

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 20, 2020, AT 2:02 PM.

Chairperson
Roger Miles

Members
Mark Garner
Ron Levagood
Joe Strojwas

Staff
Rob Janzen
Phyllis Monks

Absent
Ron Hadden

1. CALL TO ORDER

CALL TO ORDER

Meeting called to order by R. Miles at 2:02 pm.

2. ADOPTION OF THE AGENDA

Adoption of the Agenda

RES 90/2020 Moved by M. Garner that the Municipal Planning Commission adopts the agenda for the Special Municipal Planning Commission meeting on August 20th, 2020, as presented.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

ADOPTION OF THE MINUTES

N/A

107/2016

Meeting Date
2020-08-20

4. BUSINESS ARISING FROM THE MINUTES

BUSINESS ARISING FROM THE MINUTES

None.

5. ACTION ITEMS

DP 20-055 - Storage Building

RES 91/2020 Moved by J. Strojwas that the Municipal Planning Commission approves Development Permit DP20-055 for a new Indoor Storage Building at the proposed location of 6311 52nd Avenue, Lots 10-11, Block 1, Plan 1340JK, with the following conditions:

- 1) The site is developed as per the attached site plan, with an additional egress to meet Fire and Building Codes;
- 2) A 3.75 metre front yard setback variance has been granted by the Municipal Planning Commission reducing the front yard setback for the proposed building from 7.5 metres to 3.75 metres;
- 3) A 3.5 metre side yard setback variance has been granted by the Municipal Planning Commission reducing the side yard setback for the west side of the proposed building from 7.0 metres to 3.5 metres;
- 4) Ten percent (10%) of the lot must be landscaped, including some soft surfaced landscaping, and be continually maintained to the satisfaction of the Development Authority;
- 5) 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;
- 6) The development conforms to the district requirements of the Medium Industrial District (M-2);
- 7) The exterior finish of the warehouse shall be professionally manufactured and complimentary to

the finishing of the neighboring properties to the satisfaction of the Development Authority;

- 8) 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;
- 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 the water meter and access to Town water. Public services shall determine if the water curb stop is acceptable and so advise the Town office prior to occupancy;
- 11) In accordance with policy 68C08/21/00, a \$2,500.00 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 shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 12) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;

CARRIED UNANIMOUSLY

DP 20-057 - Secondary Garage

RES 92/2020 Moved by M. Garner that the Municipal Planning Commission approves development permit DP 20-057 for a new secondary garage to be located at 5614 55th

109/2016

Meeting Date
2020-08-20

Street, Lot 18, Block 8, Plan 4919GD with the following conditions:

- 1) The site is developed as per the site plan submitted;
- 2) The approved height is 3.7 metres;
- 3) The approved area is 58.0 metres;
- 4) The applicant must ensure the foundation be staked by a qualified professional;
- 5) 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;
- 6) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
- 7) The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling;
- 8) 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;
- 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) If the proposed garage is going to include the use for a residential business, a home occupation business license shall be required;
- 11) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;

- 12) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

6. DELEGATIONS

DELEGATIONS

None.

7. MEDIA INQUIRIES

MEDIA INQUIRIES

None.

8. CLOSED SESSION

CLOSED SESSION

9. OPEN SESSION

OPEN SESSION

10. CLOSE OF MEETING

CLOSE OF MEETING

RES 93/2020 Moved by R. Levagood that the meeting be closed at 2:09 pm.

CARRIED UNANIMOUSLY



CHARIPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

111/2016

Meeting Date
2020-08-20