



AGENDA

SPECIAL MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, FEBRUARY 5, 2024 AT 1:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF THE AGENDA	X
3. ADOPTION OF THE MINUTES	
4. BUSINESS ARISING FROM THE MINUTES	
5. ACTION ITEMS	
ITEM No.5.1 DP 24-010 - 5335 47 Avenue - Change of Use (Child Care)	X
6. DELEGATIONS	
7. MEDIA INQUIRIES	
8. CLOSED SESSION	
9. OPEN SESSION	
10. CLOSE OF MEETING	X

Development Authority Request for Decision

Meeting Date: February 5, 2024

Subject:

DP 24-010 - 5335 47 Avenue - Change of Use (Child Care)

Recommendation:

That the Municipal Planning Commission approves Development Permit DP 24-010 for Change of Use to Child Care at 5335 47 Avenue, Lots 20-27, Block 4, Plan 5638L, with the following Eight (8) 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. A parking plan shall be submitted to the Planning Department for approval before any changes to the parking are made;
6. Any change in or additional uses shall require a separate development permit;
7. The applicant must obtain a business license for the operation of a new business;
8. 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 5335 47 Avenue. This would be a change of use from the previous use of the property so a permit is required. There is plenty of parking at this location and enough space to allow for the Day Care to set up an outdoor play space for the children on the property. There is also adequate room for them to have a bus pick up and drop off children directly on the property when required. This is adjacent to a school and a gymnastics centre. This is also located in a school zone.

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 24-010 for Change of Use to Child Care at 5335 47 Avenue, Lots 20-27, Block 4, Plan 5638L, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 24-010 for Change of Use to Child Care at 5335 47 Avenue, Lots 20-27, Block 4, Plan 5638L, with reasons.

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

Attachment(s): DP 24-010 Application
Ortho Photo

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



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 type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District:	Roll No:
Development Permit No:	DP Fee:	Off-Site Levy:	Security Deposit:
Building Permit No:	BP Fee:	SCC Levy:	Total Fees:
Application 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:**
 - Site Plan
 - Storm water management plan (if applicable)
 - Internal circulation/parking plan
 - **Please indicate if you will be applying for:**
 - Building Permit Application
 - Business License
- Building Plan
 - Building Permit Application
 - Security Deposit (if applicable)

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:	5335 47 Avenue Taber AB		
Legal Description of property to be developed:	Lot (Parcel):	Block:	Plan:
	20-27	4	5638L
Applicant:	Name: Kid Zone Child Care Services Inc (Charlotte Horvath)		Email: kidzone@telus.net
	Address: Box 4426		
	Town: Taber		Postal Code: T1G 2C8
	Phone Res: 403-894-1098		Phone Cell: 403-894-1098
	Business License#: KID2001		
	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)	Name: Kay Assets Inc		Email: kfeeders@gmail.com
	Address: Box 100		
	Town: Purple Springs		Postal Code:
	Phone Res:		Phone Cell: 403-634-1176
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 checked="" 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: 200'	Depth: 125'	Area: 25 000 sqft.
	By proposed build (%): 32%	Total site coverage (%): 32%	Landscaped open space (%):
Proposed setback from property lines:	Front: 0'	Side 1: 0'	Side 2: 120' Rear: 25'
	Number of Units:		Number of Loading Spaces: 2
Additional Information	Number of Off-Street Parking Spaces: 30		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 Off-Site/Mobile	<input type="checkbox"/>	Proposed Signs: (Identify on site plan)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
	Outdoor Storage: (Identify on site plan)	Yes <input checked="" type="checkbox"/> No <input 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 checked="" type="checkbox"/> Making changes to a current business? <input checked="" type="checkbox"/> New to this location?				
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:			Existing	Proposed	N/A
Provincial Highway # _____			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Municipal Road			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road (i.e. Condominium)			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify):			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Services:					
Water Supply	Municipally owned and operated piped water system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned and operated sanitary sewer system		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Municipal sewers		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ditches		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swales		<input type="checkbox"/>	<input type="checkbox"/>	<input 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.	<u>We would like to use the building to offer additional Child Care Services</u> <u>We still will operate at 5406-50 Avenue.</u> <u>Children aged 0-3 years then 4 years - 12 years at this new location</u>				
Proposed Use of Site: Describe in detail - attach additional information if necessary. List if anything will be outside.	<u>We would like to use some of the parking lot as an outdoor space and put fence around the area for the kids to use.</u>				
Present Use of Adjacent Properties	<u>Currentley not in use (Vacant land) to the South east</u> <u>Horizon School Division - Ace Place to the West</u> <u>Taber Gymnastics Fitness Club to the North</u>				
Describe how vehicles will access the site: (submit an internal circulation/parking plan)	<u>- There is parking on the street or in the lot see diagram</u> <u>Existing Parking lot approaches 47 ave + 54 street.</u>				
Describe the use, number, and size of all commercial vehicles accessing the site:	<u>We do own a Bus that we will be using the north side of the building to park the bus after hours and for loading and unloading</u>				

Signed: _____
Applicant

Date: January 26, 2024

Signed: _____
Registered Owner (if different than applicant)

Date: 01/19/24

Signed: [Signature]
Planning Officer

Date: 01/29/2024

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