

MINUTES OF THE SPECIAL 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 25, 2024, AT 1:30 PM.

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 by R. Miles.

ADOPTION OF THE AGENDA

RES 36/2024 MOVED by McLean that the agenda be adopted as
presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

None

BUSINESS ARISING FROM THE MINUTES

None

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ACTION ITEMS

DP 24-047 5104 49 Avenue - Dwelling Unit

RES 37/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-047 for Dwelling Unit at 5104 49 Avenue, Lots 1-4, Block 11, Plan 5638L, 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 Downtown District (DT);
- 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 applicant shall provide signage for parking for the suite in the existing and ensure that this area remains open for residents to park on;
- 5)** No occupation of the unit shall occur until occupancy has been granted by both the Building Inspector and the Fire Inspector, and each unit has been assigned an address by the Town of Taber;
- 6)** 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

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of these items are subject to fines as indicated under Bylaw 13-2021);

- 7) A fire inspection shall be completed prior to occupancy;
- 8) 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;
- 9) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DELEGATIONS

None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

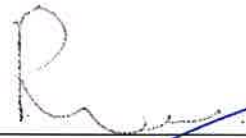
None

CLOSE OF MEETING

RES 38/2024

MOVED by M. McLean that the meeting be closed at 1:36 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

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