

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 NOVEMBER 16, 2020, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Mark Garner

Staff

Rob Janzen

Phyllis Monks

Absent

Joe Strojwas

Ron Levagood

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 652/2020 Moved by R. Hadden that the Municipal Planning Commission adopts the agenda for the November 16th, 2020, Regular Municipal Planning Commission meeting, as presented.

CARRIED UNANIMOUSLY

3. ADOPTION OF THE MINUTES

Meeting Minutes of October 19th, 2020

RES 653/2020 Moved by R. Hadden that the amended minutes are brought back to the December 14th, 200 Municipal Planning Commission meeting.

TABLED

4. BUSINESS ARISING FROM THE MINUTES

BUSINESS ARISING FROM THE MINUTES

None.

5. ACTION ITEMS

HO 20-006 - Personal Services

RES 630/2020 Moved by M. Garner that the Municipal Planning Commission approves Home Occupation Application HO 20-006 for personal services to be located at 5614 51 St., Lot 27, Block 46, Plan 2737 JK, 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;
- 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 must maintain Quiet Hours as per the Community Standards Bylaw;
- 4) The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;

- 5) Only one additional person other than the resident of the dwelling unit may be employed by the Home Occupation;
- 6) The applicant must register the business with Alberta Health Services by going to <https://ephisahs.albertahealthservices.ca/create-case-psn/>, and provide confirmation to the Development Authority;
- 7) 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 20-093 - Secondary Suite

RES 654/2020 Moved by M. Garner that the Municipal Planning Commission approves Development Permit 20-093 for a Secondary Suite (Basement) to be located at 4938 54th Avenue, lot 42, Block 20, Plan 0512244 with the following conditions:

- 1) The development conforms to the district requirements of the Residential Single & Two Dwelling District (R-2);
- 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) 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;
- 4) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 5) 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;

- 6) The secondary suite must have a private outdoor amenity space that has a minimum area of 7.5 square metres;
- 7) 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;
- 8) 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;
- 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).

CARRIED UNANIMOUSLY

DP 20-096 - Deck Variance

RES 655/2020 Moved by R. Hadden that the Municipal Planning Commission approves development permit DP 20-096 for a post-construction waiver for a deck located at 5057 43rd Avenue, Lots 28-29, Block 28, Plan 2325S, with the following conditions:

- 1) The site is developed as per the attached Real Property Report dated September 29th, 2020;
- 2) A post-construction waiver has been granted to allow the deck to encroach 3.40 metres past the front of the dwelling as shown in the attached Real Property Report dated September 29th, 2020;

- 3) If the deck is rebuilt, or any additions are required, a development permit application must be submitted, and the proposed structure must meet the requirements of the land use bylaw that is current at the time of the application;
- 4) The deck may continue to exist as a Legal Non-conforming structure as shown in the attached Real Property Report dated September 29th, 2020;
- 5) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2).

CARRIED UNANIMOUSLY

DP 20-097 - Post Construction Waiver

RES 656/2020 Moved by M. Garner that the Municipal Planning Commission approves development permit DP 20-097 for a post-construction waiver for the semi-detached dwelling located at 25 Sagebrush Avenue, Lot 7, Block 4, Plan 1711317, with the following conditions:

- 1) The site is developed as per the attached Real Property Report dated October 16th, 2020;
- 2) A post-construction waiver has been granted increasing the maximum deck height from 1.5 metres to 1.7 metres for the deck shown in the attached Real Property Report dated October 16th, 2020;
- 3) If the Semi-detached Dwelling is rebuilt, a development permit application must be submitted, and the proposed dwelling must meet the requirements of the land use bylaw that is current at the time of the application;
- 4) All conditions of Development Permit DP 20-015 must still be adhered to;
- 5) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2).

CARRIED UNANIMOUSLY

DP 20-098 - Post-construction Waiver

RES 657/2020 Moved by R. Hadden That the Municipal Planning Commission approves development permit DP 20-098 for a post-construction waiver for the semi-detached dwelling located at 29 Sagebrush Avenue, Lot 8, block 4, Plan 1711317, with the following conditions:

- 1) The site is developed as per the attached Real Property Report dated October 16th, 2020;
- 2) A post-construction waiver has been granted increasing the maximum deck height from 1.50 metres to 1.60 metres for the deck shown in the attached Real Property Report dated October 16th, 2020;
- 3) A post-construction waiver has been granted for the side yard setback, reducing the required setback from the westerly property line to 1.02 metres, for the building as shown in the attached Real Property Report dated October 16th, 2020;
- 4) If the Semi-detached Dwelling is rebuilt, a development permit application must be submitted, and the proposed dwelling must meet the requirements of the land use bylaw that is current at the time of the application;
- 5) All conditions of Development Permit DP 20-016 must still be adhered to;
- 6) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2).

CARRIED UNANIMOUSLY

3rd Reading Bylaw 13-2020 Land Use Bylaw

RES 644/2020 Moved by M. Garner that the Development Authority recommends that Council gives 3rd Reading to Bylaw 13-2020 as presented.

CARRIED UNANIMOUSLY

MPC Inquiry – Appeals

RES 658/2020 Moved by M. Garner that the Municipal Planning Commission accepts the inquiry as information,

discusses the matter, and provides Administration with tasks as seen fit.

CARRIED UNANIMOUSLY

Building Permit Statistics - October 2020

RES 650/2020 Moved by R. Hadden that the Municipal Planning Commission accepts the October 2020 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Standing Items

RES 660/2020 Moved by R. Hadden that the Planning and Economic Development Department continues looking into enforcement of RVs parking on Road Right of Ways.

CARRIED UNANIMOUSLY

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

Moved by M. Garner that the meeting be closed at 2:17pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE