

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, JANUARY 15, 2024, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Vice Chairperson**

Ron Hadden

**Members**

Jack Brewin - Absent

Cody Fletcher- Absent

Monica McLean

**Chief Administrative Officer**

Derrin Thibault

**Staff**

Chris Eagan

Celina Newberry

**CALL TO ORDER**

Oaths of Office Ceremony took place immediately prior to the opening of the meeting and was presided over by Mayor Prokop. The Mayor executed the Oaths of Office for the R. Hadden and R. Miles of the Municipal Planning Commission. Member C. Fletcher was absent.

Meeting called to order by Secretary C. Newberry at 1:32 pm.

**Nominations for Chair and Vice Chair**

Secretary C. Newberry called for nominations from the floor for Chair of the Municipal Planning Commission.

M. McLean nominated R. Miles for the position of Chair of the Municipal Planning Commission. R. Miles accepted the nomination. C. Newberry called for further nominations a second then a final time. Being as there

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were no further nominations R. Miles was declared the Chair of the Municipal Planning Commission.

Secretary C. Newberry called for nominations from the floor for Vice Chair of the Municipal Planning Commission.

R. Miles nominated R. Hadden for the position of Vice Chair of the Municipal Planning Commission. R. Hadden accepted the nomination. C. Newberry called for further nominations a second then a final time. Being as there were no further nominations R. Hadden was declared the Vice Chair of the Municipal Planning Commission.

At the conclusion of the election C. Newberry turned the meeting over to Chairperson Miles for the remainder of the meeting.

### **ADOPTION OF THE AGENDA**

RES 1/2024                      MOVED by M. McLean that the Agenda for the January 15, 2024 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

### **ADOPTION OF THE MINUTES**

#### **Minutes for the December 11, 2023 Regular Municipal Planning Commission Meeting**

RES 2/2024                      MOVED by R. Hadden that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held December 11, 2023 as amended.

CARRIED UNANIMOUSLY

### **BUSINESS ARISING FROM THE MINUTES**

There was discussion regarding the upcoming appeal of DP 23-150 which was conditionally approved at the December 11, 2023 meeting. No motion was required or brought forth from the discussion.

### **ACTION ITEMS**

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**DP 23-158 - 4909 51 Avenue - Home Occupation (Dog Grooming)**

RES 3/2024

MOVED by R. Hadden that the Development Authority approve the application DP 23-158 for a Home Occupation - Dog Grooming and Training located at 4909 51 Avenue, Lots 21-25, Block 10, Plan 4348R with the following eight (8) conditions:

- 1) The development shall conform to the district requirements of the Residential Single & Two Dwelling District (R-2), and the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020;
- 2) The maximum client visits per day shall not exceed 5;
- 3) The Municipal Planning commission on January 15, 2024 has varied the requirement for one off-street parking space, therefore reducing the requirement to zero off-street spaces;
- 4) That there shall be a maximum of two business deliveries per day; delivery vehicles shall not exceed 4,500kg in weight;
- 5) That the applicant shall obtain a Town of Taber business license;
- 6) 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;
- 7) If required, the applicant shall 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. It is the applicant's responsibility to confirm the need for a building permit;
- 8) The approval shall be applicable for a period of five (5) years from the date of issue after which a new home occupation permit must be

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applied for. Any changes including increases to the number clients would require a new application. This permit is only valid for this address any move to a new location would also require a new application.

CARRIED UNANIMOUSLY

**DP 24-001 - 4110 Westview Close - Signage with Variance**

RES 4/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-001 for Fascia Signage with Variance at 4110 Westview Close, Lot 44, Block 6, Plan 2110545, with the following seven (7) conditions:

- 1) The signage shall be developed as per the plan;
- 2) The development conforms to the district requirements of the Residential Comprehensive Development Multiple Dwelling District (R-4);
- 3) The Municipal Planning Commission varied the total number of fascia signs allowed to 13 for this development on January 15, 2024;
- 4) The signs must adhere to all Illumination Rules as outlined in The Town of Taber's Land Use Bylaw 13-2020;
- 5) 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;
- 6) Any additional signage shall require a separate development permit;
- 7) The applicant must obtain a business license for the operation of a new business.

CARRIED UNANIMOUSLY

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**DP 24-002 - 4102 Unit A Westview Close - Occupancy for Physical Therapy**

RES 002/2024

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 24-002 for a Medical Office - Physical Therapy at Unit A - 4102 Westview Close Lot 46, Block 6, Plan 2110545, with the following eight (8) conditions:

- 1) The development conforms to the district requirements of the Residential Comprehensive Development Multiple Dwelling District (R-4);
- 2) 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;
- 3) Any signage that is not included in this application may require a separate development permit prior to installation;
- 4) A Fire Inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
- 5) Occupancy for the commercial unit must be granted by the Building Inspector prior to occupancy by the tenant;
- 6) 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;
- 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.

CARRIED UNANIMOUSLY

**DP 24-003 - 6207 Unit A and B 52 Street - COU to Building Supply and Automotive Repair**

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RES 5/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-003 for the Additional Use of Building Supply Outlet and Automotive Repair (Automotive Glass Replacement) at Unit A & B 6207 52 Avenue, Lots 14-15, Block 1, Plan 1340JK, with the following eight (8) conditions:

- 1) The development conforms to the district requirements of the Medium Industrial District (M-2);
- 2) 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;
- 3) A Fire Inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
- 4) Occupancy for the commercial unit must be granted by the Building Inspector prior to occupancy by the tenant;
- 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) Any outdoor storage will require a separate 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.

CARRIED UNANIMOUSLY

**Subdivision TT 23-0-005 - 50 Barton Drive**

RES 6/2024

MOVED by M. McLean that the Development Authority recommends that the Subdivision Authority does not approve Subdivision TT 23-0-005, for Lot 4, Block 2, Plan 961 1815 in the NE ¼ Sec. 32, Twp. 9, Rge. 16 W4M, civically described as 50 Barton Drive, for the following reasons:

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- 1) The Town of Taber Municipal Development Plan Bylaw 7-2016 Section 3.7.2(j) indicates that an Area Structure Plan of Area Redevelopment Plan will be required for lands within the Wal-Mart Commercial Area with boundaries approximately as shown in Map 3: Land Use prior to any significant redevelopment in this area, in which the property is located and no plan has been provided;
- 2) The Town of Taber Municipal Development Plan Bylaw 7-2016 Appendix B 1.5(n)(o) indicates that an application for a subdivision must not be approved by the Subdivision Authority unless it conforms to the provisions of any statutory plan and any land use bylaw that affects the land proposed to be subdivided and that it complies with Part 17 of the *Municipal Government Act*, which this property does not as the existing use is Non-Conforming.

CARRIED UNANIMOUSLY

### **Request for Direction - For Development Notification**

Discussion of the request for direction was had and M. McLean made the motion suggested as alternative 1 amending it to drop the portion of the motion that read “that the application may be contentious” thus the following motion was made:

RES 7/2024            RES by M. McLean that the Municipal Planning Commission directs administration to use their discretion and send out prior notification of a discretionary development application in those cases administration deems it reasonable.

CARRIED UNANIMOUSLY

### **Building Permit Statistics**

No Motion Required

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**Standing Items**

None

**DELEGATIONS**

None

**MEDIA INQUIRIES**

None

**CLOSED SESSION**

None

**OPEN SESSION**

None

**CLOSE OF MEETING**

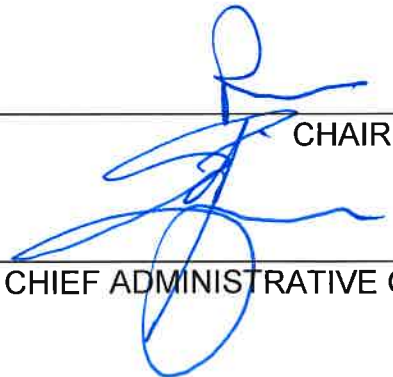
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MOVED by R. Hadden that the meeting be closed at 3:01 pm.

CARRIED UNANIMOUSLY

\_\_\_\_\_  
CHAIRPERSON

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CHIEF ADMINISTRATIVE OFFICER

A handwritten signature in blue ink is written over two horizontal lines. The signature is cursive and appears to be 'R. Hadden'. The top line is labeled 'CHAIRPERSON' and the bottom line is labeled 'CHIEF ADMINISTRATIVE OFFICER'.

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