



# Decision of Town of Taber Subdivision and Development Appeal Board

A – 4900 50 St. Taber, AB T1G 1T1  
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**Hearing Date: January 23, 2024**

**Decision Date: January 29, 2024**

**Subdivision Application File No.: DP 23-150**

**Members Present:**

Debbie Sargeant, Chair  
Ben Koersen  
Del Bodnarek

**Regarding:**

**Development Authority Application DP 23-150 approved for an Addition of Use (Child Care) located at 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L.**

**Appeal Filed By (Appellant(s)): 1395068 Alberta Ltd., owner of property having the municipal address of 5403 48 Avenue, Taber, Alberta.**

**Applicant: Kid Zone Child Care  
5406 50 Avenue  
Taber, AB T1G 2C8**

**Land Owner: Taber Evangelical Free Church**

## Background

On January 23, 2024, the Town of Taber Subdivision and Development Appeal Board (the "**Board**") held a hearing for the appeal received on December 29, 2023, following the decision of the Town of Taber's Development Authority issued on December 11, 2023, approving Development Permit 23-150 for: Addition of Use of Child Care, in relation to property having the municipal address of 5431 48<sup>th</sup> Avenue Taber, AB (the "**Property**"). The Board is satisfied that the notice of this appeal hearing was given in accordance with the *Municipal Government Act*, R.S.A. 2000 Chapter M-26.

Neither the Appellant nor the Agent was in attendance at the hearing.



## Decision

Having considered the information provided both orally and in written form at the January 23, 2024 Public Appeal Hearing, the Subdivision Appeal Board of the Town of Taber **DENIES** the appeal against the Notice of Decision on Development Permit Application 23-150.

The Board upholds the Development Authority's decision as follows:

The issuance of Development Permit No. 23-150, for the addition of use (Child Care) located at 5431 48 Avenue, Lots 4-13, Block 8, Plan 5638L, with all stated conditions from December 11, 2023.

## Findings of Fact

The Board considered the presentation from the Town's Planning Department staff. The Board noted that neither the Appellant or the Agent for the Appellant were in attendance. The primary findings of facts are as follows:

- 1) The Development conforms to the district requirements of the Downtown Commercial District (DT) of the Town's Land Use Bylaw 2-2023 (the "**Land Use Bylaw**").
- 2) The proposed development does not unduly impact the neighbouring properties.

## Reasons for Decision

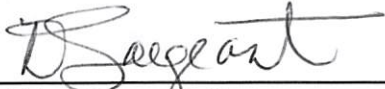
The reason for the Board's decision to **DENY** the appeal of the Development Permit authorized by the Development Authority (Municipal Planning Commission) are as follows:

- 1) The Board is satisfied that the regulations in the Land Use Bylaw, and other appropriate municipal bylaws, were adhered to by the Development Authority (Municipal Planning Commission), resulting in the Development Permit Application being compatible with the district requirements.

## Appeals:

If you wish to appeal this decision, you must follow the procedure prescribed in Section 688 of the ***Municipal Government Act***, R.S.A. 2000 Chapter M-26.





Debbie Sargeant, Chair  
SUBDIVISION AND DEVELOPMENT APPEAL BOARD

January 29, 2024  
DATE

Exhibit List:

- Subdivision and Development Appeal Board Hearing Agenda Package: January 23, 2024



# **SDAB-DP 23-150**

Application No. DP 23-150

An **appeal** against the decision of the Development Authority to approve Development Permit 23-150 is **denied** at 5431 48 Avenue (Plan 5638L, Block 8, Lots 4-13 Inclusive). And as such; the **decision** of the Development Authority is hereby **supported**.

