

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 JUNE 15, 2020, AT 1:30 PM.

Members

Ron Hadden
Ron Levagood
Roger Miles
Joe Strojwas
Mark Garner

Staff

Rob Janzen
Phyllis Monks

1. CALL TO ORDER

CALL TO ORDER

Meeting called to order by R. Miles at 1:30pm.

2. ADOPTION OF THE AGENDA

ADOPTION OF THE AGENDA

RES 53/2020 Moved by J. Strojwas that the Municipal Planning
Commission adopts the agenda as presented.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

Meeting Minutes of May 20, 2020

RES 54/2020 Moved by M. Garner that the Municipal Planning
Commission adopts the meeting minutes of the regular
Municipal Planning Commission meeting held on May
20th, 2020, as presented.

CARRIED UNANIMOUSLY

4. BUSINESS ARISING FROM THE MINUTES

BUSINESS ARISING FROM THE MINUTES

None.

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5. ACTION ITEMS

PS 20-008 - 6004 46 Ave Portable Sign

RES 55/2020 Moved by R. Hadden that the Municipal Planning Commission approves the Portable Sign to be located at 6004 46th Avenue, Lot 7, Block 1, Plan 1612860, with the following conditions:

- 1) This permit is for a portable sign to be placed in the location shown on the attached map,
- 2) Sign must not be greater than 4.5m², and must not exceed 3.5m in height,
- 3) The sign must be placed within setback requirements of the Land Use Bylaw 14-2016; at least 0.6m from a property line and at least 45m from any other portable sign and from Residential Districts,
- 4) The name and phone number of the sign owner must be permanently affixed to the sign in a visually prominent location on the sign.
- 5) The sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
- 6) The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached,
- 7) The sign must be removed, or the permit must be renewed on or before the expiry date.

CARRIED UNANIMOUSLY

HO 20-001 - Reflexology Clinic

RES 56/2020 Moved by M. Garner that the Municipal Planning Commission approves the Home Occupation application, HO 20-001 for a Reflexology Clinic to be located at 4602 50th Avenue, Lot 1, Block B, Plan 7282JK, with the following conditions:

- 1) The development shall conform to the district requirements of the Residential Single & Two Dwelling District (R-2), the Home Occupation conditions in Town of Taber Land Use Bylaw 14-2016 and the Town of Taber Business License Bylaw 14-2018;

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- 2) If required, 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) The applicant is allowed to have up to 10 clients per day to the residence, one at a time and no other employees working from the residence, (operating hours must not be past 10:00pm),
- 4) The applicant must have a Fire Inspection conducted by the Taber Fire Department;
- 5) The approval shall be applicable only for a period of five (5) years after which a new home occupation permit must be applied for.

CARRIED UNANIMOUSLY

DP 20-031 - 4409 56 Ave Deck Height Variance

RES 57/2020 Moved by R. Levagood that the Municipal Planning Commission approves Development Permit DP 20-031 for a new deck with a deck height variance of 0.28 metres to be located at 4409 56 Avenue, Lot 10, Block 2, Plan 9911694, with the following conditions:

- 1) The site is developed as per the site plan submitted,
- 2) A 0.28 metre deck height variance was approved by the Municipal Planning Commission on June 15th, 2020 for the deck as seen in the attached site plan to be installed at a height of 1.78 metres.
- 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 the necessary Building, Plumbing, Electrical, and Gas permits,
- 4) The development conforms to the district requirements of the Residential Single Dwelling District (R-1),
- 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

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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

DP 20-032 - 4619 52 Ave Second Garage

RES 58/2020 Moved by R. Hadden that the Municipal Planning Commission approves development permit DP 20-032 for a new secondary garage to be located at 4619 52 Avenue, Lots 8-9, Block 3, Plan 4539JK with the following conditions:

- 1) The site is developed as per the site plan submitted;
- 2) The approved heights are 3.1 metres in the interior and 4.5 metres on the exterior;
- 3) The applicant must ensure the foundation be staked by a qualified professional;
- 4) 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;
- 5) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
- 6) The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling;
- 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;

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- 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) If the proposed garage is going to include the use for a residential business, a home occupation business license shall be required;
- 10) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 11) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

DP 20-033 - 4445 57 Ave Deck Height Variance

RES 59/2020 Moved by J. Strojwas that the Municipal Planning Commission approves development permit DP 20-033 for a new Single Family Dwelling with a Deck Height Variance of 0.37 metres to a maximum height of 1.87 metres to be located at 4445 57 Avenue, Lot 57, Block 3, Plan 2010444 with the following conditions:

- 1) The site is developed as per the site plan submitted,
- 2) The development conforms to the district requirements of the Residential Single Dwelling District (R-1),
- 3) A deck height variance of 0.37 metres was approved for this parcel by the Municipal Planning Commission on June 15th, 2020. The varied rear deck height for the deck in attached site plan is 1.87 metres,
- 4) The applicant must obtain a Building Permit to ensure the development complies with the Alberta

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Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits,

- 5) New Home Warranty documentation must be supplied prior to the issuance of the Building Permit,
- 6) The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
- 7) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional,
- 8) The architectural controls and vertical grade points must be approved by the developer,
- 9) 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),
- 10) The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 1-2010 5.29, temporary water service for a maximum of 60 days must be arranged through the Town Office,

- 11) In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit,
- 12) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 13) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

Downtown Architectural Guide Draft

RES 60/2020 Moved by J. Strojwas that the Municipal Planning Commission accepts the Downtown Architectural Guide draft as information for consideration.

CARRIED UNANIMOUSLY

Gateway Signage Review Report

RES 61/2020 Moved by J. Strojwas that the Municipal Planning Commission accepts the Gateway Signage Review Report draft as information for consideration.

CARRIED UNANIMOUSLY

Building Permit Statistics - May 2020

RES 62/2020 Moved by R. Levagood that the Municipal Planning Commission accepts the May 2020 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Items

None.

6. DELEGATIONS

DELEGATIONS

None.

7. MEDIA INQUIRIES

MEDIA INQUIRIES

None.

8. CLOSED SESSION

CLOSED SESSION

RES 63/2020 Moved by M. Garner that the meeting be moved into Closed Session.

CARRIED UNANIMOUSLY

Land Use Bylaw Review Continued

RES 64/2020 Moved by M. Garner that the Municipal Planning Commission accepts the Draft Land Use Bylaw Update and discussion as information.

CARRIED UNANIMOUSLY

9. OPEN SESSION

OPEN SESSION

RES 65/2020 Moved by J. Strojwas that the meeting move into Open Session.

CARRIED UNANIMOUSLY

10. CLOSE OF MEETING

CLOSE OF MEETING

RES 66/2020 Moved by R. Levagood that the meeting close at 4:33pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE