIED UNANIMOUSLY

**PS 20-006 - Portable Sign Renewal: Taber Motel**

RES 22/2020 J. Strojwas moved that the Municipal Planning Commission approves the renewal of the portable sign located at 5402 46<sup>th</sup> Avenue, Lot 1, Block 20, Plan 6390L for a period of one year.

CARRIED UNANIMOUSLY

**PS 20-007 - Portable Sign Renewal: Osho's**

RES 23/2020 R. Levagood moved that the Municipal Planning Commission approves the renewal of the portable sign located 5114 46<sup>th</sup> Avenue, Lot 6, Block 18, Plan 6390L.

CARRIED UNANIMOUSLY

**DP 20-012 - 12 Fairway Village Variances**

RES 24/2020 M. Garner moved that the Municipal Planning Commission approves the following two variances for DP 20-012 located at 12 Fairway Village, Plan 9410343:

- 1) Waive the 3 metre minimum separation required between residential buildings within the R-4 district for this development. All setback requirements must still be met unless otherwise approved by the Municipal Planning Commission.
- 2) A rear setback variance of 2.43 metres, reducing the required rear setback from 6 metres to 3.57 metres.

CARRIED UNANIMOUSLY

**DP 20-013 - Change of Use at 6306 50th Street**

RES 25/2020 M. Garner moved that the Municipal Planning Commission approved the proposed Change of Use for Indoor Storage to be located in an existing building at 6306 50<sup>th</sup> Street, Lot 11, Block 61, Plan 0414391, with the following conditions:

- 1) The development conforms to the attached district requirements of the Comprehensive Commercial District (CC),

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- 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) A Fire Inspection must be conducted by the Town of Taber Fire Department,
- 4) The applicant must obtain a valid Business License from the Town of Taber,
- 5) A maximum of one service vehicle associated with this business can be stored on-site,
- 6) All storage must be inside the building,
- 7) Given the proximity of the location to a residential district, the owner and/or operator must not cause any continuous sounds exceeding 65 decibels,
- 8) The applicant must ensure no off-site impacts as a result of the operations on site. This includes maintaining dust control to the satisfaction of the Development Authority,
- 9) Any new developments or changes of use within Lot 11, Block 61, Plan 0414391, whether or not they are related to this proposed development, will require a development permit application.

CARRIED UNANIMOUSLY

**Subdivision TT 20-0-002**

RES 26/2020 J. Strojwas moved that the Development Authority recommend that the Subdivision Authority approve Subdivision Application TT 20-0-002, Part of Lot 10, Block 2, Plan 071 2404 within SE ¼ Sec. 8, Twp. 10, Rng. 16, W4M, civically described as 6920 64 Street, with the following conditions:

- 1) 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.
- 2) 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.

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- 3) 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.
- 4) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

**Subdivision TT 20-0-003 - 5814 57A Ave.**

RES 27/2020 M. Garner moved that the Development Authority recommend that the Subdivision Authority approve Subdivision Application TT 20-0-003, Part of Lots 11-12, Block 2, Plan 771 1362, within SE ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5814 57A Ave., with the following conditions:

- 1) That approval shall apply to an industrial subdivision plan within SE ¼ of Sec. 5, Twp. 10, Rng. 16, W4M.
- 2) Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority.
- 3) The developer shall enter into a Servicing Agreement or Deferred Servicing Agreement with the Town of Taber to provide independent services to each newly developed lot, including providing access to Lot 12 & Lot 13 with the installation of culverts to the satisfaction of the Development Authority. Drawings and securities for the work will be required.
- 4) The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
- 5) 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.
- 6) Development Permits will be required for any new development on the lots. Approval of this

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subdivision does not constitute approval of any future development permit application.

- 7) 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.
- 8) Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 14-2016, to the satisfaction of the Development Authority.
- 9) The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

### **Building Permit Statistics - February 2020**

RES 28/2020 R. Hadden moved that the Municipal Planning Commission accepts the February 202 Building Permit Statistics as Information.

CARRIED UNANIMOUSLY

### **Standing Items - MPC Requests**

None.

### **6. DELEGATIONS**

#### **DELEGATIONS**

None.

### **7. MEDIA INQUIRIES**

#### **MEDIA INQUIRIES**

None.

8. CLOSED SESSION

**CLOSED SESSION**

None.

9. OPEN SESSION

**OPEN SESSION**

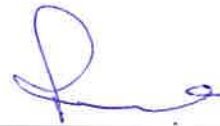
None.

10. CLOSE OF MEETING

**CLOSE OF MEETING**

RES 29/2020 Moved by R. Hadden that the meeting be closed at 2:07pm.

CARRIED UNANIMOUSLY



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CHAIRPERSON



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CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE