



**HENK DE VLIAGER  
MAYOR**

**FORWARDED: AUGUST 14, 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, AUGUST 18, 2014 AT 5:00 PM., IMMEDIATELY FOLLOWING THE PUBLIC HEARING REGARDING PROPOSED BYLAW 9-2014 AT 5:00 PM.

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#### **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. 10-2014**

- i) Explanation of Purpose of Proposed Bylaw No. 10-2014

**This hearing is being held so that Council can receive input on the bylaw for the purpose of regulating the development of secondary and garage suites 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. 10-2014.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 10-2014.

#### **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.

**TOWN OF TABER  
BYLAW NO. 10-2014**

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 garage suites and secondary suites on designated parcels;

AND WHEREAS pursuant of Section 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26.1;

AND WHEREAS Council held a Public Hearing on August 18, 2014 prior to the 2<sup>nd</sup> reading of Bylaw 10-2014;

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

By-Law 4-2006 is hereby amended to include the following:

1. That Section 1(7) Definitions and Operative Clauses "Definitions" be amended by adding the following definitions:

"GARAGE SUITE" means a Secondary Suite located either above a detached garage (above grade), or attached to the side or rear of a detached garage (at grade). A Garage Suite is a self-contained Dwelling Unit and has cooking facilities, food preparation, sleeping and sanitary facilities which are separate from those of the principal Dwelling located on the site. A Garage Suite has an entrance separate from the vehicle entrance to the detached garage, either from a common indoor landing or directly from the exterior of the structure. The Garage Suite must comply with Alberta Building Code. This use does not include Secondary Suites.

"SECONDARY SUITE" means a Dwelling Unit located within, accessory to, or detached from a structure which is a Single Detached Dwelling. A Secondary Suite is a self-contained Dwelling Unit and contains cooking facilities, food preparation, sleeping and sanitary facilities which are physically separate from those of the principal Dwelling within the structure. A Secondary Suite also has an entrance separate from the entrance to the principal Dwelling, either from a common indoor landing or directly from the side or rear of the structure. This use includes the development or conversion of basement space or a separate Dwelling attached or detached from the principal Dwelling. A Secondary Suite must comply with Alberta Building Code. This use does not include Duplex Housing, Semi-Detached Dwellings, Apartment Buildings, Garage Suites, or Boarding and Lodging Housing.

2. That Section 3 General Provisions for all Districts be amended by adding the following: Section 3(32) Garage Suites and Secondary Suites

**32. Garage Suites and Secondary Suites**

- a) General Requirements for Garage and Secondary Suites:
  - i. Must be located on the same parcel as a single detached dwelling;
  - ii. Requires a minimum of 2 parking stalls as per Section 3(22)(p) of this Bylaw unless waived by the Development Authority;
  - iii. Must be architecturally compatible with the principal dwelling and the existing neighbourhood;
  - iv. Must comply with all regulations of the land use district it is located in unless waived by the Development Authority;
  - v. Must be fully serviced at the expense of the developer;

- vi. Must comply with Alberta Building Codes;
  - vii. Cannot be more than 65% of the principal Dwelling;
  - viii. A parcel may only have the one accessory building which is for residential purposes; and
  - ix. A site plan must be provided to the satisfaction of the Development Authority.
- b) Special Requirements for Garage Suites:
- i. There must not be any conflict between the development of the garage suite and overhead services.
- c) Special Requirements for Secondary Suites:
- i. Where an accessory self-contained Dwelling Unit is detached, it must be located at grade to the rear of the principal Dwelling Unit.
3. That Section 4 Low Density Residential (LR) District, Section 5 Low Density Residential (LR-1) District, Section 6 Low Density Residential (LR-2) District, Section 7 Low Density Residential (LR-3) District, Section 8 Existing Residential (R-1) District, and Section 9 Narrow Lot Residential (R-2) District be amended by adding the following to Discretionary Uses: Garage Suites
4. That Section 4 Low Density Residential (LR) District, Section 5 Low Density Residential (LR-1) District, Section 6 Low Density Residential (LR-2) District, Section 7 Low Density Residential (LR-3) District, and Section 8 Existing Residential (R-1) District be amended by adding the following to Discretionary Uses: Secondary Suites
5. The remainder of By-Law 4-2006 is not amended by this By-Law 10-2014 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. 328/14 READ a first time this 21<sup>st</sup> day of July, 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

80TH STREET TO GAIN ACCESS TO THE COUNCIL CHAMBERS AREA.

**REGULAR/SPECIAL COUNCIL MEETING**

**PUBLIC HEARING MEETING OF COUNCIL TO BE HELD ON  
MONDAY, AUGUST 18, 2014 AT 5:00 P.M. IN THE TOWN COUNCIL CHAMBERS**

**REGULAR MEETING OF COUNCIL TO BE HELD ON  
MONDAY, AUGUST 18, 2014 AT 5:00 P.M. IN THE TOWN COUNCIL CHAMBERS**

**REGULAR MEETING OF COUNCIL TO BE HELD ON  
MONDAY, SEPTEMBER 8, 2014 AT 5:00 P.M. IN THE TOWN COUNCIL CHAMBERS**

**BOARD/COMMITTEE/COMMISSION MEETINGS**

**RECREATION BOARD MEETING TO BE HELD ON  
THURSDAY, SEPTEMBER 4, 2014 AT 5:30 P.M. IN THE TOWN COUNCIL CHAMBERS**

**POLICE COMMISSION MEETING WILL BE HELD ON  
WEDNESDAY, SEPTEMBER 17, 2014 AT 4:30 P.M. IN THE TOWN COUNCIL CHAMBERS**

**PUBLIC NOTICE - TOWN OF TABER  
Proposed Bylaw 9-2014**

Due to the change in federal legislation, Medical Marijuana Production Facilities are an industrial activity which private enterprises may wish to engage in. These facilities are highly regulated by the federal government, however the Town of Taber has no evaluation criteria for these sorts of developments. Bylaw 9-2014 will provide Council with complete decision making authority over any Medical Marijuana Production Facility proposed in the Town of Taber via the Direct Control District process as per the Municipal Government Act.

If you have any thoughts on the proposed Bylaw 9-2014, Council would like to hear from you. On Monday, August 18, 2014 at 5:00 p.m., Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider the proposed Bylaw 9-2014. Copies of the bylaw may be obtained at the Town of Taber Administration building or by logging onto our website [www.taber.ca](http://www.taber.ca). If you are unable to attend the public hearing but would like to submit your comments/concerns in writing, please submit them to the Town Office no later than noon on August 18, 2014.

Any questions regarding this amendment can be directed to:

**Katie Tyo**  
Planner/Economic Development Officer  
Town of Taber  
A-4900 50 St., Taber, AB, T1G 1T1  
Phone: (403) 223-5500 ext. 5527

**PUBLIC NOTICE - TOWN OF TABER  
Proposed Bylaw 10-2014**

The Town of Taber is proposing Bylaw 10-2014 to amend the Land Use Bylaw 4-2006. Proposed Bylaw 10-2014 will permit secondary and garage suites as a discretionary use in select residential districts. A garage suite is defined as being a residential unit which is located above or attached to the side or rear of a garage. A secondary suite is defined as being a residential unit which is located within, accessory to or detached from a single family dwelling. Both secondary and garage suites will be a self-contained unit and must comply with Alberta Building Code.

If you have any thoughts on the proposed Bylaw 10-2014, Council would like to hear from you. On Monday, August 18, 2014 at 5:00 p.m., Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider the proposed Bylaw 10-2014. Copies of the bylaw may be obtained at the Town of Taber Administration building or by logging onto our website [www.taber.ca](http://www.taber.ca). If you are unable to attend the public hearing but would like to submit your comments/concerns in writing, please submit them to the Town Office no later than noon on August 18, 2014.

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Phone 403-223-5500 • Fax 403-223-5530  
email: [town@taber.ca](mailto:town@taber.ca) • web site: [www.taber.ca](http://www.taber.ca)  
Keeping Our Community Informed

