



AGENDA

REGULAR MEETING OF THE SUBDIVISION & DEVELOPMENT APPEAL BOARD OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, JANUARY 23, 2024 AT 5:00 PM.

*Call for nominations for the Chair

MOTION

1. CALL TO ORDER

2. ADOPTION OF THE MINUTES

ITEM No.2.1 Minutes of the Subdivision and Development Appeal Board Meeting: **X**
May 18, 2022

3. PURPOSE OF HEARING

ITEM No.3.1 Notice of Appeal of Decision of Development Permit Application DP 23-
150, 5431 48 Avenue, Taber, AB, Lot 4-13, Block 8, Plan 5638L

4. INTRODUCTION OF THE BOARD MEMBERS

5. APPELLANT'S PRESENTATION

6. PUBLIC COMMENTS IN SUPPORT OF APPELLANT

7. DEVELOPMENT AUTHORITY PRESENTATION

8. PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY

9. APPELLANT'S FINAL COMMENTS AND SUMMATION

10. CLOSE OF MEETING **X**



Subdivision & Development Appeal Board Request for Decision

Meeting Date: January 23, 2024

Subject:

Minutes of the Subdivision and Development Appeal Board Meeting: May 18, 2022

Recommendation:

The Subdivision and Development Appeal Board adopts the minutes of the Regular Meeting held on May 18, 2022, as presented.

Background:

Approval of the minutes is in accordance with the *Municipal Government Act*, Section 208.

Legislation / Authority:

Municipal Government Act, Section 208 (1)(a)(c).

Strategic Plan Alignment:

Define and practice good governance.

Financial Implication:

None.

Service Level / Staff Resource Implication:

No significant implication.

Justification:

Approval of the minutes is in accordance with the *Municipal Government Act*, Section 208.

Alternative(s):

The Subdivision and Development Appeal Board adopts the minutes of the Regular Meeting of the Subdivision and Development Appeal Board held on May 18, 2022, as amended.

Attachment(s): May 18, 2022 Subdivision and Development Appeal Board Draft Minutes

APPROVALS:



Originated By:
Brittany Gilbertson

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION & DEVELOPMENT APPEAL BOARD OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON WEDNESDAY, MAY 18, 2022, AT 5:00 PM.

Members

Cat Champagne
Ben Koersen
Debbie Sargeant

Chief Administrative Officer

Derrin Thibault

Staff

Chris Eagan
Celina Newberry
Kerry Van Ham

CALL TO ORDER

D. Thibault called the meeting to Order at 5:00 PM as the Board required the election of a Chair.

D. Thibault called for nominations from the floor for the position of Chair of the Subdivision and Development Appeal Board for 2022.

B. Koersen nominated D. Sargeant for the position of Chair of the Subdivision and Development Appeal Board for 2022.

D. Thibault called for further nominations for Chair a 2nd and 3rd time.

No further nominations were put forth, and D. Sargeant accepted the nomination as Chair of the Subdivision and Development Appeal Board.

D. Sargeant assumed the Chair at 5:07 PM.

ADOPTION OF THE AGENDA

Chair Sargeant inquired if there were any additions or deletions to the Agenda, and there were none.

RES. 1/2022 MOVED by B. Koersen that the Subdivision and Development Appeal Board adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

1) Minutes Subdivision and Development Appeal Board Meeting: August 21, 2018

RES. 2/2022 MOVED by B. Koersen that the Subdivision and Development Appeal Board adopts the minutes of the Meeting of the Subdivision and Development Appeal Board held on August 21, 2018.

CARRIED UNANIMOUSLY

PURPOSE OF HEARING

1) Notice of Appeal of Decision of Subdivision Application TT 22-0-002, 5031 45 Avenue, Taber, AB, Plan 6390L, Block 17, Lots 23-25

D. Sargeant described the purpose of the hearing involving the decision of the Town's Subdivision Authority to refuse the Subdivision Approval Application for the subdivision of land for separate structures at 5031 45 Avenue, Taber.

D. Sargeant stated that the Subdivision and Development Appeal Board has the opportunity to rule in any way they see fit on the matter. She stated that any decision will be drafted after this meeting, and that this meeting is to hear the evidence from the Appellant.

INTRODUCTION OF THE BOARD MEMBERS

The Board Members introduced themselves and Chair Sargeant inquired if there was any objection to the members of the Board by the Appellant.

There were no objections.

APPELLANT'S PRESENTATION

Joseph Strojwas stated that the application he submitted for Subdivision had been denied by the Municipal Planning Commission and was also defeated by the Subdivision Authority on March 28, 2022.

Mr. Strojwas stated that he is seeking clarification for the denial of his application as there was no dialogue regarding the matter.

Mr. Strojwas mentioned the Town of Taber Land Use Bylaw is a living document that can be updated as necessary to reflect the changing needs in the community.

Mr. Strojwas proceeded to provide a brief history of the property the defeated application was in regards to. Mr. Strojwas detailed that the land in question is approximately 3600 feet of usable land and had been applied for as a single-family residence. J. Strojwas stated that it comes down to 335 square meters of usable land.

Mr. Strojwas provided an example of a similar dwelling, that equates to 182 square meters per unit in the 4-plex situated on that property. Mr. Strojwas stated that this location had been granted a waiver to utilize a cement boulevard that is for parking. Mr. Strojwas also stated that this is a great facility that allows for lower cost housing.

Mr. Strojwas detailed a second example of a similar dwelling, on the corner of 43rd Avenue and 52nd Street, that is a single-family residence and duplex that equates to 390 square meters for the single-family house and each duplex is 211 square meters.

APPELLANT'S PRESENTATION – CONT'D

Mr. Strojwas stated that the Planning Department had indicated that there are several other communities that permit single-family residences on smaller lots. Mr. Strojwas also stated that other communities are moving towards higher densities and using areas, rather than dimensions in their Land Use Bylaws, which allows for more lenient buildings to be proposed for lower cost housing.

Mr. Strojwas referenced a Joint Economic Development Committee meeting in which the discussion had presented three commonalities: cost, cost of gas, and low-cost housing availability for their employees. Mr. Strojwas continued to detail that Council had co-developed the Meadows for lower cost housing. Mr. Strojwas also referenced the developments in Prairie Lake Estates, stating that these buildings are multi-unit homes and duplexes, including some with waivers to have basement suites installed, to assist with obtainable housing.

Mr. Strojwas stated that our community has a lot of factory workers residing in it, and that the Town of Taber needs to be a leader when it comes to this type of development.

Mr. Strojwas stated that this subdivision application provides the opportunity to further develop the Town of Taber into a city. Mr. Strojwas also stated that the infrastructure in the proposed area is already in place and that it would just need the services installed. Mr. Strojwas stated that the approval of this subdivision would generate an additional \$2,000/year in taxes and \$150/month in utilities.

Mr. Strojwas referenced the visuals accompanied by the presentation for the style of housing that can be built in the area and stated that the proposed application provides opportunity to generate taxes and create new housing.

B. Koersen inquired about Mr. Strojwas' intention to sell the lot or develop it if the subdivision application is approved.

J. Strojwas stated that he would sell the land and have a builder develop a house on it. J. Strojwas also stated that the pictures are of prototypes, and that the area is currently designated as a single-family residential dwelling.

APPELLANT'S PRESENTATION – CONT'D

B. Koersen noted that the living document that Mr. Strojwas is referring to states that 11 meters of frontage is designated as R2, and stated that Mr. Strojwas' request is for 8.78 meters. B. Koersen inquired if that is the amendment that Mr. Strojwas is referring to in his application.

Mr. Strojwas agreed that B. Koersen's inference was correct, and that his intention is to have the Subdivision and Development Appeal Board approve this application and recommend to the Town of Taber that they re-evaluate the Land Use Bylaw and to revisit the use standards.

Mr. Strojwas stated that other communities are moving ahead with making amendments due to the high cost of land. Mr. Strojwas referenced the older locations in the Town of Taber that have large lots with older homes developed on them, and stated that this type of development would allow for filling in these areas.

Mr. Strojwas also stated that the Town of Taber had given waivers in the past to builders to clear older homes and to waive the fees at the landfill to assist with the ability to do this.

PUBLIC COMMENTS IN SUPPORT OF APPELLANT

Chair Sargeant inquired if there was anyone present in the gallery to speak in support of the Appellant, and there was not.

DEVELOPMENT AUTHORITY PRESENTATION

C. Newberry, Planning Officer, stated that the Subdivision Application had been received on February 8, 2022 to assess for completeness, and determined on February 22, 2022 that the application was complete.

C. Newberry stated that during the review of the application it was noted that the newly created lot would not meet subdivision standards for development.

DEVELOPMENT AUTHORITY PRESENTATION – CONT'D

C. Newberry stated that the Planning Department sent out notifications to the required agencies for comments, and no concerns had been raised, however there was a comment received from Alberta Transportation due to the distance from the highway.

C. Newberry stated that the Planning Department presented the application to the Municipal Planning Commission for their recommendation towards the Subdivision Authority, and the Commission recommended that the application not be approved with reasons.

C. Newberry also stated that the presentation was then made to the Subdivision Authority with the same information, and the recommendation provided was that the Subdivision Authority not approve the application. She also stated that following that meeting, the notification had been sent to the landowner and applicant on April 6, 2022, that provided the details for the appeal period.

B. Koersen requested clarification on the reference C. Newberry had made in regards to the alternative presented at the Subdivision Authority meeting.

As the Chair of the Subdivision Authority, Mayor Prokop stated that he attended the Subdivision Authority meeting and could provide further details on what had been presented. Mayor Prokop stated Councillor Bekkering had proposed a motion at the meeting, and with six members of Council present, the vote was three for the motion and three against the motion, which resulted in the motion being defeated.

Mayor Prokop detailed that from his perspective, the Municipal Planning Commission had recommended that the Land Use Bylaw requirements were not met in the application, and that is the reason that he was not in favor.

Chair Sargeant requested clarification that Mayor Prokop was stating that the main reason behind the denial was that the application did not meet the minimum requirements outlined in the Land Use Bylaw.

Mayor Prokop confirmed that was correct, and also that the Municipal Planning Commission had recommended not approving it.

DEVELOPMENT AUTHORITY PRESENTATION – CONT'D

Chair Sargeant stated that in the Agenda Package it did not appear that there were any complications with other companies.

C. Eagan, Director of Planning and Community Services, stated that the R2 designation does not allow for 4-plex units, and that the Land Use Bylaw specifies the minimum standards of area and width of a lot.

C. Eagan also stated that as Administration, they are following the Land Use Bylaw that is in place, and that changes can be made following an approval process.

B. Koersen requested clarification that Administration is stating that the Land Use Bylaw can be modified in such a way that would allow for the proposed project to move forward.

C. Eagan reiterated that bylaws can be modified through the Council approval process.

B. Koersen inquired if a manufactured home would be allowable on the proposed property.

C. Newberry stated that with an R2 District, manufactured homes are prohibited, as the use would be listed in another location and not in the discussed location.

PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY

Chair Sargeant inquired if there was any member of the public present who wished to speak in support of the proposal.

Kirsten Ferguson, a resident at 5109 45th Avenue, inquired to Mr. Strojwas if his intention was to take the vacant lot and divide it into two halves.

Mr. Strojwas stated that currently there is a house that is being rented in that location, and the house to the West had been sold last fall. Mr. Strojwas detailed the vacant lot that is between two fences in that location that he is requesting to divide so that a twenty-foot-wide house could be built onto it.

7/2022

Meeting Date
5/18/2022

PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY – CONT'D

Ms. Ferguson stated that she had no objections to the proposal.

Chair Sargeant confirmed that there were no other members of the public present to speak in support of the Appellant.

APPELLANT'S FINAL COMMENTS AND SUMMATION

J. Strojwas wished to reiterate his opening remarks that the Land Use Bylaw is a living document. Mr. Strojwas stated that other communities have made the adjustment in their bylaws to allow for more flexibility in building homes on smaller lots.

J. Strojwas stated that people wish to have their own home and space, and not everyone wants a duplex. Mr. Strojwas stated that he is hopeful that the appeal process is in favor of his presentation, and that the recommendation is for the Town to update its Land Use Bylaw to reflect different provisions that will allow for the types of housing that is being presented today.

J. Strojwas thanked the Board for their time.

CLOSE OF MEETING

RES. 3/2022

MOVED by D. Sargeant that this Regular Subdivision and Development Appeal Board Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 5:43 PM

CHAIR

CHIEF ADMINISTRATIVE OFFICER

9/2022

Meeting Date
5/18/2022

Subdivision & Development Appeal Board Request for Decision

Meeting Date: January 23, 2024

Subject:

Notice of Appeal of Decision of Development Permit Application DP 23-150, 5431 48 Avenue, Taber, AB, Lot 4-13, Block 8, Plan 5638L

Recommendation:

In accordance with the Provincial legislation, this portion of the hearing is closed, and the Subdivision and Development Appeal Board will discuss the appeal and make its decision within 15 days from the conclusion of the hearing. No decision is binding until the Board issues a written decision.

Background:

Notice of Subdivision and Development Appeal Board Hearing regarding Development Permit Application DP 23-150.

Legislation / Authority:

Municipal Government Act, Section 678 (1)(a).

Strategic Plan Alignment:

Define and practice good governance.

Financial Implication:

Currently unquantifiable due to multiple considerations related to possible policy direction.

Service Level / Staff Resource Implication:

Volunteer board member time, along with staff time to create and have the hearing.

Currently unquantifiable due to multiple considerations related to possible policy direction.

Justification:

Subdivision and Development Appeal Board Hearing is in accordance with the *Municipal Government Act*, Section 678.

Alternative(s):

The Subdivision and Development Appeal Board could recess the hearing to another date.



Attachment(s): SDAB Agenda Package

APPROVALS:

Originated By:
Brittany Gilbertson

Chief Administrative Officer (CAO) or Designate: _____



January 12, 2024

**NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING REGARDING THE ISSUANCE OF
DEVELOPMENT PERMIT APPLICATION DP 23-150
(5431 48 Avenue Taber, AB at Lot 4-13, Block 8, Plan 5638L)**

HEARING DATE: Tuesday, January 23, 2024
TIME: 5:00 PM
LOCATION: TOWN OF TABER COUNCIL CHAMBERS, A – 4900 50th STREET TABER, AB

Pursuant to the requirements of the *Municipal Government Act*, you are being advised of a public hearing being held by the Town of Taber's Subdivision and Development Appeal Board. *If you have received this package of information, you are either directly involved in the issue at hand or are a nearby landowner.*

The appeal involves the decision by the Town's Development Authority (Municipal Planning Commission) to approve the Development Permit Application for an addition of use (child care) located at the Evangelical Free Church through Kid Zone Child Care at 5431 48 Avenue. The Subdivision and Development Appeal Board will make a decision as to whether or not to uphold the original decision after it has heard from anyone claiming to be affected by the proposal.

The Board will hold its hearing on January 23, 2024 at 5:00 PM as noted above. You are invited to attend this hearing and speak to the matter, either in support of the appeal or in support of the Development Authority's (Municipal Planning Commission) decision. You do not have to register for the hearing in advance, and can simply voice your opinion at the appropriate point in the hearing. You can also provide a written comment, whether or not you speak at the hearing. Any written comment must be delivered in person at the hearing or be provided to the Town's Municipal Office by 2:00 PM on the day of the hearing (January 23, 2024). The Town's office address for delivery or mail purposes is: A – 4900 50th Street Taber, AB T1G 1T1.

To assist you in understanding this matter, enclosed are:

- Subdivision and Development Appeal Board Hearing Procedure
- Notice of Appeal
- Notice of Decision (Form C)
- Area map to show property location
- Development Permit Application for Commercial/Industrial/Public & Institutional Development DP 23-150
- Correspondence to affected parties
- Original advertisement
- Unadopted minutes from the Development Authority (Municipal Planning Commission) meeting of December 11, 2023

Page 1 of 2



TOWN OF
TABER

A - 4900 50 ST TABER, AB CANADA T1G 1T1
TELEPHONE: (403) 223-5500 FAX: (403) 223-5530

The Town of Taber hopes that you find this information package sufficient to address your questions but, if not, please do not hesitate to contact me, Derrin Thibault, Secretary to the Subdivision and Development Appeal Board, at (403) 223-5504 or cao@taber.ca.

Sincerely,

Derrin Thibault
Secretary to the Board

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Subdivision and Development Appeal Board (S/DAB) Hearing

Procedure No.: ADM- 4	Council Resolution No.: N/A
Department: Administrative	Authority: CAO
Effective Date: April 16, 2013	Revision Date:
Review Date: January 2025	Repealed Date:
Supersedes: N/A	
Related Policy No.: N/A	
Related Policy Name: N/A	

Purpose

The Purpose is to develop operating guidelines for the Subdivision and Development Appeal Board (S/DAB) Hearing.

Operating Guidelines

When hearing a subdivision or development appeal, the S/DAB shall follow the following procedure:

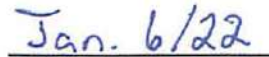
- 1) The Chair will call the hearing to order and describe the hearing procedure and protocols.
- 2) The Chair will ask the Secretary to the S/DAB to provide an overview of the appeal, including the property involved and any relevant material from the Town's files. (Questions from the Board, if any.)
- 3) The Chair will introduce the Board and ask if there are any objections to these persons hearing the appeal from the appellant or other parties directly affected.
- 4) The appellant will be asked to present the appeal details, explaining the reasons for the appeal and the remedy being sought. (Questions from the Board, if any.)
- 5) Persons in support of the appellant will be asked to speak. Written submissions in support of the appeal will also be presented. (Questions from the Board, if any.)



- 6) The development authority will be asked to present its case: the reason the decision was made, and any other pertinent conditions or factors. (Questions from the Board, if any.)
- 7) Persons in support of the development authority's decision will be asked to speak. Written submissions in support of the development authority's decision will also be presented. (Questions from the Board, if any.)
- 8) The Chair will then provide an opportunity for the person(s) making the appeal, not those in support, to make any rebuttal. (Questions from the Board, if any.)
- 9) The Chair will ask the Board members whether or not they require additional information, or if the hearing can be closed. (The Board may choose to recess the hearing to a future date, if necessary.)
- 10) The Chair will then ask the appellant and the development authority to express an opinion as to the fairness of the hearing.
- 11) The Chair closes the hearing.

Note: The S/DAB will discuss the appeal and make its decision in closed session. A decision will be made public within 15 days of the conclusion of the hearing.


CHIEF ADMINISTRATIVE OFFICER


DATE





Notice for Appeal

Planning and Economic Development
 A-4900 50th St.
 Taber, Alberta T1G 1T1
 Phone: 403-223-6009
 Fax: 403-223-5530



Office Use Only			
Date Received: <u>Dec 29, 2023</u>	Land Use District: <u>OT</u>	Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	
Building Permit No:	Development Permit No: <u>23-150</u>	Subdivision File No:	Roll No: <u>4854060</u>
Appeal No:	Final Date of Appeal:	Hearing Date:	Date Applicant Notified:
<ul style="list-style-type: none"> • Division 10 of the <i>Municipal Government Act</i> establishes the requirements and procedure for Appeals. • The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date for appeal, as specified in the <i>Municipal Government Act</i>. Otherwise, the appeal will not be processed. <ul style="list-style-type: none"> ◦ In most cases, this is 14 days from the date the notice of decision was mailed. • Any decision of the Municipal Planning Commission or Development Officer can be appealed. • The Subdivision and Development Board will give a minimum of 5 days written notice of the hearing to all affected parties, this includes the applicant, the authority who made the decision, and anyone else that received a notice of the application such as neighbors and external agencies. • The decision of the Subdivision and Development Appeal Board is final. 			
Municipal Address Subject to Appeal:	<u>5431-48 AVE</u>		
Legal Description of property to be appealed:	Lot (Parcel): <u>4-13</u>	Block: <u>8</u>	Plan: <u>5638L</u>
Appellant:	Name: <u>1395068 ALBERTA LTD</u>		
	Address: <u>5403-48 AVE</u>		
	Town: <u>TABER</u>	Postal Code: <u>T1G1S6</u>	
	Phone Res: <u>403-223-1027</u>	Phone Cell: <u>403-223-1027</u>	
	Email: <u>TRUEVALUR.TELUS.NET</u>		
Agent: (if different from appellant)	Name: <u>WAYNE HOLSTINE</u>		
	Address: <u>6108 -50 ST</u>		
	Town: <u>TABER</u>	Postal Code: <u>T1G1J5</u>	
	Phone Res: <u>403-223-8266</u>	Phone Cell: <u>4038926199</u>	
	Email: <u>TRUEVALUR.TELUS PLANET.NET</u>		
Appeal Commenced By:	Interest in the property subject to appeal:		
	<input type="checkbox"/> Applicant of the development permit or subdivision <input type="checkbox"/> A school authority <input type="checkbox"/> A government department <input type="checkbox"/> Agency identify: <input checked="" type="checkbox"/> Other explain: <u>ADJACENT PROPERTY OWNER</u>		
Reason(s) for the Appeal:	<input checked="" type="checkbox"/> Development Permit - Approval of the permit <input type="checkbox"/> Development Permit - Refusal of the permit <input checked="" type="checkbox"/> Development Permit - Conditions of Approval imposed on the permit <input type="checkbox"/> Subdivision - Approval of the subdivision <input type="checkbox"/> Subdivision - Refusal of the subdivision <input type="checkbox"/> Subdivision - Conditions of approval imposed on the subdivision		
	Details must be provided on the next page.		

The personal information requested on this form is being collected for a Notice of Appeal and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

See attached

Reason for Appeal:

The *Municipal Government Act* requires that the written notice of Appeal must contain specific reasons for the appeal. Attach additional information if necessary

Signed: Wayne H. Stone
Appellant

Date: Dec 29, 2023

1. I represent the property owner directly adjoining the development applicant.
2. Because there are only a small number of properties that fall within the 60-meter area that are considered to be affected by this application notice should have been sent to the parties prior to the development hearing. While I do not object to the concept and need of a child care facility in the community it appears that a band aid solution is being attempted to be applied to much larger problem. The current facility seems to be too small for the service being provided. Right now the business has a makeshift playground facility about 2-blocks away from their main building. At this site there exists only 1 portable toilet near the playground to be used by 20 or more very young children and no running water. Is the new facility going to be used as a primary or complimentary back up. In any event the need would be these youngsters would to be ferried across the street to accomplish that end. This brings us to the next concern. What has been considered for traffic control as nothing has been mentioned (i.e. crosswalks, Speed zone etc.). No mention of what the health department would or would not approve of.
3. Development authority recommendation 7 states that outstanding taxes if any should be paid prior to proceeding with the development. My understanding is that churches are property tax exempt and this being the case, is the landlord agreeing to a regular municipal assessment and agreeing to be taxed as are other business entities that are for profit dealing with for profit tenants. If they are not then I offer this as a further objection.
4. I offer these comments and ask that going forward future development applications whatever they are, please send notices to whoever may be affected that fall within the prescribed radius as set down in the bylaw. It certainly would be fairer for persons with legitimate interests to be heard without the need to enter the appeal process. Transparency leads to fairness.



Dec 29/2023



TOWN OF
TABER

A - 4900 50 ST TABER, ALBERTA, CANADA T1G 1T1

TELEPHONE: (403) 223-5500 FAX: (403) 223-5530



1395068 ALBERTA LTD.
OR CURRENT LANDOWNER
5403 48 AVE
TABER, AB
T1G1S6

December 12, 2023

Dear Sir or Madam,

This letter is a courtesy notification as you have property **adjacent** a conditionally approved development. This application is for **Addition of a use (Child Care)** on the neighbouring property of **5431 48 Avenue**. If you have questions about the proposed development please contact the Planning Officer at 403-223-6003 or at Celina.Newberry@taber.ca. The application listed below has been conditionally approved by the Municipal Planning Commission, and is subject to an appeal period.



DP 23-150 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L: Downtown District (DT).

If you are an affected party wishing to appeal the application, please call us at 403-223-6009. To appeal this application please submit the Notice of Appeal Application and the \$350 appeal fee prior to 1:00pm on January 1, 2024.

Thank you,

Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1



TOWN OF
TABER

A - 4900 50 ST TABER, ALBERTA, CANADA T1G 1T1

TELEPHONE: (403) 223-5500 FAX: (403) 223-5530

Notification Area



You are being contacted as the development is adjacent to your property, either in whole or part.



Development Authority Request for Decision

Meeting Date: 12/11/2023

Subject:

DP 23-150 - 5431 48 Avenue - Addition of Use (Child Care)

Recommendation:

That the Development Authority approve the application DP 23-150 for an addition of use (Child Care) located at 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L with the following conditions:

1. The development conforms to the district requirements of the Downtown Commercial District (DT),
2. Any signage shall require a separate development permit;
3. The applicant shall obtain a building permit if necessary to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical and Gas permits;
4. A Fire inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
5. Any additional uses shall require a separate development permit;
6. The applicant must obtain a business license for the operation of a new business;
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

Background:

Administration has received an application for an additional use (Child Care) at the Evangelical Free Church Monday – Friday through Kid Zone Child Care.

Legislation / Authority:

Bylaw 10-2018 - Subdivision and Development Authority and MPC Bylaw, Section 8(b) The Municipal Planning Commission shall be the Development Authority for Development Permit applications for Discretionary Uses.

Strategic Plan Alignment:

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

Financial Implication:

The applicant has paid the appropriate application fees which will cover costs of advertising and notifications.



Service Level / Staff Resource Implication:

Administration's time was required for the review and processing of the application.

Justification:

That the proposed development is constant with the relevant statutory plan and in the opinion of the development authority does not unduly impact the neighbouring properties.

Alternative(s):

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 23-150 for an addition of use (Child Care) located at 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 23-150 for an addition of use (Child Care) located at 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L with reasons.

1. The existing development may unduly impact the use, enjoyment or value of adjacent parcels.

Attachment(s): Application
Location Map
AHS Comments
Fire Comments

APPROVALS:

Originated By:
Emily Hembrough

Chief Administrative Officer (CAO) or Designate: _____

**Notice of Decision
FORM C**



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

APPLICATION NO: DP 23-150 ZONING DT
DATE OF DECISION: September 18, 2023 ROLL NO. 5347010

<u>Applicant</u>		<u>Owner of Land</u>	
Name:	<u>Kid Zone Child Care</u>	Name:	<u>Taber Evangelical Free Church</u>
Address:	<u>Box 4426 (5406 50 Ave)</u>	Address:	<u>5431 48 Avenue</u>
Telephone:	<u>403-223-1098</u>	Telephone:	<u>403-223-2214</u>

Location

Municipal Address: 5431 48 Avenue
Legal Description: Lots: 4-13 Block: 8 Plan: 5638L

Description of Work: Addition of Use of Child Care as per DP application 23-150, Permitted Use, Downtown District (DT)

**Note: This is *not* a Development Permit
Final date for appeals to the Notice of Decision is January 1, 2024.**

Permit Conditions (see Standard Conditions on attached):

1. The development conforms to the district requirements of the Downtown Commercial District (DT),
2. Any signage shall require a separate development permit;
3. The applicant shall obtain a building permit if necessary to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical and Gas permits;
4. A Fire inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
5. Any additional uses shall require a separate development permit;
6. The applicant must obtain a business license for the operation of a new business;
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

Issued by:


Planning Officer

NOTE: The Municipal Government Act, (MGA) allows for appeals of development permits if the use is discretionary or the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted. In these instances, the MGA provides that any person affected by the issuance of a development permit may appeal to the Subdivision and Development Appeal Board by serving written notice before the final date of appeal on the Notice of Decision.

Appeals can be made to:

Subdivision and Development Appeal Board
Attention: Secretary
c/o Town of Taber
A 4900 50 St
Taber, AB
T1G 1T1

with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 - 50th Street, Taber, Alberta T1G 1T1 or phone at (403) 223-5500.

STANDARD DEVELOPMENT CONDITIONS

The development outlined on the reverse side is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law, and in no way relieves or excuses the applicant from complying with the Land Use By-law or any other by-law, laws, order and/or regulations affecting such development.
2. This permit, issued in accordance with the Notice of Decision, is valid for a period of one (1) year from the date of issue if development has commenced within this time period. If, at the expiry of one (1) year, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
3. If this Development Permit is issued for the construction of a building:
 - a) all finished grades shall be consistent with the approved site/grading plan.
 - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
 - c) the exterior of the building, including painting, shall be completed within one (1) year from the date of the issue of the Development Permit.
4. The development officer may, in accordance with the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
5. The applicant must ensure they are not interfering with, or building over, any easements or right of ways without prior notification to, and prior approval from the proper authorities.
6. **Compliance with Town of Taber Bylaws, National Fire Code 2019 (AE), the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency approved by the Town of Taber.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**

Town of Taber



Legend

- Road Label
- Town Boundary
- Adjacent Roads
- Symbol
- Line
- Symbol
- Line
- Symbol
- Line
- Reservoirs
- Oldman River
- Taber Lake
- Title Linework
- Parcels

Notes

© Town of Taber

0.3 0 0.13 0.3 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



**Application for Commercial/Industrial/
Public & Institutional Development
& change of use**
Planning and Economic Development
A-4900 50th St.
Taber, Alberta T1G 1T1
Phone: 403-223-6009
Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: DT	Roll No: 4854060	
Development Permit No: 23-150	DP Fee: 300	Off-Site Levy:	Security Deposit:
Building Permit No:	BP Fee:	SCC Levy:	Total Fees: 300
Application Received: RECEIVED	Date Advertised:	Permit Effective:	

- **Development Permit** – ensures the use, setbacks, and size of your project comply with the *Land Use Bylaw*.
- **Building Permit** – ensures that your project is completed safely and is a requirement of the *Safety Codes Act*.
- **It is recommended you review Land Use Bylaw** requirements prior to submitting an application.
- A building permit is required for most major construction projects and an application should be submitted with your development permit when applicable.
- Electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).
- During construction it is your responsibility to contact the building inspector for required inspections.
- After the building inspector has reviewed your plans and issued a building permit you can begin construction.
- At the completion of the project, you will be required to update your *Real Property Report* to verify the project has been constructed in the correct location.
- Please attach the following:
 - o Site Plan
 - o Storm water management plan (if applicable)
 - o Internal circulation/parking plan
 - o Building Plan
 - o Building Permit Application
 - o Security Deposit (if applicable)
- Please indicate if you will be applying for:
 - o Building Permit Application
 - o Business License

I/We hereby make application for a commercial/industrial/public & institutional development permit under the provisions of Land Use Bylaw 13-2020 in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Municipal Address:	5431 48 avenue Taber		
Legal Description of property to be developed:	Lot (Parcel): 4-13	Block: 8	Plan: 5638L
Applicant: <i>Charlotte Horvath</i>	Name: Kid Zone Child Care	Email: kidzone@telus.net	
	Address: Box 4426	5406 - 50 Avenue Taber	
	Town: Taber	Postal Code: T1G 2C8	
	Phone Res: 403-223-1098	Phone Cell: 403-894-1098	
	Business License#:		
	Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
Registered Owner: (if different than applicant) <i>Dorene McIroy</i> TEFC BOARD MEMBER	Name: Taber Evangelical Free Church	Email: office@taberfec.ca	
	Address: 5431 48 ave		
	Town: Taber	Postal Code: T1G 1S6	
	Phone Res: 403-223-2214	Phone Cell: 403-393-2427	
Type of Development Proposed:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Public and Institutional
<input type="checkbox"/> New Construction	<input type="checkbox"/> Waiver	<input checked="" type="checkbox"/> Change of Use	
<input type="checkbox"/> Addition	<input type="checkbox"/> Renovation	<input type="checkbox"/> Moved in Building	
<input type="checkbox"/> Other explain:	<input type="checkbox"/> Secondary Suite		
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:	
Lot Dimensions	Width:	Depth:	Area:
Lot Coverage	By proposed build (%):	Total site coverage (%):	Landscaped open space (%):
Proposed setback from property lines:	Front:	Side 1:	Side 2: Rear:
Additional Information	Number of Units:		Number of Loading Spaces:
	Number of Off-Street Parking Spaces:		Driveway Width:
If development is temporary, state for what period?	From:	to:	total # of operating days:

The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. Under section 33 of the FOIPP Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPP Coordinator at 403-223-5500 ext 5519.

Business Information	On-Site <input type="checkbox"/> Off-Site/Mobile <input type="checkbox"/>	Proposed Signs: (Identify on site plan)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	Outdoor Storage: (Identify on site plan)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Proposed Outdoor Lighting: (Identify on site plan)	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Flammable or Hazardous material on site:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, attach a list of all materials and estimated quantities.	
	Potential environmental impacts or nuisance effects:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, attach a description of potential impacts and their proposed mitigation plan	
	Will the business be (check all that applies): <input type="checkbox"/> Taking over an existing business? <input type="checkbox"/> Taking over an existing business & making changes? <input type="checkbox"/> Making changes to a current business? <input checked="" type="checkbox"/> New to this location? <i>Expanding our Child Care Services</i>			
Secondary Suite Information	<input type="checkbox"/> Basement Suite <input type="checkbox"/> Garage Suite <input type="checkbox"/> Detached Suite <input type="checkbox"/> Attached Suite Number of Units: Total floor area: Number of Off Street Parking Spaces: Secondary suite Parking Spaces (1 for under 75m2 OR 2 for greater than 75m2):			
Access:				
Provincial Highway #	Existing <input type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>	
Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Internal Subdivision Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Undeveloped Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Private Road (i.e. Condominium)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Services:				
Water Supply	Municipally owned and operated piped water system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Other (specify):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sewage Disposal	Municipally owned and operated sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Other (specify):	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Storm Drainage	Municipal sewers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	Swales	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.	<i>Building is a church</i>			
Proposed Use of Site: Describe in detail - attach additional information if necessary. List if anything will be outside.	<i>Provide School Aged Child Care Services to the Church - Church has rooms they can rent to Kid Zone</i>			
Present Use of Adjacent Properties	<i>2 ROOMS POTENTIALLY</i>			
Describe how vehicles will access the site: (submit an internal circulation/parking plan)	<i>Parking Lot</i>			
Describe the use, number, and size of all commercial vehicles accessing the site:	<i>Bus to hall kids will be used owned by Kid Zone</i>			

Signed: *Cherish Jones* Date: *Nov 21, 2023*
Applicant

Signed: *Dulce McCoy* Date: *Nov 21, 2023*
Registered Owner (if different than applicant)

Signed: *C. L. H.* Date: *Nov 30, 2023*
Planning Officer

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707443 ALBERTA LIMITED
OR CURRENT LANDOWNER
4412 51 AVE
TABER, AB
T1G2H6

December 12, 2023

Dear Sir or Madam,


This letter is a courtesy notification as you have property **adjacent** a conditionally approved development. This application is for **Addition of a use (Child Care)** on the neighbouring property of **5431 48 Avenue**. If you have questions about the proposed development please contact the Planning Officer at 403-223-6003 or at Celina.Newberry@taber.ca. The application listed below has been conditionally approved by the Municipal Planning Commission, and is subject to an appeal period.



DP 23-150 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L: Downtown District (DT).

If you are an affected party wishing to appeal the application, please call us at 403-223-6009. To appeal this application please submit the Notice of Appeal Application and the \$350 appeal fee prior to 1:00pm on January 1, 2024.

Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



You are being contacted as the development is adjacent to your property, either in whole or part.



1395068 ALBERTA LTD.
OR CURRENT LANDOWNER
5403 48 AVE
TABER, AB
T1G1S6

December 12, 2023

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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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EVANGELICAL FREE CHURCH OF TABER ALTA.
OR CURRENT LANDOWNER
5431 48 AVE
TABER, AB
T1G1S6

December 12, 2023

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Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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TABER TEMP PLUMBING, HEATING & GAS FITTING LTD.
OR CURRENT LANDOWNER
5404 48 AVE
TABER, AB
T1G1S3

December 12, 2023

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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1



Notification Area

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SPACE HOLDINGS LTD.
OR CURRENT LANDOWNER
700 715 5 AVE SW
CALGARY, AB
T2P2X6

December 12, 2023

Dear Sir or Madam,


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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1



Notification Area

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DASH HOLDINGS LTD
OR CURRENT LANDOWNER
27 WESTVIEW BLVD
TABER, AB
T1G0C2

December 12, 2023

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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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BARRY & EVELYN MCINTYRE
OR CURRENT LANDOWNER
5005 55 ST
TABER, AB
T1G 1M9

December 12, 2023

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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1



Notification Area



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GAILEND A HOLDINGS INC.
OR CURRENT LANDOWNER
677 14 ST SW
MEDICINE HAT, AB
T1A4V5

December 12, 2023

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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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PRONGHORN DEVELOPMENTS LTD.
OR CURRENT LANDOWNER
BOX 100
PURPLE SPRINGS, AB
T0K1X0

December 12, 2023

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Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1



Notification Area

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email: town@taber.ca
<http://www.taber.ca>



A - 4900 50 ST TABER, ALBERTA, CANADA T1G 1T1
TELEPHONE: (403) 223-5500 FAX: (403) 223-5530



WENDY CHEN
OR CURRENT LANDOWNER
5412 50 AVE
TABER, AB
T1G1M9

December 12, 2023

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Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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DENNIS' MOBILE GLASS LTD.
OR CURRENT LANDOWNER
5510 48 AVE
TABER, AB
T1G1S4

December 12, 2023

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Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1



Notification Area

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TYRELL B. & LISA A. STINN
OR CURRENT LANDOWNER
5004 56 ST
TABER, AB
T1G 1M8

December 12, 2023

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Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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BINH NGUYEN
OR CURRENT LANDOWNER
5003 55 ST
TABER, AB
T1G1M8

December 12, 2023

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Town of Taber
A4900 50 St
Taber, AB T1G 1T1



Notification Area



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mayor the other day, they've got 15 businesses looking to open. Where are they going to live? Who's going to fund the mortgages?"

This fall economic update doesn't reveal what people are facing," he said, "the cost of living, the inflation of mortgages, and families being priced out of staying in their homes."

Where they're spending their money I think is resolving those issues."

The 2023 fall economic statement is eye-opening - page upon page of charts, facts, and explanations, and it's there for the Government of Canada's website for all to see. The projections on economic and fiscal developments contain an alternative economic scenarios analysis that forecasts two outcomes.

He reads, "In the upside scenario, the budgetary balance would improve by an average of approximately \$5.2 billion per year, and the federal debt-to-GDP ratio would fall to 41.6 per cent by 2025 from 42.9 per cent in 2023-24, a 1.0 percentage point lower than 2023-24."

In the downside scenario, the budgetary balance would deteriorate by an average of approximately \$8.5 billion per year and add 1.7 percentage points to the federal debt-to-GDP ratio by 2025. That said, even under the downside scenario, the deficit would remain below 1 per cent of GDP by the end of the forecast horizon, and the federal debt-to-GDP ratio would still be lower than 2023-24 than it is today."

Top 10 Growers

It is really important to our industry. So many people don't understand that we grow sugar right here in Canada by producing sugar beets. Locally, we hear about the raw cane in foreign countries that is being imported, but our farm families do a great job and we want to celebrate that."

Congratulations to all the farm families on a great harvest and special congratulations to the 2023 Top 10 Growers: Lane & Thomas Haysart 2, Stele-Kollhorn Farms 3, Kraft Farms

TAKE NOTICE THAT THE FOLLOWING APPLICATIONS FOR DEVELOPMENT HAVE BEEN CONDITIONALLY APPROVED BY THE MUNICIPAL PLANNING COMMISSION SUBJECT TO AN APPEAL PERIOD

DP 23-150: 5431 48 Avenue, Lots 4-13, Block 8, 5638L, Addition of Use - Child Care, Discretionary Use, Downtown District (DT).

DP 23-153: 21 Prairie Sunset Avenue, Lot 20, Block 5, Plan 2311909, Variance for Maximum Garage Size, Non-Conforming Permitted Use, Residential Single Dwelling District (R-1).

DP 23-155: 5801 84 Avenue, Lot 45, Block 8, Plan 0714240, Addition of Use - Outdoor Storage, Discretionary Use, Light Industrial District (M-1).

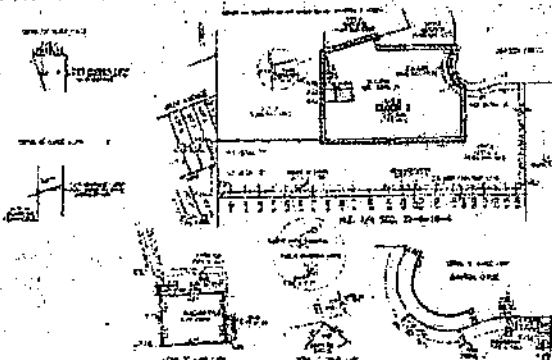
DP 23-156: 6006 58 Street, Lot 41, Block 27, Plan 1611017, Automotive Service, Heavy Equipment Service, Agricultural Service and Out Door Storage, Discretionary Use, Light Industrial District (M-1).

Any person affected by the above decision may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Planning Officer no later than 1:00 pm on January 1, 2024.

Ad December 13 2023

THE TOWN OF TABER HEREBY GIVES NOTICE

PURSUANT TO SECTION 653(4.2) OF THE MUNICIPAL GOVERNMENT ACT AS AMENDED, THAT THE FOLLOWING SUBDIVISION APPLICATION IN THE TOWN OF TABER HAS BEEN RECEIVED



PROPERTY DESCRIPTION
NE 1/4 SEC. 32 TWP. 9R. 16 W4M
LOT 4
BLOCK 2

resources, said Navarro. "I really want to work with information and the different options that are available and we can take advantage of them and thrive."

Navarro explained that in the early stages of the initiative, the group met with a municipal partner and a development partner from the area to learn about what are the needs, and expectations so they can understand the needs, major challenges and opportunities and also develop a strategy and accomplish goals. Navarro says it's often important that they communicate on everything so they can share information along with their

mentioned participating in the process to learn what's happened and what resources are needed for the events, Navarro said, including a farm and factory tour from the Agri-Beet Growers, the Agri-Conference and Trade Show and the Agri-Food Expo in the area. Navarro said, "The effort that will involve the asset map and the more interactive way for people to be able to go and identify the information looking for."

In a presentation, Council members discussed what reasons companies are not moving their operations here. Young responded by saying the business of food, the competition with jurisdictions in America, and across the world. "In certain states in America, local governments across the board offer blank cheques to set up shop whether it's a food processing plant. It's not, it's sometimes hard to get that," said Young. "We have advantages here in

Up team to commitments

line as well as the PCN Executive. Meeting weekly to develop for discussions with Services. The team is focused on three areas:

- Development of a new payment model including longitudinal family care, existing model including costing and
- Development of immediate stability care.
- Reducing the burden on the parties to the system regarding design and development of a longitudinal family physician compensation model that reflects family physicians' generalists' extensive experience and leadership in the area," says Parks. The team also involved work in improving existing f

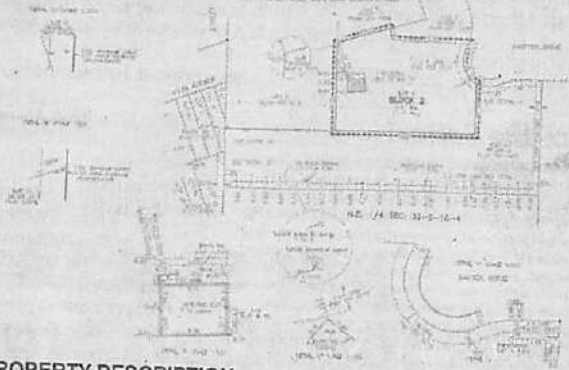
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- DP 23-150: 5431 48 Avenue, Lots 4-13, Block 8, 5638L, Addition of Use - Child Care, Discretionary Use, Downtown District (DT).
- DP 23-153: 21 Prairie Sunset Avenue, Lot 20, Block 5, Plan 2311909, Variance for Maximum Garage Size, Non-Conforming Permitted Use, Residential Single Dwelling District (R-1).
- DP 23-155: 5801 64 Avenue, Lot 45, Block 8, Plan 0714240, Addition of Use - Outdoor Storage, Discretionary Use, Light Industrial District (M-1).
- DP 23-156: 6006 58 Street, Lot 41, Block 27, Plan 1611017, Automotive Service, Heavy Equipment Service, Agricultural Service and Out Door Storage, Discretionary Use, Light Industrial District (M-1).

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THE TOWN OF TABER HEREBY GIVES NOTICE

PURSUANT TO SECTION 653(4.2) OF THE MUNICIPAL GOVERNMENT ACT AS AMENDED, THAT THE FOLLOWING SUBDIVISION APPLICATION IN THE TOWN OF TABER HAS BEEN RECEIVED



PROPERTY DESCRIPTION
NE 1/4 SEC 32 TWP 9 RGE 16 W4M
LOT 4,
BLOCK 2,
PLAN 961 1815.
SUBDIVISION APPLICATION TT 23-0-005
Civically Described as: 50 Barton Drive, Taber, AB

OWNER/AGENT PROPOSAL
Brown Okamura & Associate's Ltd. propose as follows: to subdivide a 1.01-acre lot from the larger remainder lot to facilitate future development. The lot is in the Comprehensive Commercial District (CC) land use district and all developments must conform to the CC District.

Any adjacent land owner may comment on the above application by ensuring that the Planning Department receives a written submission prior to noon on January 4, 2024. Any submissions received will be considered by the Town of Taber prior to making a decision on the noted application.

Any inquiries on any matter contained within this Notice may be made to the Department of Planning and Economic Development at the Town of Taber, 4900A - 50 Street, Taber, T1G 1T1, Phone (403) 223-6003.

A - 4900 50 St. Taber, T1G 1T1
Phone 403-223-5500 • Fax 403-223-5530
email: town@taber.ca • website: www.taber.ca
Keeping Our Community Informed



*UNADOPTED AS OF JANUARY 12, 2024

**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 MONDAY, DECEMBER 11, 2023, AT 1:30 PM.**

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin

Cody Fletcher

Monica McLean

Chief Administrative Officer

Derrin Thibault - Absent

Staff

Chris Eagan

Emily Hembrough - Absent

Celina Newberry

CALL TO ORDER

R. Miles called the meeting to order at 1:32 pm.

ADOPTION OF THE AGENDA

RES 109/2023 MOVED by M. McLean that the agenda be adopted
as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Minutes for the November 20, 2023 Regular Municipal Planning
Commission Meeting**

107/2016

Meeting Date
12/11/2023

*UNADOPTED AS OF JANUARY 12, 2024

RES 110/2023 MOVED by M. McLean that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held November 20, 2023 as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 23-150 - 5431 48 Avenue - Addition of Use (Child Care)

RES 111/2023 MOVED by R. Hadden that the Development Authority approve the application DP 23-150 for an addition of use (Child Care) located at 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L with the following conditions:

- 1) The development conforms to the district requirements of the Downtown Commercial District (DT),
- 2) Any signage shall require a separate development permit;
- 3) The applicant shall obtain a building permit if necessary to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical and Gas permits;
- 4) A Fire inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
- 5) Any additional uses shall require a separate development permit;
- 6) The applicant must obtain a business license for the operation of a new business;
- 7) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

108/2016

Meeting Date
12/11/2023

***UNADOPTED AS OF JANUARY 12, 2024**

CARRIED UNANIMOUSLY

DP 23-153 -21 Prairie Sunset Avenue - Garage Variances

RES 112/2023

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 23-153 for Variances at 21 Prairie Sunset Avenue, Lot 20, Block 5, Plan 2311909, with the following ten (10) conditions:

- 1) The site is developed as per the site approved site plan;**
- 2) A waiver for the maximum allowable gross floor area of the garage has been granted by the Municipal Planning Commission on December 11, 2023. The allowable gross floor area of the garage has been waived from 100 square metres to 130.00 square meters;**
- 3) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;**
- 4) The architectural controls and vertical grade points must be approved by the developer;**
- 5) The contractor commissioned for construction must have a valid Business License for the Town of Taber;**
- 6) The curb stop shall only be turned on by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. 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 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;**

109/2016

Meeting Date

12/11/2023

*UNADOPTED AS OF JANUARY 12, 2024

- 7) In accordance with policy PLN-4, 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 of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 8) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 9) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;
- 10) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

Note: Previous variances for the driveway, deck and lot coverage were granted under DP 23-111 and DP 23-121

CARRIED UNANIMOUSLY

DP 23-155 - 5801 64 Avenue - outdoor storage

RES 113/2023

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 23-155 for outdoor storage to accompany their principal use at 5801 64 Avenue, Lot 45, Block 8, Plan 0714240, with the following six (6) conditions:

- 1) The site is developed as per the site approved site plan;
- 2) The development shall conform to the land use bylaw Light Industrial District (M-1);
- 3) 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 neighbour's property, including fences, driveways, or landscaping

110/2016

Meeting Date
12/11/2023

***UNADOPTED AS OF JANUARY 12, 2024**

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). In addition, the addressing of the building is to remain clearly visible through all stages of construction;

- 4) Outdoor Storage may not occur on top of any easements or rights of way that may be located on the property;
- 5) Any further changes in the type of use, or increases in the intensity of use outside of this application shall require an additional Development Permit;
- 6) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DP 23-156 6006 58 Avenue - Change of Use (Automotive Service)

RES 114/2023

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 23-156 for Automotive Service, Heavy Equipment Service, Agricultural Service and Out Door Storage at 6006 58 Street, Lot 41, Block 27, Plan 1611017, with the following nine (9) conditions:

- 1) The site is developed as per the submitted site plan;
- 2) The development shall otherwise conform to the district requirements of the Light Industrial District (M-1);
- 3) Any signage not included with this permit will require a separate permit;
- 4) The applicant shall obtain a Building Permit if needed to ensure the development complies with the National Fire Code 2019 (AE) and the

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***UNADOPTED AS OF JANUARY 12, 2024**

National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;

- 5) The applicant shall obtain approval from AMVIC and provide evidence of the same to the Planning Department prior to occupancy;**
- 6) The applicant shall obtain any other provincial, federal or regulatory approvals as required;**
- 7) Any further changes in the type of use, or increases in the intensity of use outside of this application shall require an additional Development Permit;**
- 8) Outdoor Storage shall be related to the business and shall not include storage for the purpose of auto wrecking/salvage. RV Storage is a separate use and will require a separate permit;**
- 9) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.**

CARRIED UNANIMOUSLY

Building Permit Statistics

No Motion Required

Standing Items

None

DELEGATIONS

None

DELEGATIONS

None

112/2016

**Meeting Date
12/11/2023**

***UNADOPTED AS OF JANUARY 12, 2024**

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 115/2023

MOVED by M. McLean that the meeting be closed
at 1:52 pm.

CARRIED UNANIMOUSLY

CHAIRPERSON

CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE