



**HENK DE VLIAGER
MAYOR**

FORWARDED: JULY 17, 2014

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, JULY 21, 2014 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. 11-2014

- i) Explanation of Purpose of Proposed Bylaw No. 11-2014

This hearing is being held so that Council can receive input on a bylaw for the purpose of regulating the development of temporary work camps on designated parcels in accordance with Section 692(1) (f) of the *Municipal Government Act*, Chapter M-26, Revised Statutes of Alberta 2000, as amended.

- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 11-2014.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 11-2014.

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.



Memo Public Hearing Agenda

Approval Date: July 17, 2014
Date of Agenda: July 21, 2014
To: Mayor Henk De Vlieger
Members of Council
Greg Birch, Chief Administrative Officer
From: Cory Armfelt, Director of Planning and Economic Development
Prepared By: Katie Tyo, Planner/Economic Development Officer
RE: Public Hearing Agenda Item 2.ii) for Bylaw 11-2014
Attachment: Bylaw 11-2014, Public Hearing Advertisement

As part of the process to amend the Land Use Bylaw, Council must hold a Public Hearing prior to 2nd and 3rd reading. This Public Hearing has been advertised in the Taber Times 3 consecutive weeks prior to the Public Hearing. As of the date of writing this request for decision, there have been several phone calls received by Administration in regards to Bylaw 11-2014. These calls have been generally to simply inquire about the potential change.

The first phone call was an individual inquiring about the location of temporary work camps and Administration explained the area where temporary work camps would be approved as a discretionary use. The second phone call was similar in nature however this individual also came to the department for a map of the area. In both of these conversations Administration informed the individuals about the Public Hearing and if they were unable to attend but had concerns they could submit these concerns in writing prior to the Public Hearing.

One other phone call was received from an individual who does not live in or owns a business in the municipality. This individual had knowledge about Bylaw 11-2014 and raised concerns regarding the type of living conditions some farm employees are subject too. Administration indicated that the dwellings would be required to meet CSA standards. As the individual is not a direct stakeholder in the community, Administration thanked them for their interest and duly notes the concerns they raised.

Sincerely,

Cory Armfelt
Director of Planning & Economic Development

**TOWN OF TABER
BYLAW 11-2014**

BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO AMEND BY-LAW NO. 4-2006, THE LAND USE BY-LAW OF THE TOWN OF TABER

WHEREAS the Town of Taber adopted Land Use Bylaw 4-2006 pursuant of the Section 692(1)(c) of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26.1, and any amendments thereto;

AND WHEREAS Council believes that Land Use Bylaw 4-2006 should be amended to regulate the development of temporary work camps on designated parcels;

AND WHEREAS pursuant of Section 692(1)(f) of the Municipal Government Act, Revised Statutes of Alberta, 2000, Chapter M-26.1, the Town of Taber amends Land Use Bylaw 4-2006;

NOW THEREFORE the Council of the Town of Taber in the Province of Alberta hereby enacts as follows:

1. By-Law 4-2006 is hereby amended to include the following:
2. That Section 1(7) Definitions and Operative Clauses "Definitions" be amended by adding the following definitions:

"Work Camp" means one or more buildings and related facilities established on a temporary basis that are intended to accommodate workers during activities related to agricultural harvesting. A work camp provides cooking facilities, food preparation, and sleeping and sanitary facilities provided by the employer for the employees. Work camps are temporary camps which are placed on a location for a specific project, are intended to only house workers for that project and are to be removed when the project ends.

3. That Section 3 General Provisions for all Districts be amended by adding the following: Section 3(33) Temporary Work Camps

Temporary Work Camps

- a) Shall be considered temporary developments;
- b) Require a temporary development permit and the Development Authority shall give due regard to the need, location and type of camp, prior to rendering its decision;
- c) A temporary development permit for a work camp must not be approved unless:
 - i. The time period for the temporary development permit will be specified by the Development Authority;
 - ii. All required access provisions are provided to the satisfaction of the Development Authority at the sole cost of the developer;
 - iii. The developer will provide undertakings and guarantees that are deemed acceptable to the Development Authority, that the work camp will be removed at the end of the temporary development permit and the work camp site will be returned to its state before the work camp was developed;
 - iv. A detailed layout will be provided to the Development Authority and must meet the satisfaction of the Development Authority;
 - v. A drawing of the proposed buildings to be used for the work camp will be provided to the Development Authority and must meet the satisfaction of the Development Authority;
 - vi. The number of proposed persons to live in the camp is identified; and
 - vii. The method of supplying water and sewage and water disposal to the camp is to the satisfaction of the Development Authority and complies all provincial and federal regulations;
- d) The Development Authority may establish whatever conditions for the approval of a temporary work camp that it, at its sole discretion, deems reasonable to ensure that the work camp will be a temporary development;

- e) The Development Authority may, at its sole discretion, establish any conditions of approval for a work camp to ensure that the site of the development will be restored to its previous situation after the development ceases operations;
 - f) All setback requirements will be in accordance with the requirements in Section 26 Urban Reserve Residential (UR-R) District;
 - g) Work camps shall have appropriate buffering from adjacent uses and will be determined at the sole discretion of the Development Authority;
 - h) All parking must be provided on the lot and areas for parking developed to the satisfaction of the Development Authority;
 - i) All buildings must be CSA approved for residential purposes; and
 - j) Adjacent buildings in work camps shall be located sufficient distance from each other as required for fire protection purposes as determined by the Alberta Safety Codes Act and by the Development Authority.
4. That Section Urban Reserve Residential (UR-R) District be amended by adding the following to Discretionary Uses: Temporary Work Camps
 5. The remainder of By-Law 4-2006 and its amendments thereof not amended by this By-Law 11-2014 remains in full force and effect.
 6. It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

RES. 282/14 READ a first time this 23rd day of June, 2014.

RES. ____ READ a second time this ____ day of _____, 2014.

RES. ____ READ a third time and finally passed this ____ day of _____, 2014.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

