

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, MARCH 18, 2024, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Vice Chairperson**

Ron Hadden

**Members**

Jack Brewin

Cody Fletcher

Monica McLean

**Chief Administrative Officer**

Derrin Thibault

**Staff**

Chris Eagan

Celina Newberry

**CALL TO ORDER**

The meeting was called to order at 1:30 pm by Chairperson R. Miles.

**ADOPTION OF THE AGENDA**

RES 21/2024      MOVED by J. Brewin that the Agenda be adopted  
as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

**Minutes for the February 20, 2024 Regular Municipal Planning  
Commission Meeting**

RES 22/2024      MOVED by M. McLean that the Municipal Planning  
Commission adopts the minutes of the Regular

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Municipal Planning Commission meeting held February 20, 2024 as presented.

CARRIED UNANIMOUSLY

**BUSINESS ARISING FROM THE MINUTES**

None

**ACTION ITEMS**

**DP 24-020 - 5802 64 Ave - Outdoor Storage and Agricultural Machinery/Equipment Sales and Service**

RES 23/2024      MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 24-020 for Outdoor Storage and Agricultural Machinery/Equipment Sales and Service at 5802 64 Avenue, Lot 29, Block 27, Plan 8210712, 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 neighbouring property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 20-2022). In addition, the addressing of the building is to remain clearly visible through all stages of construction;

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- 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 24-021 - 5613 58 Avenue - Multi-Unit Residential - 8 Units**

RES 24/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-021 for Multi-Use Residential with 8 units at 5613 58 Avenue, Lot 12, Block 10, Plan 7710758, with the following twenty-two (22) conditions:

**Location**

- 1) The site is developed as per the approved site plan;
- 2) The development conforms to the district requirements of the Residential Street-Orientated Multiple Dwelling District (R-3);
- 3) A driveway width variance of 14.28 metres was granted by the Municipal Planning Commission on March 18, 2024. That the maximum driveway width shall be varied from 9.72 metres to 24 metres;
- 4) A variance for the minimum required landscaping has been granted by the Municipal Planning Commission on March 18, 2024. The minimum area of landscaping has been reduced from 294.54 m<sup>2</sup> to 125.0 m<sup>2</sup>;
- 5) A variance for the required number of parking spaces has been granted by the Municipal Planning Commission on March 18, 2024. The number of required stalls has been reduced to 15 from 16.

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**Prior to Release**

- 6) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 7) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Planning Department for approval by June 4, 2024;
- 8) The vertical grades must be submitted for approved by the Town of Taber by June 4, 2024;
- 9) An approved landscaping plan which demonstrates that the landscaping requirements of the site has been met shall be provided to the Planning Department for approval by June 4, 2024;
- 10) 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

**Prior to Construction**

- 11) The applicant shall enter into servicing/development agreement with the Town of Taber;
- 12) 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;

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- 13) If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
- 14) The foundation must be staked by a qualified professional, and a foundation elevation inspection must be done by the Town of Taber to ensure the foundation meets with the approved vertical grading;
- 15) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;
- 16) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 17) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
- 18) **Permanent**
- 19) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 20) The curb stop shall only be operated 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

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service for a maximum of 60 days must be arranged through the Town Office;

- 21) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 20-2022);
- 22) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 23) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

**DP 24-022 5125 45 Avenue - Home Occupation - Pet Grooming**

RES 25/2024

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 24-022 for a Home Occupation – Pet Grooming at 5125 45 Avenue, Lot 48-49, Block 18, Plan 6390L, with the following Eleven (11) conditions:

- 1) There shall be a maximum of 5 client visits per day;
- 2) The Municipal Planning commission on March 18, 2024 has varied the requirement for one off-street parking space, therefore reducing the requirement to zero off-street spaces;
- 3) The development shall otherwise conform to the district requirements of the Residential

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Single & Two Dwelling District (R-2), and the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020;

- 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 may place 1 window sign which meets the requirements of Section 2.21.18(3) of Land Use Bylaw 13-2020 as amended;
- 7) 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;
- 8) 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;
- 9) Any previous Home Occupations for the property are invalidated by this approval;
- 10) The approval shall be applicable for a period of five year after, which a new home occupation permit must be applied for.
- 11) 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 -028 5015 41 Street - Semi-Detached with Variance**

RES 26/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-

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028 for Semi-Detached Dwelling with Side-yard Setback Variance at 5015 41 Street, Lot 17, Block 6, Plan 08125248, with the following Nineteen (19) conditions:

**Location**

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
- 3) A variance of 1.17 m for the sideyard setback was granted by Municipal Planning Commission on March 18, 2024. The sideyard setback is reduced to 1.83 metres from 3.0 metres.
- 4) A variance of 2.32 metres for the maximum allowable driveway width was granted by Municipal Planning Commission on March 18, 2024. The driveway width is increased to 6.1 metres from 3.78 metres.

**Prior to Release**

- 5) The architectural controls and vertical grade points must be approved by the developer;
- 6) 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 7) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

**Prior to Construction**

- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;

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- 9) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Planning Department for approval;
- 10) 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;
- 11) The foundation must be staked by a qualified professional;
- 12) The developer shall contact the Planning Department a minimum of 5 days prior to construction and/or servicing commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

**Permanent**

- 13) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 17-18, Block 6, Plan 0815248;
- 14) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required;
- 15) The contractor commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;
- 16) The curb stop shall only be operated 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

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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;

- 17) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 20-2022);
- 18) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 19) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

**DP 24 -029 5013 41 Street - Semi-Detached with Variance**

RES 27/2024

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 24-029 for Semi-Detached Dwelling with Side-yard Setback Variance at 5013 41 Street, Lot 18, Block

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6, Plan 08125248, with the following Nineteen (19) conditions:

**Location**

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
- 3) A variance of 1.17 m for the sideyard setback was granted by Municipal Planning Commission on March 18, 2024. The sideyard setback is reduced to 1.83 metres from 3.0 metres.
- 4) A variance of 2.32 metres for the maximum allowable driveway width was granted by Municipal Planning Commission on March 18, 2024. The driveway width is increased to 6.1 metres from 3.78 metres.

**Prior to Release**

- 5) The architectural controls and vertical grade points must be approved by the developer;
- 6) 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 7) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

**Prior to Construction**

- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 9) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot,

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and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Planning Department for approval;

- 10) 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;
- 11) The foundation must be staked by a qualified professional;
- 12) The developer shall contact the Planning Department a minimum of 5 days prior to construction and/or servicing commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

**Permanent**

- 13) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 17-18, Block 6, Plan 0815248;
- 14) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required;
- 15) The contractor commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;
- 16) The curb stop shall only be operated 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

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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;

- 17) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 20-2022);
- 18) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 19) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

**DP 24 -030 5009 41 Street - Semi-Detached with Variance**

RES 28/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-030 for Semi-Detached Dwelling with Side-yard Setback Variance at 5009 41 Street, Lot 19, Block 6, Plan 08125248, with the following Nineteen (19) conditions:

**Location**

- 1) The site is developed as per the site plan

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- submitted;
- 2) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
  - 3) A variance of 1.17 m for the sideyard setback was granted by Municipal Planning Commission on March 18, 2024. The sideyard setback is reduced to 1.83 metres from 3.0 metres.
  - 4) A variance of 2.32 metres for the maximum allowable driveway width was granted by Municipal Planning Commission on March 18, 2024. The driveway width is increased to 6.1 metres from 3.78 metres.

**Prior to Release**

- 5) The architectural controls and vertical grade points must be approved by the developer;
- 6) 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 7) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

**Prior to Construction**

- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 9) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Planning Department for approval;

- 10) 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;
- 11) The foundation must be staked by a qualified professional;
- 12) The developer shall contact the Planning Department a minimum of 5 days prior to construction and/or servicing commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

**Permanent**

- 13) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 19-20, Block 6, Plan 0815248;
- 14) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required;
- 15) The contractor commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;
- 16) The curb stop shall only be operated 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

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Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;

- 17) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 20-2022);
- 18) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 19) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

**DP 24 -031 5007 41 Street - Semi-Detached with Variance**

RES 29/2024

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 24-031 for Semi-Detached Dwelling with Side-yard Setback Variance at 5007 41 Street, Lot 20, Block 6, Plan 08125248, with the following Nineteen (19) conditions:

**Location**

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);

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- 3) A variance of 1.48 m for the sideyard setback was granted by Municipal Planning Commission on March 18, 2024. The sideyard setback is reduced to 1.52 metres from 3.0 metres.
- 4) A variance of 3.26 metres for the maximum allowable driveway width was granted by Municipal Planning Commission on March 18, 2024. The driveway width is increased to 6.1 metres from 2.84 metres.

**Prior to Release**

- 5) The architectural controls and vertical grade points must be approved by the developer;
- 6) 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 7) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

**Prior to Construction**

- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 9) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Planning Department for approval;
- 10) 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;

- 11) The foundation must be staked by a qualified professional;
- 12) The developer shall contact the Planning Department a minimum of 5 days prior to construction and/or servicing commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

**Permanent**

- 13) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 17-18, Block 6, Plan 0815248;
- 14) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required;
- 15) The contractor commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;
- 16) The curb stop shall only be operated 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;
- 17) During construction, the site shall be

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maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 20-2022);

- 18) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 19) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

**DP 24-035 5121 42 Avenue - HO Auto-Detailing**

RES 30/2024

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 24-035 for Home Occupation Class 2- Auto Detailing at 5121 42 Avenue Lots 16-17, Block 37, Plan 575T, 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) That there shall be a maximum of two business deliveries per day; delivery vehicles shall not exceed 4,500kg in weight;
- 3) All activities related to the business are to take place in the garage except for office work. The washing of vehicles on the road or

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boulevard is prohibited. All activities related to the business must conform to all applicable Town of Taber Bylaws, Provincial and Federal regulations and laws. It is the applicant's responsibility to obtain any other approvals required for the business;

- 4) The applicant must provide 1 off-street parking space for the business and 2 off street parking spaces for the dwelling.
- 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) 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. This approval is valid for 5 years.

CARRIED UNANIMOUSLY

**DP 24-043 7001 50 Street - Shed**

RES 31/2024      MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 24-043 for a Shed at 7001 50 Street, Lot 23, Block 1,

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Plan 2011931, with the following Nine (9) conditions:

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Institution Recreational District (IR);
- 3) A maximum exterior height to the peak of the roof for the shed shall be 5 metres;
- 4) 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;
- 5) The applicant shall be responsible having all the underground utilities located on the property and ensuring that the building will not be located overtop any of them. If the building is to be located over top any underground utilities it would be the applicant's responsibility to either relocate the building to an approved location on the property or remedy to the situation to the satisfaction of the affected utility provider;
- 6) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 7) The exterior finish of the shed shall be professionally manufactured and complimentary to the finishing of the subject building;
- 8) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 20-2022);
- 9) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

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CARRIED UNANIMOUSLY

**Proposed Land Use Bylaw Amendment 5-2024 Redistricting**

RES 32/2024            MOVED by R. Hadden that the Municipal Planning Commission accepts Bylaw 5-2024 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council.

CARRIED UNANIMOUSLY

**Proposed Land Use Bylaw Amendment 6-2024 Redistricting**

RES 33/2024            MOVED by M. McLean that the Municipal Planning Commission accepts Bylaw 6-2024 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council.

CARRIED UNANIMOUSLY

**TT 24-0-003 Subdivision Application for 4302 56 Street and 5613 42 Avenue**

RES 34/2024            MOVED by C. Fletcher that the Development Authority recommends that the Subdivision Authority approve Subdivision TT 24-0-003, Lot 5, Block 1, Plan 911 1354 and Lot 23, Block 1, Plan 041 1118, NE ¼ SEC 32 TWP 9 RGE 16 W4M., civically described as 4302 56 Street & 5613 42 Avenue with the following conditions:

1. That approval shall apply to a residential subdivision plan within Lot 5, Block 1, Plan 911 1354 and Lot 23, Block 1, Plan 041 1118, NE ¼ SEC 32 TWP 9 RGE 16 W4M.
2. On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.
3. That Community Mailbox's and their locations must be provided and approved by Canada Post and installed in accordance with Canada Post's Developer Requirements.

44/2024

Meeting Date  
3/18/2024

4. Municipal Reserve will be collected as cash for any of the required reserves for this Subdivision that were not previously included in the earlier Sunrise Estates Development phases
5. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles.
6. The Developer will be obligated to post security, in the amount and form approved by Procedure PLN-2 Appendix B, Section 14.3(b) of all estimated construction costs.
7. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
8. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
9. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications.
10. Lot numbering and a road name shall be provided by the Developer and approved by the Director of Planning, Engineering, and Public Works.
11. A shared parking/access agreement/easement is to be registered on titles for the lots created from Lot 5, Block 1, Plan 9111534.
12. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.

45/2024

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13. Redistricting of Lot 23, Block 1, Plan 041 1118 from R-1 to R-2 and Lot 5, Block 1, Plan 911 1354 from R-1 to R-3 shall be completed.
14. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.
15. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

**6200 46 Avenue Update**

No Motion Required

**Building Permit Statistics**

No Motion Required

**Standing Items**

None

**DELEGATIONS**

None

**MEDIA INQUIRIES**

None

**CLOSED SESSION**

None

**OPEN SESSION**

None



**CLOSE OF MEETING**

RES 35/2024

MOVED by M. McLean that the meeting be closed  
at 2:37 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

47/2024

Meeting Date  
3/18/2024