

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 SEPTEMBER 1, 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 1:31 pm by R. Miles.

2. ADOPTION OF THE AGENDA

**Adoption of the Agenda**

RES 94/2020 Moved by M. Garner that the Municipal Planning Commission adopts the agenda for the Special Municipal Planning Commission meeting on September 1<sup>st</sup>, 2020, as presented.

CARRIED UNANIMOUSLY

5. ACTION ITEMS

**DP 20-064 - Deck Variances**

RES 95/2020 Moved by M. Garner that the Municipal Planning Commission approves development permit DP 20-064 for a deck and verandah to be located at 5402 43<sup>rd</sup> Street, Lot 10, Block 7, Plan 1211838 with the following conditions as amended:

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- 1) The site is developed as per the site plan submitted;
- 2) A 2.31 metre deck height variance was approved by the Municipal Planning Commission on September 1<sup>st</sup>, 2020 for the verandah as seen in the attached site plan to be installed at a height of 3.81 metres;
- 3) A 0.73 metre deck height variance was approved by the Municipal Planning Commission on September 1<sup>st</sup>, 2020 for the deck as seen in the attached site plan to be installed at a height of 2.23 metres;
- 4) A 0.8 percent lot coverage variance was approved by the Municipal Planning Commission on September 1<sup>st</sup>, 2020 for the proposed development as seen in the attached site plan, allowing a lot coverage of 45.8 percent;
- 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 Dwelling District (R-1);
- 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 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);
- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

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## **DP 20-058 - Garage Addition**

RES 96/2020 Moved by R. Hadden that the Municipal Planning Commission approves Development Permit DP 20-058 for a garage addition to be constructed at 5807 55<sup>th</sup> Street, Lot 7, Block 9A, Plan 5363JK with the following conditions:

- 1) The site is developed as per the attached site plan;
- 2) The approved area for the garage addition is 78.0 square metres;
- 3) The interior height of the garage must not exceed 3.7 metres, and the exterior height must not exceed 5.0 metres;
- 4) The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling;
- 5) The applicant will ensure that the foundation will be staked by a qualified professional;
- 6) 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;
- 7) The development conforms to the requirements of the Residential Single & Two Dwelling District (R-2);
- 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 license shall be required;
  - 11) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**Subdivision TT 20-0-009 6997 & 7001 50 St.**

RES 97/2020 Moved by M. Garner that the Development Authority recommend that the Subdivision Authority approve Subdivision TT 20-0-009, Part of Lot 17, Block 1, Plan 041 4376, and Block X, Plan 5440 AQ, within SW ¼ of Sec. 8, Twp. 10, Rng. 16, W4M, civically described as 6779 & 7001 50 St., with the following conditions:

- 1) That approval shall apply to a subdivision plan within SW ¼ of Sec. 8, Twp. 10, Rng. 16, W4M.
- 2) On site storm water retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.
- 3) The developer shall enter into a Servicing Agreement with the Town of Taber to provide independent services to the newly developed lot, including the construction of road access with design standards to the satisfaction of the Development Authority. Securities will be required as part of this process.
- 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 lot. Approval of this subdivision does not constitute approval of any future development permit application.

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- 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

10. CLOSE OF MEETING

**CLOSE OF MEETING**

RES 98/2020 Moved by R. Levagood that the meeting be closed at 1:52 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE