

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, AUGUST 12, 2024, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin

Cody Fletcher - Absent

Monica McLean

Chief Administrative Officer

Derrin Thibault - Absent

Staff

Chris Eagan - Absent

Celina Newberry

Noella Denette

CALL TO ORDER

R. Miles called the meeting to order at 1:32 pm.

ADOPTION OF THE AGENDA

RES 74/2024

MOVED by M. McLean that the agenda be adopted
as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Minutes for the July 8, 2024 Regular Municipal Planning
Commission Meeting**

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RES 75/2024 MOVED by R. Hadden that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held July 8, 2024, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 24-139 5501 48 Avenue - Accessory Structure

RES 76/2024 MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 24-139 for Accessory Structure at 5501 48 Avenue, Lot 1, Block 7, Plan 5638L, with the following Seventeen (17) conditions:

Location

- 1) The site is developed as per the approved site plan;
- 2) The development conforms to the district requirements of the Downtown District (DT);

Prior to Construction

- 3) The foundation shall be staked out by a qualified professional;
- 4) A landscaping plan which demonstrates that the requirement for landscaping of the site have been met shall be provided to the Planning Department for approval prior to construction commencing;
- 5) 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;

- 6) 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;
- 7) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;

Permanent

- 8) The applicant shall ensure that stormwater from this property does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes;
- 9) The applicant shall obtain all required Building Permits to ensure the development complies with the National Fire Code 2023 (AE), National Building Code 2023 (AE), and all other applicable codes;
- 10) If sprinkler permits are required under the National Building Code 2023 (AE), a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber;
- 11) Signage shall require a separate development permit;
- 12) The applicant must obtain a business license for the operation of a new business;
- 13) 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);

- 14) The curb stop shall only be turned on 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;
- 15) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 16) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;
- 17) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DP 24-140 - 4404 53 Avenue - Driveway and Deck Variance

RES 77/2024

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 24-140 for Driveway and Deck Variances and at 4404 53 Avenue, Lot 7, Block 4, Plan 1211838, with the following Thirteen (13) conditions:

- 1) The site is developed as per the site plan submitted;
- 2) A rear yard setback variance of 2.00 metres on August 12, 2024, by the Municipal

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Planning Commission. The rear yard setback for the covered deck is varied to 5.00 metres from 7.00 metres;

- 3) A driveway width variance of 3.08 metres on August 12, 2024, by the Municipal Planning Commission. The maximum driveway width is varied to 8.7 metres;
- 4) The development conforms to the district requirements of the Residential Single Dwelling District (R-1);
- 5) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023(AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 6) The architectural controls and vertical grade points must be approved by the developer;
- 7) New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
- 8) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 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 Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
- 10) 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);

- 11) 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 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;
- 12) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter for the property.
- 13) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DP 24-147 - 5320 49 Avenue - Shipping Container

RES 78/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-147 for a Shipping Container at 5320 49 Avenue, Lot 9-11, Block 9, Plan 5638L, with the following Six (6) conditions:

- 1) The site is developed as per the attached site plan;
- 2) The shipping container shall be maintained in a proper state of repair;

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- 3) The shipping container shall not have any signs or logo's for the purpose of advertising on it and type of signage for advertising would require a separate permit;
- 4) The shipping container must be painted to match the principal building;
- 5) The applicant to ensure water will not accumulate at or near the shipping container (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties;
- 6) The development conforms to the district requirements of the Downtown District (DT).

CARRIED UNANIMOUSLY

DP 24-148 5219 49 Avenue - Change of Use to Day Care

RES 79/2024

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 24-148 for Change of Use to Day Care at 5219 49 Avenue, Lot 15, Block 15, Plan 1712398, 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 any provincial and or federal approvals require for and the use of Day Care on this property. The allowable number of children shall be limited by maximum occupant load for the building;
- 4) 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;
- 5) A Fire inspection must be conducted by the Town of Taber Fire Department prior to occupancy;

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- 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.

CARRIED UNANIMOUSLY

DP 24-149 - 5800 46 Avenue - Freestanding Sign

RES 80/2024

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 24-149 for Freestanding Sign at 5800 46 Avenue, Lot 6, Block 1, Plan 1612860, with the following six (6) conditions:

- 1) The sign is developed as per the attached site plan;
- 2) The Municipal Planning Commission has varied the required 45 metre setback from the existing sign on the adjacent lot to allow for this sign to be placed in the location as per the attached plan;
- 3) The existing freestanding sign on this property must be removed prior to the installation of this sign;
- 4) The development otherwise conforms to the district requirements of the Comprehensive Commercial District (CC);
- 5) The sign must conform to Illumination requirements in section 2.21.2 of the Town of Taber Land Use Bylaw 13-2020;
- 6) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DP 24-150 4302 56 Street (new address yet to be assigned) Multi-Unit - 8 Units

RES 81/150

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

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150 for Multi Unit Residential with 8 Units at Civic Address to be Assigned, Lot 30, Block 1, Plan 241 _____, formerly known as 4302 56 Street Lot 5, Block 1, Plan 9111354, with the following Twenty-Four (24) 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 15.08 metres was granted by the Municipal Planning Commission on August 12, 2024. That the maximum driveway width shall be varied from 11.65 metres to 26.74 metres;
- 4) A variance for the minimum required side yard setback has been granted by the Municipal Planning Commission on August 12, 2024. The minimum side yard setback has been reduced from 3.0 metres to 1.84 m on the east side of the building;

Prior to Release

- 5) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 6) The applicant shall ensure that stormwater from this property does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. Saint Mary's River Irrigation District will require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass on-site landscaping, rain barrels or rain gardens, for example. Provision of these details should form part of the grading and drainage plan, or be provided on a landscaping plan and through the stormwater plan for the subdivision;
- 7) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings

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(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 September 2, 2024;

- 8) The vertical grades must be submitted for approved by the Town of Taber by September 2, 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 September 2, 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 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 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) If the applicant intends to have the Town provide garbage and recycling pickup services, a more detailed design of the garbage and recycling area must be submitted to the Planning and Economic Development Department for review and approval prior to construction;
- 16) 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;
- 17) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 18) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Permanent

- 19) The shallow utilities and surface improvements must have had their Construction Complete Certificates accepted by the Town before any of the units can be occupied for living;
- 20) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 21) 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;

- 22) 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);
- 23) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 24) 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 24-151 4302 56 Street (new address yet to be assigned) Multi-Unit - 8 Units

RES 82/2024

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 24-151 for Multi-Unit Residential with 8 Units at Civic Address to be Assigned, Lot 31, Block 1, Plan 241 _____, formerly known as 4302 56 Street Lot 5,

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Block 1, Plan 9111354, with the following Twenty-Four (24) 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 14.46 metres was granted by the Municipal Planning Commission on August 12, 2024. That the maximum driveway width shall be varied from 12.46 metres to 26.92 metres;
- 4) A variance for the minimum required side yard setback has been granted by the Municipal Planning Commission on August 12, 2024. The minimum side yard setback has been reduced from 3.0 metres to 1.21 m on the west side of the building;

Prior to Release

- 5) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 6) The applicant shall ensure that stormwater from this property does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. Saint Mary's River Irrigation District will require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass on-site landscaping, rain barrels or rain gardens, for example. Provision of these details should form part of the grading and drainage plan, or be provided on a landscaping plan and through the stormwater plan for the subdivision;
- 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

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professional and supplied to the Planning Department for approval by September 2, 2024;

- 8) The vertical grades must be submitted for approved by the Town of Taber by September 2, 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 September 2, 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 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 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) If the applicant intends to have the Town provide garbage and recycling pickup services, a more detailed design of the garbage and recycling area must be submitted to the Planning and Economic Development Department for review and approval prior to construction;
- 16) 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;
- 17) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 18) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Permanent

- 19) The shallow utilities and surface improvements must have had their Construction Complete Certificates accepted by the Town before any of the units can be occupied for living;
- 20) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 21) 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;

- 22) 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);
- 23) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 24) 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 24-152 4302 56 Street (new address yet to be assigned) Multi-Unit - 8 Units

RES 83/2024

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 24-152 for Multi-Unit Residential with 8 Units at Civic Address to be Assigned, Lot 32, Block 1, Plan 241 _____, formerly known as 4302 56 Street Lot 5, Block 1, Plan 9111354, with the following Twenty-Four (24) conditions:

Location

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

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- 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 14.46 metres was granted by the Municipal Planning Commission on August 12, 2024. That the maximum driveway width shall be varied from 12.46 metres to 26.92 metres;
 - 4) A variance for the minimum required side yard setback has been granted by the Municipal Planning Commission on August 12, 2024. The minimum side yard setback has been reduced from 3.0 metres to 1.21 m on the west side of the building;

Prior to Release

- 5) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 6) The applicant shall ensure that stormwater from this property does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. Saint Mary's River Irrigation District will require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass on-site landscaping, rain barrels or rain gardens, for example. Provision of these details should form part of the grading and drainage plan, or be provided on a landscaping plan and through the stormwater plan for the subdivision;
- 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 September 2, 2024;

- 8) The vertical grades must be submitted for approved by the Town of Taber by September 2, 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 September 2, 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 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 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) If the applicant intends to have the Town provide garbage and recycling pickup

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services, a more detailed design of the garbage and recycling area must be submitted to the Planning and Economic Development Department for review and approval prior to construction;

- 16) 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;
- 17) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 18) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Permanent

- 19) The shallow utilities and surface improvements must have had their Construction Complete Certificates accepted by the Town before any of the units can be occupied for living;
- 20) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 21) 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;
- 22) 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);
 - 23) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
 - 24) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

Building Permit Statistics

No Motion Required

Standing Items

None

DELEGATIONS

None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 84/2024

MOVED by R. Hadden that the meeting be closed at 2:15 pm.

CARRIED UNANIMOUSLY



CHAIRPERSON



CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE