

AGENDA

A PUBLIC HEARING REGARDING THE BYLAWS OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, SEPTEMBER 11, 2017 AT 5:00 PM.

ITEM NO. 1. CALL TO ORDER

The Chair will explain the general procedure for the hearing, which may include:

- i) Informing the public of the 10 minute time limit for a speaker that has been established.
- ii) Informing that anyone speaking shall state their name for the record.

ITEM NO. 2. LAND USE AMENDMENT BYLAW NO. 9 – 2017

- i) Explanation of Purpose of Proposed Bylaw No. 9 – 2017.
- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 9 – 2017.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 9 – 2017.

ITEM NO. 3. CLOSE OF MEETING

The Mayor shall declare the hearing closed and Council will deliberate the merits of the information and opinions provided at the Public Hearing.



Council Request for Decision	
Meeting Date: September 11, 2017	
Subject: Bylaw 9-2017 Public Hearing	
Recommendation:	That Council accepts the information presented at the Public Hearing for Bylaw 9-2017.
Background:	<p>On August 21, 2017, Council passed 1st reading of proposed bylaw 9-2017. The purpose of this bylaw is to re-zone an existing (R-2) Residential Single and Two Dwelling parcel as (R-3) Residential Street-Oriented Multiple Dwelling District.</p> <p>The applicant has requested to have the existing Residential Single and Two Dwelling (R-2) parcel defined as:</p> <p>“This district is intended to provide for a variety of low density residential housing types within existing and new residential areas, with the potential for smaller lot sizes and a more concentrated urban form.”</p> <p>to be rezoned to Residential Street-Oriented Multiple Dwelling District (R-3) parcel defined as:</p> <p>“The purpose of this district is to provide for row housing and other forms of street-oriented attached housing, including both comprehensive and street-oriented development that is contextually compatible with adjacent residential uses.”</p> <p>In accordance with the Bylaw process in the MGA, a public hearing must be held and administration has circulated the proposed bylaw to affected parties and advertised for 2 weeks in the Taber Times.</p> <p>There have been no public inquiries to Administration on the proposed bylaw and Administration has not received any written submissions at the time of writing this.</p>
Legislation / Authority:	<p>Section 692 of the MGA allows for amendments to the Land Use Bylaw.</p> <p>Section 692 of the MGA requires Council to hold a public hearing before 2nd reading of a Bylaw.</p> <p>Section 606 of the MGA sets out the advertising requirements for a public hearing.</p>



Strategic Plan Alignment:	Family / Community Goal #1: Build a community that is affordable and attractive.
Financial Implication:	There are no financial implications at this time.
Service Level / Staff Resource Implication:	The staff resource implication is the time required by staff to review the proposed bylaw and prepare the advertisement and documents for Council and the Public Hearing.
Justification:	By accepting the information received from the Public Hearing, Council will be able to make a more informed decision on the proposed Bylaw 9-2017.
Alternative(s):	Alternative 1: That Council does not accept the information from the Public Hearing for Bylaw 9-2017.

Attachment(s):	Application Concept Plan R-2 District R-3 District
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APPROVALS:	
Originated By:	Emily Hembrough
Chief Administrative Officer (CAO) or Designate:	

**Land Use Bylaw Amendment
FORM F**



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

APPLICATION NO: _____ BYLAW NO: _____
RECEIVED DATE: _____ ROLL NO: _____
FEE RECEIVED: _____

Applicant

I/We hereby make application to amend the Land Use bylaw:

Name: South Alta Trading Company Ltd. Sid Tams
Address: A - 5005 56th Avenue, Taber T1G 1L6 Phone: (403) 382-0775
Postal Code

Legal Description of Land Subject to Amendment:

Municipal Address: Prairie Lake Estates
Legal Description: Lot: NW¼-6-10-16-W4M
Block: _____ Plan: _____

Amendment Proposed: From: R-2
To: R-3

If applying for a text amendment, please provide the proposed text, the relevant Section, if any, and an explanation of the proposed amendment

See attached: Land Use Amendment - Figure 1.0

Reasons in Support of Application (in order to properly evaluate an application for amendment, the Town must be provided with a complete concept for the land. Please indicate everything which is presently built on the land, and any use or development proposed for that land and provide whatever maps, diagrams, and text you feel are needed)

To allow for medium density affordable housing styles as dictated by market conditions.
See the above attached.

Date: Aug 10 2017 Signed: [Signature]

The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

Registered Owner(S) Or Person Acting On Their Behalf

I, Sid Tams hereby certify that I:

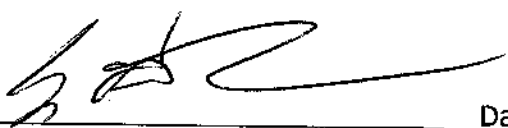
 X is the registered owner, **or**
 are authorized to act on behalf of the registered owner(s)

and that the information given on the form is complete and is, to the best of my knowledge, a true statement of the facts relating to this application for approval. I/We hereby give my/our consent to allow Council or a person appointed by it the right to enter the above land with respect to this application only.

Signed _____ Date _____
Phone (hm): _____ Phone (wk): _____

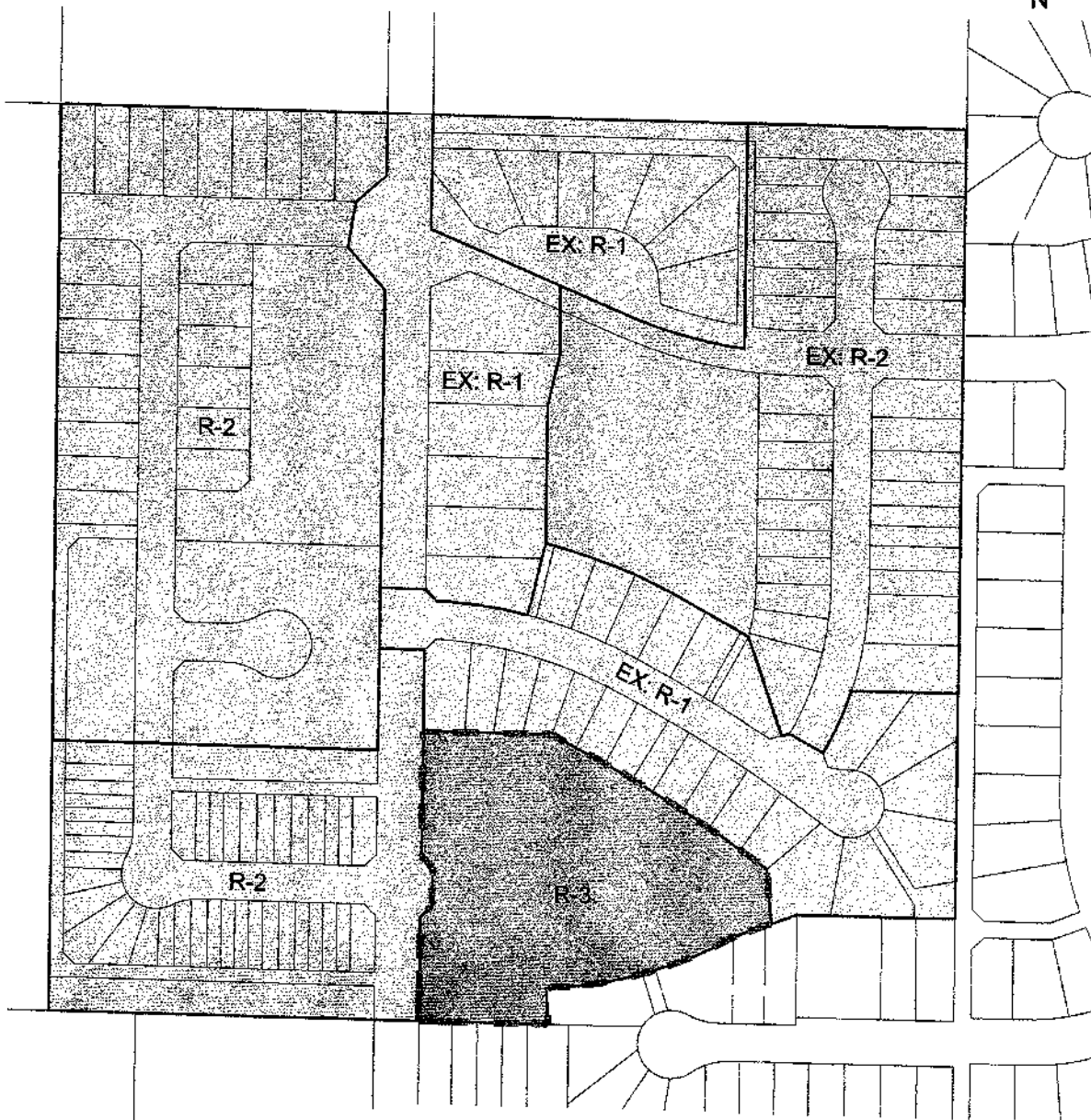
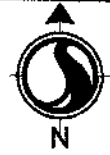
Authorization From Registered Owner(S) Of Land Subject To Amendment

I/We, _____, the
registered owner(s) of the land subject to this amendment, do hereby authorize
_____ to act on our behalf with respect to this proposal to amend
the Land Use Bylaw.

Registered Owners' Signature  _____ Date _____

The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (403) 223-5500

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8/2/2017 2:27 PM






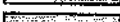

ORIGINAL SHEET - ANSI A

August 1, 2017
112947950



290 - 220 4th Street S
Lethbridge AB
www.stantec.com

LEGEND

-  LAND USE AMENDMENT BOUNDARY
-  R-3 PROPOSED
-  R-2 APPROVED
-  R-1 EXISTING
-  R-2 EXISTING

NOTES

Lot lines shown are preliminary and for information only

Client/Project

SOUTH ALTA TRADING COMPANY LTD.
PRAIRIE LAKE ESTATES

Figure No.

1.0

Title

PROPOSED LAND USE
AMENDMENT

SITE Concept



- LEGEND**
- 1. micro family units
 - 2. 5m site width
 - 3. all surface parking
 - 4. pocket park
 - 5. alley circulation for cars
 - 6. simple building geometry
 - 7. lots of landscaping
 - 8. micro suites
 - 9. micro apartments
 - 10. linkages to green space



4.4 RESIDENTIAL SINGLE AND TWO DWELLING DISTRICT (R-2)

4.4.1 Purpose

This district is intended to provide for a variety of low density residential housing types within existing and new residential areas, with the potential for smaller lot sizes and a more concentrated urban form.

4.4.2 Uses

Permitted Uses	Discretionary Land Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Single Detached Dwelling • Semi-Detached Dwelling • Duplex Dwelling • Accessory Use • Home Occupation- Class 1 • Child Care- Limited • Park • Utilities • Sign – Class A 	<p>(2) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Secondary Suite • Backyard Suite • Home Occupation- Class 2 • Place of Worship – Small • Child Care • Group Care – Limited • Neighbourhood Commercial Development • Community Entrance Feature • Sign – Class B

4.4.3 Standards

Subdivision Standards		Development Standards	
Minimum Parcel Area		Minimum Front Yard	6.0 m
(a) Single Detached Dwelling	350.0 m ²	Minimum Rear Yard	6.0 m
(b) Semi-detached Dwelling Unit	225.0 m ²	Minimum Interior Side Yard	
(c) Duplex Dwelling	450.0 m ²	(a) Laned Lots	1.2 m
Minimum Parcel Width		(b) Laneless Lots with Attached Garage	1.2 m
(a) Single Detached Dwelling	11.0 m	(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2 m on the other
(b) Semi-detached Dwelling	15.0 m	(e) Laneless Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common Lot Line
(c) Semi-detached Dwelling Unit	6.0 m	Minimum Side Yard Setback – Corner Lots	3.0 m
(d) Duplex Dwelling	15 m	Maximum Building Heights	10.5 m
For all other uses the parcel dimensions shall be to the satisfaction of the Subdivision Authority.		Maximum Building Coverage	50%

4.5 RESIDENTIAL STREET-ORIENTED MULTIPLE DWELLING DISTRICT (R-3)

4.5.1 Purpose

This purpose of this district is to provide for row housing and other forms of street-oriented attached housing, including both comprehensive and street-oriented development that is contextually compatible with adjacent residential uses.

4.5.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none">• Accessory Use• Home Occupation- Class 1• Child Care – Limited• Park• Utilities• Sign – Class A• Row House Dwelling• Semi-Detached Dwelling• Duplex Dwelling	<p>(3) The following are discretionary uses:</p> <ul style="list-style-type: none">• Apartment• Home Occupation- Class 2• Child Care• Group Care – Limited• Community Entrance Feature• Place of Worship – Small• Sign – Class B
<p>(2) A maximum of one residential building shall be allowed per parcel. Where more than one residential building is proposed on a parcel, the Residential Comprehensive Development Multiple-Residential Dwelling District (R-4) shall be applied to the site instead.</p>	

4.5.3 Standards

Subdivision Standards – Street Oriented		Development Standards	
Minimum Parcel Area		Minimum Front Yard	6.0 m*
(a) Semi-detached Dwelling Unit	225.0 m ²	Minimum Rear Yard	6.0 m
(b) Duplex Dwelling	450.0 m ²	Minimum Interior Side Yard	3.0 m
(c) Row Housing Dwelling Unit	150.0 m ²	(a) Apartment Dwelling and Row House Dwelling	3.0 m
		(b) Laneless Lots Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common lot line
		(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2m on the other
Minimum Parcel Width:		Minimum Side Yard Setback – Corner Lots	3.0 m
(a) Semi-Detached Dwelling	15.0 m	Maximum Building Heights	
(b) Semi-Detached Dwelling Unit	6.0 m	(a) Apartment	4 storeys or 14 metres, which ever is the lesser
(c) Duplex Dwelling	15.0 m	(b) Row House Dwelling	12.0 m**
(d) Rowhouse Dwelling Unit	5.0 m	(c) All other Dwellings	10.5 m
For all other uses, the parcel dimensions shall be to the satisfaction of the Subdivision Authority.		Maximum Building Coverage	50%
Contextual Building Requirements			
* Setback of 6.0 m may be reduced to 1.0 m provided that this front yard is determined to be compatible with adjacent residential development by the Development Authority.			
** Maximum building height is the lesser of 12.0 m or the average building height of the two adjacent properties, plus 1.5 m; and, if one of the adjacent properties is vacant, its building height is assumed to be 10.5 m for this calculation.			