

TOWN OF TABER
BYLAW NO. 21 – 2016

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF ADOPTING A NEW AREA STRUCTURE PLAN IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED, WITHIN THE TOWN OF TABER.

WHEREAS section 633 of the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) requires a Council to pass an Area Structure Plan Bylaw to provide a framework for subsequent subdivision and development of an area of land;

AND WHEREAS Council has held a Public Hearing in accordance with the requirements of the Municipal Government Act;

AND WHEREAS the Area Structure Plan has been prepared for the Town of Taber based on public input and a comprehensive planning and design process;

AND WHEREAS the Area Structure Plan Bylaw regulates and controls the future use and development of land in the Northwest Area of the Town of Taber;

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

1.0 NAME OF BYLAW

This Bylaw may be cited as the "Town of Taber Northwest Area Structure Plan"

2.0 DEFINITIONS

In this Bylaw:

ASP means an Area Structure Plan;

NW Taber ASP means the Town of Taber Northwest Area Structure Plan;

3.0 GENERAL

That Schedule "A" attached hereto, the document entitled "Town of Taber Northwest Area Structure Plan" containing a sequence of development, proposed population density and the location of major transportation routes, is hereby adopted as part of this Bylaw.

4.0 INTENTION OF TOWN COUNCIL

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.

TOWN OF TABER
BYLAW NO. 21 – 2016

5.0 RESCINDED OR AMENDED BYLAWS


Bylaw No. A-322 and all amendments thereto is hereby repealed in its entirety.

6.0 EFFECTIVE DATE

This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

RES.646/2016	Read a first time this 19 th day of December, 2016.
RES.5/2017	Read a second time this 9 th day of January, 2017.
RES.6/2017	Read a third time and finally passed this 9 th day of January, 2017.

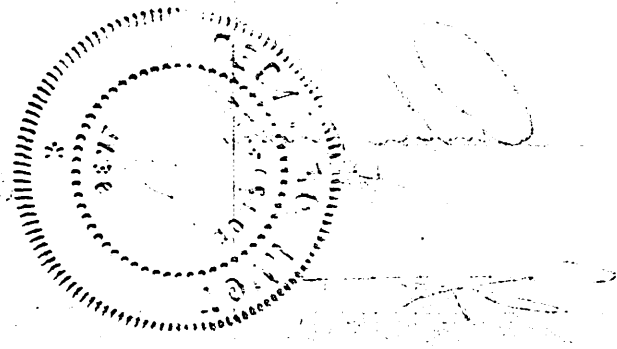
TOWN OF TABER



DEPUTY MAYOR
CA AP



CHIEF ADMINISTRATIVE OFFICER (C.A.O)



TOWN OF TABER
BYLAW NO. 21 – 2016

Schedule 'A'



Town of Taber NW Area Structure Plan



January 2017





STANDARD LIMITATIONS

This Area Structure Plan was prepared by MMM Group Limited (MMM), a WSP Company, for the Town of Taber. The disclosure of any information contained in this plan is the sole responsibility of the client. The material in this plan reflects MMM's best judgment in light of the information available to it at the time of preparation. Any use which a third party makes of this plan, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. MMM accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this plan.

CONTENTS

I.	Vision Statement.....	iv
II.	Purpose of the Plan.....	iv
III.	Report format.....	iv

PART 1: PROJECT BACKGROUND

1.0	Regulatory Framework	1
2.0	Description of Planning Area	3
3.0	Guiding Policies and Studies	9
4.0	Public Consultation.....	11

PART 2: VISION FOR DEVELOPMENT

5.0	Vision for Development.....	13
6.0	Land Use Concept	16
7.0	Community Amenities.....	21
8.0	Transportation	22
9.0	Servicing and Utilities	25

PART 3: IMPLEMENTATION

10.0	Changes to the Plan	36
11.0	Development Processes.....	36
12.0	Zoning Bylaw	39
13.0	Staging Development.....	39

TABLES

Table 1: Known Rights of Way / Linear Infrastructure	6
Table 2: Land Use Areas	16
Table 3: Population Estimate	17
Table 4: Water Demand	25
Table 5: Sanitary Sewage Demand.....	26
Table 6: Land Use Districts and ASP Land Use Area.....	39

FIGURES

Figure 1 - ASP Area	4
Figure 2 - Site Constraints.....	8
Figure 3 - Land Use Concept Plan.....	29
Figure 4 - Pedestrian and Open Space Network	30
Figure 5 - Transportation Network	31
Figure 6 - Stormwater Network	32
Figure 7 - Watermain Network.....	33
Figure 8 - Sanitary Network	34
Figure 9 - Staging Plan	40

NORTHWEST TABER AREA STRUCTURE PLAN

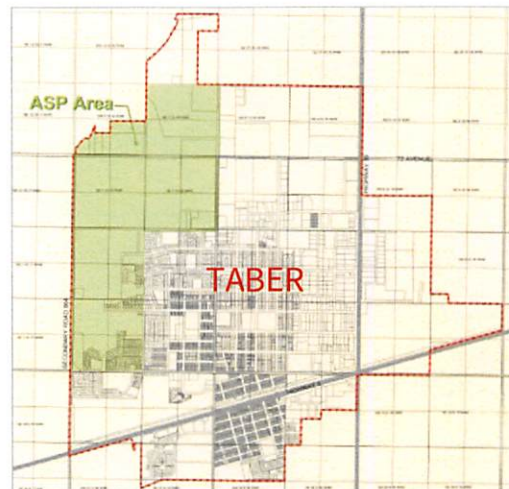
This plan provides the framework to guide development of 360-hectares of land in the Town of Taber.

I. VISION STATEMENT

Northwest Taber is an inclusive, attractive and safe community for people of all ages. A range of housing types are available for residents in all stages of life. Public spaces and amenities are connected to the community by the pathway system to encourage active modes of travel. Natural and recreational spaces provide a place for residents to be active and to connect with the environment. Environmental impact of new development is addressed through sustainable development design approaches.

II. PURPOSE OF THE PLAN

Northwest Taber Area Structure Plan (NW Taber ASP) will guide future development in the northwest of the Town of Taber in a manner that reflects contemporary planning practices and the recently adopted Taber Town Plan. This plan replaces the existing Northwest Residential Area Structure Plan Bylaw A-322.



III. REPORT FORMAT

PART 1 PROJECT BACKGROUND

Describes the context for the plan including: regulatory, framework, description of the planning area, and guiding policies and studies.

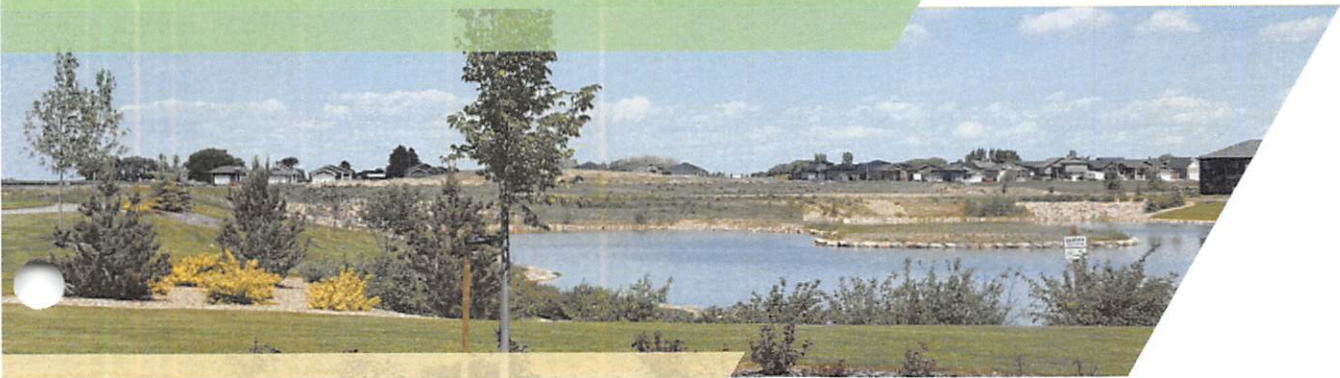
PART 2 VISION FOR DEVELOPMENT

Describes the vision for future development of the plan area including: land use concept and policies, related policies and coordination of community amenities, transportation, and servicing and utilities.

PART 3 IMPLEMENTATION

Describes approval processes for development including: the role for concept plans, the land use bylaw, further studies required, and staging of development.

Part 1
Project Background



1.0 REGULATORY FRAMEWORK

1.1 AUTHORITY

The NW Taber ASP has been adopted through a bylaw passed by Council in accordance with the Municipal Government Act (MGA). Section 633 of the MGA, authorizes a council to adopt an Area Structure Plan (ASP) and states the minimum requirements for an ASP:

633 (1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.

(2) An area structure plan

(a) must describe

(i) the sequence of development proposed for the area,

(ii) the land uses proposed for the area, either generally or with respect to specific parts of the area

(iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and

(iv) the general location of major transportation routes and public utilities, and

(b) may contain any other matters the council considers necessary.

1.2 TIMEFRAME

This ASP is a forward-looking document with a long-term planning horizon. Development within the NW Taber ASP has already commenced in the south west portion of the planning area. The build out of the balance of development is expected to be based on market demand with no specific timing for completion. A timeline in excess of 20 years is anticipated for development to be completed.

1.3 INTERPRETATION

1.3.1. FIGURES

All symbols, locations, and boundaries shown in the figures of the NW Taber ASP are intended to be interpreted as conceptual unless otherwise stated in the document, or where they coincide with clearly recognizable physical or fixed features within the Plan area.

1.3.2. POLICIES

Each subsection of the NW Taber ASP provides a description of applicable land use strategies, followed by objectives, policies, implementation strategy, rationale, and technical summary as may apply.

All policy statements containing “shall” are mandatory and must be implemented. Where a policy proves impractical, an applicant may apply to amend the Plan. All policy statements containing “should” are an advisory statement and indicate the preferred objective, policy and/or implementation strategy of the Development Authority. If the “should” statement is not followed because it is impractical or impossible, the intent of the policy may be met through other agreed-upon means. Where “may” is used in a policy it denotes a choice in applying the policy, creating discretionary compliance or the ability to vary the requirements to achieve the intent of the vision and objectives of the NW Taber ASP.

1.4 AMENDMENT

Any amendments to the NW Taber ASP involving policies, text, or mapping should be completed in accordance with the Municipal Government Act, the Taber Municipal Development Plan, and all other applicable bylaws, policies, and procedures.

1.5 MONITORING

Policies, text, and mapping information contained in this document may be amended from time to time by a Council approved Bylaw. These Bylaw Amendments will ensure the ASP responds to and remains current with planning and development policies and trends that affect development.



2.0 DESCRIPTION OF PLANNING AREA

2.1 SITE CONTEXT

The planning area is approximately 360 hectares (890 acres) and is located in the northwest quadrant of the Town of Taber. The planning area comprises lands located within portions of northeast, southeast, and southwest section 7-10-16-4, as well as portions of northwest and southwest section 6-10-16-4. The planning area is irregularly shaped and is bound by the following features:

- Northern Boundary: Taber Town municipal limits and 80 Avenue
- Eastern Boundary: 50 Street (from 80 Avenue to 64 Avenue) and the Taber Irrigation District Canal rights-of way located east of 44 Street (from 64 Avenue to 50 Avenue)
- Southern Boundary: 50 Avenue
- Western Boundary: Highway 864 (Taber Town municipal limits)



Subject to change without notice

Legend
 Subject Lands

FIGURE 1 - ASP AREA

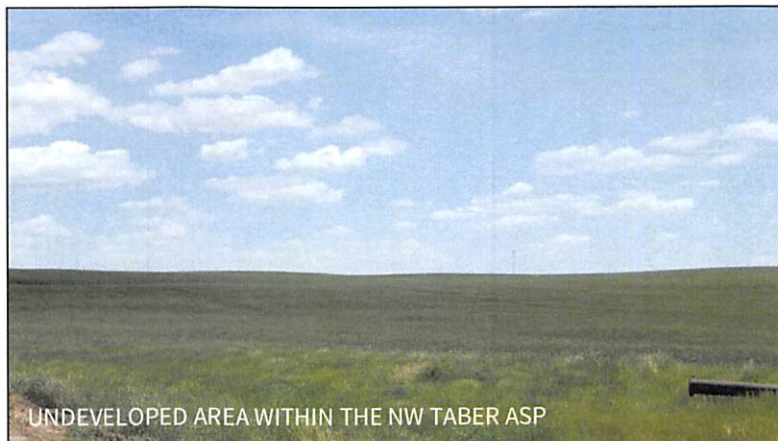
2.2 EXISTING FEATURES

2.2.1. LAND USE

The majority of the planning area is zoned as Urban Reserve District. This land is protected for future urban growth by restricting premature subdivision and development of lands. Currently, agricultural operations and a limited range of complementary development are allowed. Lands are also zoned for Residential Single Dwelling-District (R-1), Residential Single and Two Dwelling District (R-2), and Residential Street-Oriented Multiple Dwelling District (R-3), and Institutional and Recreation (IR). Subdivision approvals and residential developments have occurred in the southwest of the planning area. A cemetery exists in the northeast extent of the planning area.

The lands to the north of the planning area are largely undeveloped. These lands are zoned for IR and land use includes the Taber Wastewater Treatment Plant. A 300 metre setback from the treatment plant working area applies to schools, hospital, food establishments, or residences.

East of the planning area is primarily residential land use. The residential area includes lands zoned for R-1, R-2, and R-3. Lands zoned IR are also located to the east of the planning area. These lands include the Ken McDonald Sportsfield Complex, the Taber Agri-Plex, as well as industrial uses.



South of the planning area are lands zoned R-1, R-3, as well as IR. Residential land use is primarily single-family dwellings. Institutional and recreational land use includes the Taber and District Healthcare Complex and Taber Golf Course.

The western boundary of the planning area is the town limits at Highway 864. The lands west of the planning area are in the Municipal District (MD) of Taber and include undeveloped agricultural land.

2.2.2. NATURAL ENVIRONMENT

Due to agricultural use and development, there are few undisturbed natural features remaining in the planning area. Tree stands, likely planted as shelter belts, are present in the western portion of planning area (off of 64 Avenue and Highway 865) and in the northern portion (off of 80 Avenue) of the

planning area. The natural drainage system of the area includes swales, ditches, undefined courses, and wet depressions.

2.2.3. UTILITIES AND RIGHTS OF WAY

Utilities and rights of way in the planning area have been considered in the preparation of this plan and need to form a consideration during Concept Plans and Subdivision. Costs of removal or relocation of infrastructure will typically be borne by the developer. Identified significant rights of way and other linear infrastructure include the following items.

TABLE 1: KNOWN RIGHTS OF WAY / LINEAR INFRASTRUCTURE

Gas pipeline	Located in the north portion of NE 7-10-16-4 and in the northwest portion of the planning area.
Transmission Line	Located in the north portion of NE 7-10-16-4 and in the northwest portion of the planning area.
Waterline	Two rights of way transect NE 7-10-16-4 and SE 7-10-16-4. These have been identified as unused and could be removed from titles subject to confirmation.
Taber Irrigation District Pipeline	Located on the eastern boundary of NE 7-10-16-4, transects SE 7-10-16-4 to the eastern then southern boundary of NW 6-10-16-4. This is a critical active piece of infrastructure that must be incorporated into development in road right of ways, protected through easements, public utility lots, or municipal reserve parcels.
Utilities	Located parallel to 56 Avenue and within SW 6-10-16-4.
Sanitary Line	Located in the NE and SE 7-10-16W4M a sanitary line provides a connection from the built area of the Town to the treatment plant north of the planning area. This line is not currently protected by an easement but should be protected as development takes place.

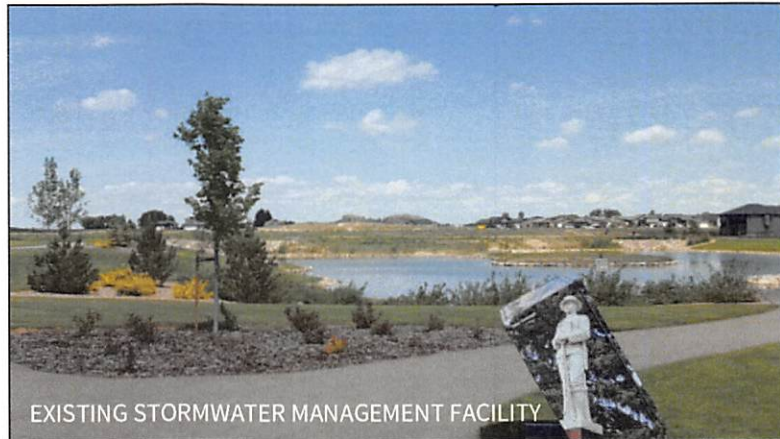
2.2.4. OIL AND GAS INFRASTRUCTURE

The Town of Taber Municipal Development Plan identifies abandoned and existing well sites in the northwest portion of the planning area. The Subdivision and Development Regulation identifies setback requirements for development. There are several active pumping oil wells with a 100 metre setback requirement for permanent accommodation or public facilities. There are several abandoned inactive wells, with a required 5 metre setback, and pipelines that also need to be accommodated.

Developments that do not adhere to setback requirements of the Subdivision and Development Regulations cannot be approved. Over time as wells become inactive the setbacks will change and development can occur.

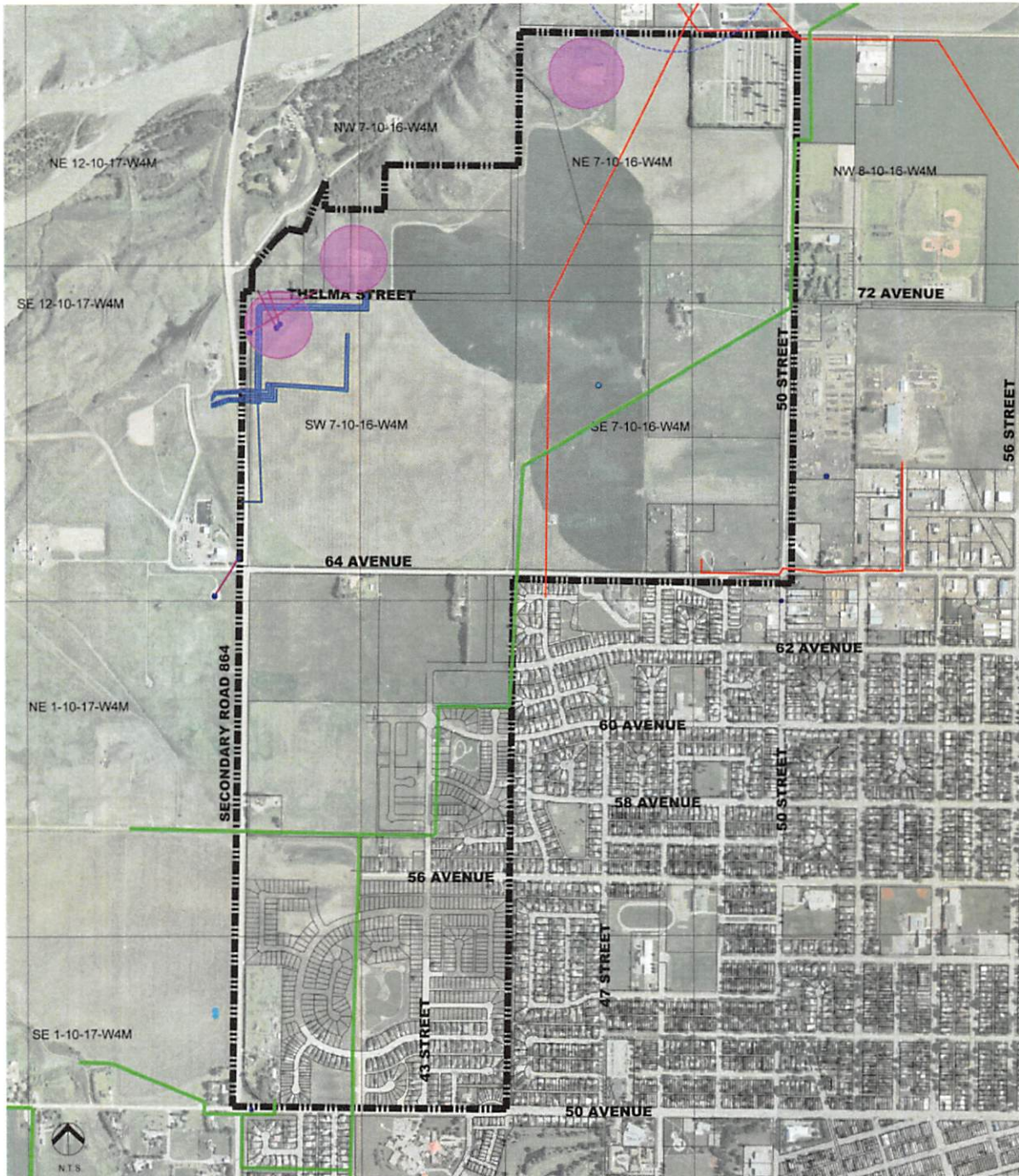
2.2.5. STORMWATER DRAINAGE AND TOPOGRAPHY

The topography of northwest Taber can be characterized as relatively flat grade with slight terrain undulations. The lands generally slope towards the escarpment and Oldman River located north and northwest of the planning area.



The existing drainage is generally defined by overland flow from the relatively flat grade surface to the edge of the escarpment north and northwest of the project area, and west along Highway 864 and into the Oldman River. The natural drainage system within the undeveloped areas includes several swales, ditches, undefined courses, and wet depressions.

A conventional storm sewer system exists to service the developed areas within SW 6-10-16-W4M and NW 6-10-16-W4M, consisting of pipes, manholes, and a storm sewer trunk. The residential developed area in the southwest of the planning area is serviced by a pipe system ending at the west municipal boundary that extends northwest. This pipe system has an outlet at the Oldman River via a 1500 mm diameter pipe.



Subject to change without notice

- Legend**
- Subject Lands
 - Existing Irrigation Line
 - Existing Sanitary Main line
 - Gas Pipeline
 - ERCB Pipeline
 - 7.5m Pipeline Setback
 - Wellsite
 - Wellsite 100m Setback
 - Wellsite -Decommissioned
 - 300m Setback From Waste Water Treatment Facility

FIGURE 2 - SITE CONSTRAINTS

3.0 GUIDING POLICIES AND STUDIES

3.1 SOUTH SASKATCHEWAN REGIONAL PLAN

The South Saskatchewan Regional Plan (SSRP) came into effect in 2014, through the contribution of the South Saskatchewan Regional Advisory Council, Aboriginal Peoples, stakeholders, municipalities and the public. The main objective of the SSRP is to align provincial policies at the regional level, and provide long term growth strategies and inform decision makers of the best practices to achieve robust growth, vibrant communities and a healthy environment over the next ten years. To maintain relevance and effectiveness with recent growth trends, the plan will update its strategic directions every five years.

3.2 MUNICIPAL DISTRICT OF TABER AND TOWN OF TABER INTERMUNICIPAL DEVELOPMENT PLAN

The Municipal District of Taber and Town of Taber Intermunicipal Development Plan (IDP), was adopted July, 2007. The main objective of the IDP is to ensure that existing and proposed land uses within the urban fringe, between the Municipality and Town, do not cause any form of conflict. The IDP provides various detailed framework and guidelines to ensure that the objectives will be met and that co-operation between the two parties is maintained. The Intermunicipal Development Plan area begins at the Town of Taber town limits and lies immediately adjacent to the NW Taber ASP.

The IDP requires that the Town of Taber forward all area structure plans for major tracts of vacant land to the Municipal District for comment. In addition, any applications for development or subdivisions involving lands immediately adjacent to the IDP area shall be forwarded to the Municipal District of Taber.

3.3 TABER TOWN PLAN (JULY, 2016)

The Taber Municipal Development Plan (MDP) aligns its policies with the MGA and SSRP. The goal of the MDP is to provide direction on the growth of local infrastructure, transportation and intermunicipal planning of the Taber communities. The MDP also “provides direction around implementation processes, economic and socio-cultural goals, urban design guidelines, and environmentally sustainable development policies.” The goal statements included in the Plan are followed by related policies. Together this framework will provide guidance in community development over the next five to ten years.

The NW Taber ASP aims to achieve the vision and goals of the MDP. They have been implemented by providing diverse housing and commercial uses to meet the needs of the residents in the Plan area, various sources of recreational opportunities and the preservation of Environmental Reserved lands,

the implementation of three new storm water management facilities and an intensive collector road network which will increase connectivity between communities.

3.4 RECREATION MASTER PLAN

The Recreation Master Plan (RMP) was created to determine the future recreational priorities within the Town of Taber. There has been a growing need for sustainability awareness and the understanding of current recreational trends, as well as the design and services of the facilities. To ensure that the recreational priorities are met, the Town has implemented a vision to “strive to create the conditions for success in a family-oriented environment, with our spirit of community reflected in all we do.” The NW Taber ASP supports the RMP’s priorities of enhancing Taber’s walking trails and creating a bike path system by providing policy which directs development to include these facilities.

3.5 STORMWATER MASTER PLAN

The Town of Taber Stormwater Master Plan (SWMP) was adopted in August 2015. The objective of the study was to assess the current storm water infrastructure and overland flow paths and evaluate the need for upgrades and plan for future development. The NW Taber ASP recognizes the stormwater needs of the area, as described in the SWMP and has provided a servicing concept for the land.



3.6 INFRASTRUCTURE MASTER PLAN

The Town of Taber Infrastructure Master Plan (IMP) was created to allow for the examination of the current capacities and conditions, future potentials, and anticipated demands of the existing water, sanitary, storm and road infrastructure. The IMP reviews the current state of the Town’s Infrastructure and uses the information to project how future communities should implement their services. The NW Taber ASP has incorporated the recommendations from in the IMP to develop the servicing concepts for the development.

4.0 PUBLIC CONSULTATION

A stakeholder design workshop was held early in the planning process to explore the needs of land owners or others with a vested interest in the planning area. The workshop was held June 3, 2016 with 15 stakeholders attending to represent their vision for future development. The results of the workshop formed the basis for much of the content of this plan. Results were captured in the Town of Taber NW Area Structure Plan Summary Report – Stakeholder Workshop Report (June 2016).

A public open house was held on December 08, 2016 where attendees could speak to Town representatives about the plan. Information boards explaining the ASP and related policies were used to inform attendees, and questionnaires were provided so people could leave written comments.



Part 2

Vision for Development



5.0 VISION FOR DEVELOPMENT

Northwest Taber is an inclusive, attractive and safe community for people of all ages. A range of housing types are available for residents in all stages of life. Public spaces and amenities are connected to the community by the pathway system to encourage active modes of travel. Natural and recreational spaces provide a place for residents to be active and to connect with the environment. Environmental impact of new development is addressed through sustainable development design approaches.

5.1 PRINCIPLES FOR DEVELOPMENT

APPEALING QUALITY DESIGN

1. Generate a sense of community with place making features such as gathering places, views, and landmarks.
2. Human scale architecture and a focus on the pedestrian environment are encouraged.
3. Enhance the street appeal and encourage pedestrian friendly design.
4. Place a high priority on the visual aesthetics of the community.
5. Maintain an appropriate transition between different land-uses and densities.
6. Reflect principles of universal accessibility in the community and new development.

DIVERSE HOUSING OPTIONS

7. A wide selection of housing options that provide variety in tenure, density, and affordability to meet the needs of various segments of the housing market.
8. A variety of architectural housing styles is provided to create attractive neighbourhoods.

WELL CONNECTED COMMUNITY

9. Promote connectivity and efficient access in and out of the plan area.
10. Create a transportation network that considers the needs of all users – pedestrians, cyclists, persons with limited mobility, and private motor vehicles.
11. Incorporate a modified grid design to facilitate non-motorized transportation.

NETWORKED OPEN SPACES

12. Accommodate a range of year-round passive and active recreation opportunities for people of all ages and abilities, reflecting the diversity of residents.
13. Pathways will facilitate linkages within and between neighbourhoods, community amenities, parks, the school site, and environmental reserves, as well as connect to the regional network.
14. Local parks are dispersed throughout the neighbourhood and within walking distance to the majority of dwellings.
15. Encourage principles of sustainable landscapes (i.e., naturalized plantings, low maintenance vegetation) in parks.
16. Encourage the preservation of sensitive environmental areas to promote natural integrity.
17. Incorporate open spaces and parks with stormwater management ponds when possible.

SUSTAINABLE DEVELOPMENT

18. Minimize environmental impacts of new development by encouraging low energy designs, water conservation, low impact development, beneficial solar orientation, and sustainable landscaping in the design of new neighbourhoods, sites, and buildings.
19. Encourage development to make efficient use of existing and planned transportation, water, sanitary, and stormwater infrastructure.
20. Enhance ecological connectivity within the neighbourhood and where feasible or required, preserve and maintain natural features such as wetlands or tree stands.
21. Provide an efficient and cost effective water and wastewater network.

5.2 NEIGHBOURHOOD DESIGN

Neighbourhood design is intended to enhance the arrangement, function and appearance of development in northwest Taber. Feedback from the stakeholder workshop and public open house informed the neighbourhood design principles. While some of the Municipal Development Plan urban design objectives are incorporated into the policies of this Plan development applications should also directly consider relevant urban design policies of the Municipal Development Plan.

Overarching neighbourhood design policies include:

- Policy 1. Development with frontage on 64th Avenue and 50th Street must adhere to the design policies of the Municipal Development Plan Major Community Corridor Urban Design Overlay.

- Policy 2. Low Impact Development (LID) techniques are encouraged. New stormwater management facilities shall use low impact development techniques and bio-swales and integrate with municipal reserves where practical.
- Policy 3. Design communities and sites with safety in mind:
- Incorporate Crime Prevention through Environmental Design (CPTED) principles into site design.
 - Promote a safe and welcoming community through adequate lighting, visible public spaces, passive surveillance of public space from buildings, ensure entries to buildings are clearly visible from the street, and ensure boundaries between public and private space are well defined through visual cues.
- Policy 4. Development should follow universal accessibility guidelines from the Safety Codes Council's Barrier-Free Design Guide.
- Policy 5. The use of energy efficient building design principles and maximizing passive solar orientation of buildings and streets is encouraged.
- Policy 6. Development in the vicinity of oil and gas facilities must comply with all applicable laws and/or regulations.
- Policy 7. Commercial development should include street-oriented buildings (pedestrian-orientation) that accommodate a mix of uses along the street or within buildings.
- Policy 8. An open space network (parks, trails, and natural areas) should be established with linkages between key features and also to major community destinations.
- Policy 9. Developments should incorporate place-making initiatives (e.g. entry features, architectural elements, quality of public realm).
- Policy 10. Development within the plan area should implement best practices and innovative strategies to reduce off-site light pollution.

**Taber Municipal Development Plan,
Section 3.1 Goals**

7. Urban Design | Build a system of community gathering places or nodes and connecting major corridors where improvements in the visual appearance of public places and adjacent private developments will be improved through an increased emphasis on good urban design.

6.0 LAND USE CONCEPT

The Land Use Concept is set out in Figure 3 and depicts the general location of proposed land uses throughout the plan and the general location of major streets.

6.1 LAND USE STATISTICS

The Land Use Concept breaks down into the following areas. The gross area (GA) of the Plan is 360.23 hectares, which includes all lands within the planning area. The gross developable area (GDA), defined as GA less the area of environmental reserve and of existing boundary roads, is 325.96 hectares.

TABLE 2: LAND USE AREAS

LAND USE CONCEPT PLAN		
	Area (ha.)	% of GDA
GROSS AREA (GA)	360.23	100.0%
<i>Environmental Reserve</i>	19.62	
<i>64 Avenue (Existing)</i>	4.18	
<i>50 Street (Existing)</i>	5.13	
<i>Highway 864</i>	5.34	
GROSS DEVELOPABLE AREA (GDA)	325.96	100.0%
Land Uses		
Commercial	8.00	2.5%
Parkland, Recreation, School (Municipal Reserve)	32.60	10.0%
<i>Local/Pocket Parks</i>	19.75	
<i>Rec Centre/School/Park</i>	10.26	
<i>Trails and Paths</i>	2.59	
Institutional		
<i>Church Site</i>	12.67	3.9%
<i>Cell Tower</i>	0.57	0.2%
Transportation		
<i>Circulation(20% of GDA)</i>	65.19	20.0%
Infrastructure/ Servicing		
<i>Storm Water Management Facilities</i>	6.02	1.8%
Residential Area		
<i>Low Density</i>	80.21	24.6%
<i>Mixed density</i>	99.60	30.6%
<i>Medium</i>	21.10	6.5%
TOTALS	325.96	100.0%

6.2 POPULATION ESTIMATE

The estimated population at full build-out based on the Land Use Concept is 12,063 at a gross density (gross density is calculated by dividing estimated units by the GA) of 14.2 units per hectare. This estimate may change depending on actual development densities achieved as the area develops. The population could be lower or higher than estimated depending on a number of socio-economic factors and actual development densities that are achieved by developers.

An average person per unit (PPU) calculation of 2.45 PPU was used to derive the population estimate. This reflects the 2015 results from the Town of Taber Census 2015 Report which notes a decrease from 2.63 PPU in 2011. Additional socio-economic factors may influence the ultimate population yield.

Considering the Municipal Development Plan's growth rate scenarios and population projections, the NW Taber ASP provides lands sufficient for development for several decades or longer.

TABLE 3: POPULATION ESTIMATE

LAND USE CONCEPT PLAN - POPULATION ESTIMATE					
	Net Area (Ha)	% of Res Area	Net Units / Ha	Persons/Unit	Population
Net Residential Area	201.02				
<i>Low Density</i>	80.21	40%	22	2.80	4,991
<i>Mixed Density</i>	99.60	50%	24	2.40	5,729
<i>Medium Density</i>	21.10	11%	44	1.45	1,343
TOTAL ESTIMATED POPULATION					12,063
<i>Weighted Average PPU</i>					2.46
<i>Estimated units</i>					5,096
<i>Units / GDA</i>				<i>Per ha</i>	15.6
<i>Units / GDA</i>				<i>Per ac</i>	6.3
<i>Units / GA</i>				<i>Per ha</i>	14.1
<i>Units / GA</i>				<i>Per ac</i>	5.7

6.3 LAND USE AREAS

This section of the ASP describes the land uses, community amenities and infrastructural elements established in the Land Use Concept Plan. It includes policies that will guide development.

Policy 11. Development should generally comply with Figure 3: Land Use Concept.

6.3.1. RESIDENTIAL AREAS

The residential policy areas reflect the goals of the Town of Taber Municipal Development Plan. The Plan's policies encourage a mix of housing types, higher density development, and the provision of local community amenities in the plan area. The mix of housing offers diversity in housing opportunities to meet needs of residents in all stages of life.

To respect existing views and provide a transition to the rural fringe in the MD of Taber, low density residential is generally located along MD of Taber Park. Mixed density and higher density residential and neighbourhood commercial uses are generally located along major community corridors encouraging alternative transportation and a live, work, play philosophy. Pedestrian and cycling routes establish linkages between residential areas and community amenities.

LOW DENSITY RESIDENTIAL

The Low Density Residential Area provides for a predominantly single-family dwelling at the outskirts of the Town.

Policy 12. Single-family uses shall be the predominant land use, allowing for single-family detached housing, secondary suites, and duplexes.

Policy 13. Institutional, recreational, open space, and other similar uses as well as accessory uses to the above, may be allowed within the Low Density Residential area, where deemed to be compatible and appropriate.

MIXED DENSITY RESIDENTIAL

The Mixed Density Residential Area allows for a flexible development area that provides the opportunity for development of a mix of potential housing types.

Policy 14. Includes single-detached dwellings, secondary suites, duplexes, townhouses, and row-houses.

Policy 15. Mixed Density Residential development should be located in proximity to the intersections of higher order roads or with access to collector streets, and be connected to the pathway network.

- Policy 16. Within the Mixed Density Residential Area higher density development (e.g. rowhouses and townhouses) should be sensitive to the context of adjacent low-density development (e.g. duplexes or single detached dwellings) and include a transition in building mass, landscape buffers, and generous building setbacks to provide a change between densities and that reflects the different intensities of uses.
- Policy 17. Neighbourhood commercial, institutional, recreation, open space, and other similar uses as well as accessory uses to the above, may be allowed within the Mixed Density Residential area, where deemed to be compatible and appropriate by the Development Authority.

MEDIUM DENSITY RESIDENTIAL

Medium Density Residential Areas include the ability to provide denser developments that can create activity hubs in the community, provide different lifestyle opportunities and levels of affordability.

- Policy 18. Land uses include townhouses, row-houses, and apartment buildings.
- Policy 19. Should be located at intersections of higher order roads or with access to collector streets, and be connected to the pathway network.
- Policy 20. Within the Mixed Density Residential Area higher density development (e.g. apartments) should be sensitive to the context of adjacent low-density development (e.g. townhomes or single detached dwellings) and include a transition in building mass, landscape buffers and/or generous building setbacks to provide a change between densities and that reflects the different intensities of uses.
- Policy 21. Buildings adjacent to a public street shall be encouraged to incorporate minimal setbacks from the street to create a “street wall”, which contribute to a comfortable pedestrian environment and should acknowledge or relate to the street through contextual building design and landscape architectural elements.
- Policy 22. Neighbourhood commercial, institutional, recreation, open space, and other similar uses as well as accessory uses to the above, may be allowed within the Medium Density Residential area, where deemed to be compatible and appropriate by the Development Authority.
- Policy 23. When deemed appropriate by the Development Authority, private amenity spaces will be required for Medium Density Residential developments (e.g. outdoor plazas, squares or other such spaces). These spaces may be smaller than a typical park space but should be developed to a higher standard, and connected to streets and trail systems for public use. The purpose of the private open spaces is to provide a community amenity space to integrate the higher density development with surrounding developments.

Policy 24. Multi residential developments should:

1. Avoid large expanses of blank walls.
2. Provide creative and visual quality through façade articulation, windows, doors, recesses, canopies, awnings and porches, and by breaking up massing, varying roof pitches and other similar means.
3. Design individual units at grade to appear as individual units.
4. Screen any surface parking from adjacent roads and pathways.

6.4 NEIGHBOURHOOD COMMERCIAL

The Commercial area is intended to meet the Municipal Development Plan objective of providing local goods and services that are required on a day-to-day basis within residential areas. The Plan supports limited size commercial development to meet daily needs of residents, such as a convenience store, gas station, and smaller-scale retail and service uses. Pedestrian-oriented commercial and retail opportunities are encouraged.

Policy 25. Uses within the Community Commercial area shall be provided to cater to the daily needs of residents.

Policy 26. Community Commercial must be sensitive to the context of adjacent residential development. This may be done through stepped-down and articulated building massing, generous setbacks, fencing/screening, and landscape buffers to provide a transition between different densities and intensities of use.

Policy 27. Large expanses of blank walls are discouraged; windows, architectural details and façade treatments should be used to ensure visual interest.

Policy 28. Buildings adjacent to a public street shall be encouraged to orient primarily to the street and incorporate minimal setbacks from the street to create a “street wall”, which contribute to a comfortable pedestrian.

Policy 29. Institutional, social, cultural services, and other similar uses as well as accessory uses to the above, may be allowed within the Neighbourhood Commercial area, where deemed to be compatible and appropriate.

7.0 COMMUNITY AMENITIES

7.1 SCHOOL AND JOINT USE SITE

Schools contribute to the social connections in our communities and provide park areas for residents to enjoy. One elementary school is required in the NW Taber ASP area on a site of around 5 acres. This school site has been identified as a joint use opportunity to co-locate with a future recreational facility. An approximately 10 ha site has been set aside for these purposes and should be acquired by the Town through Municipal Reserve contributions.

7.2 PARKS AND TRAILS

Neighbourhood parks, linear parks, and naturalized areas within the NW Taber ASP will be designed to accommodate a range of year round recreational activities. The intent of the park spaces is to distribute the open spaces within a walking distance of all residents to promote active lifestyles and a healthy community as identified in Figure 4: Pedestrian and Open Space Network.

- Policy 30. Open space shall be provided throughout the residential areas to contribute to the active and passive recreational needs of residents.
- Policy 31. The specific location, composition, configuration, and programming of a park shall be determined at the Concept Plan and Land Use Amendment stage.
- Policy 32. Park spaces shall be designed to serve a range of users by providing appropriate passive and active recreation opportunities.
- Policy 33. Parks and open spaces should be linked with pedestrian connections to form an open space network.
- Policy 34. Parks and trails should be integrated with stormwater management ponds. Municipal Reserve credit should only be granted for useable park areas as determined by the Development Authority.

7.3 NATURAL AND HAZARD AREAS

Natural areas should be identified and sensitive areas preserved and enhanced where possible. A substantial natural area is identified adjacent to the MD of Taber Park related to slopes and setbacks thereto.

- Policy 35. Biophysical Investigations and Wetland Impact Assessments should be provided with Concept Plan, Redesignation, and / or Subdivision applications.
- Policy 36. No development shall occur within escarpment setbacks, excepting for municipal works including parks and trails. While a 30 metre setback has been assumed for the

Land Use Concept, actual setbacks need to be confirmed by a qualified professional as part of a geotechnical study to support Concept Plans, Redesignation and/or Subdivision applications.

8.0 TRANSPORTATION

The proposed transportation network is designed to integrate with the existing major road network and to provide a high degree of connectivity within the Plan area through the use of a modified grid network. Only major roads are shown on Figure 5: Transportation Concept.

- Policy 37. All major roads should be generally located as shown on Figure 5: Transportation Concept. Concept Plans and Subdivision applications should include a more detailed local road network design that promotes a walkable community.
- Policy 38. Streets should be laid out in a modified grid except in those cases where there is a desire to preserve natural features. In the latter case cul-de-sacs may be used, but they are generally discouraged.
- Policy 39. Streets should include sidewalks on both sides and reflect requirements of the Alberta Safety Codes Council Barrier Free Design Guide 2008.
- Policy 40. Development along major roads should front onto the street. Back-lotting is discouraged along these streets. Lot Access will be from the rear lane on major roads.
- Policy 41. Laned residential housing is encouraged along major roads to enhance the public realm.
- Policy 42. At the Concept Plan / Subdivision stage applicants shall demonstrate how pedestrians and cyclists can connect to key destinations using the trail and sidewalk systems.
- Policy 43. Access to Highway 864 is limited to the access points shown in Figure 5: Transportation Concept. Additional studies and road design to slow the speed on Highway 864 could result in Alberta Transportation approval of additional accesses.
- Policy 44. Local residential street network shall be planned, with appropriate intersection spacing, providing access to the residential lands building off the collector road concept included in the NW Taber ASP.

8.1 CIRCULATION SYSTEM

The Road network developed for the NW Taber ASP builds off existing roads in and adjacent to the plan area. The following roadways are important links to and through the area;

- **64th Avenue** – This is currently a rural cross-section roadway that provides a link from Highway 864 to Highway 36 on the north side of the Town. Protecting the capacity and efficiency of this road will be important as the Town develops in order to provide an efficient connection from the residential land use in the Plan area to the employment land use to the east in the industrial area of the Town. This roadway should be improved to a major collector urban roadway as the land is developed. Another purpose of this road corridor in the plan is to serve as a pedestrian and cyclist corridor. The road cross section should incorporate a wide separated multi-use pathway. No direct driveway or commercial access should be allowed.
- **50th Street** - This is currently a rural cross-section roadway that serves as an access from the Town to the Cemetery and Ken Macdonald memorial Sports Park as well as the MD of Taber to the north. An existing multi-use trail has already been developed within the road right-of-way from 64 Avenue to the Ken Mcdonald Park. Protecting the capacity and efficiency of this roadway is important. This roadway should be improved to a major collector urban roadway as the land is developed, maintaining the multi-use trail. No direct driveway or commercial access should be allowed.
- **Highway 864** – This roadway will serve an important function to the NW Taber ASP as well as its current function as a provincial Secondary Highway. This corridor is discussed in more detail in a separate sub-section.
- **Collector roads** – the NW Taber ASP concept includes a road network that builds off and connects to existing collector roadways in the Town of Taber. These include 56th Avenue, 60th Avenue, 62nd Avenue and 43rd Street. These roadways as well as the loop roads in the north portion of the plan area should be developed as minor collector roadways.

8.2 WALKING AND CYCLING

Facilities to encourage and support pedestrians and cyclists shall be incorporated into development. Major roadway and collector road corridors discussed in preceding sections have identified the need for protected pedestrian and cyclist facilities. As the NW Taber ASP land is developed in detail, connections from the residential lands to the major pedestrian and cyclist facilities shall be a priority.

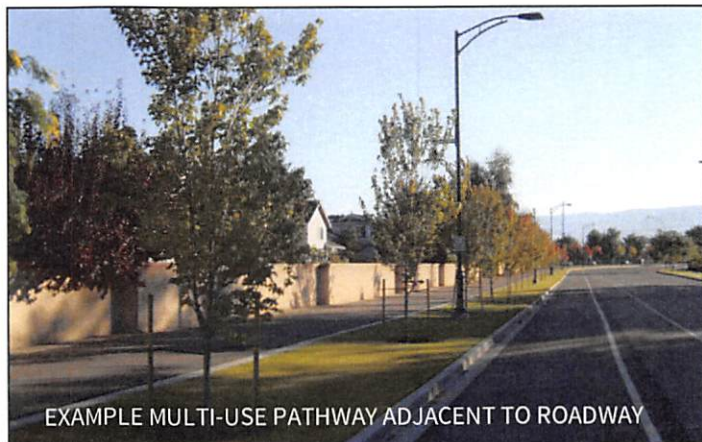
Existing multi-use pathways have been developed in the Town of Taber and the pedestrian corridors within the Plan area will connect to and build off these existing facilities and provided further mobility options for existing and future residents of the Town of Taber.

8.3 HIGHWAY 864

Highway 864 is a rural cross-section 2-lane undivided highway posted at a 80km/hr speed limit. It is a part of the Province of Alberta's Secondary Highway network. As such, this highway serves an important regional linkage between Highway 3, the west portion of the Town of Taber and the MD of Taber north of the Town. Alberta Transportation has requested that intersection spacing of 800m be maintained on Highway 864 and that the 56th Avenue Intersection should be realigned to be adjacent to the rodeo grounds access on the west side of highway 864. The NW Taber ASP reflects this request.

Alberta Transportation has commented that the 800m minimum spacing can be reduced, only if a functional study is completed on the corridor that addresses capacity and safety issues and addresses the dual functions that this roadway will serve as the NW lands develop. Those functions include the secondary highway function and the local access and circulation function within the Town of Taber. If the functional plan addresses the issues, intersection spacing may be reduced to 400m by approval of Alberta Transportation.

The Highway 864 corridor is a logical extension of the existing multi-use pathway network. This right of way should be expanded as the lands are developed to include space for extension of the multi-use pathways.



9.0 SERVICING AND UTILITIES

The existing Town of Taber water distribution system is made up of reservoirs, high lift pump stations, and distribution watermains. The entire town is serviced on one pressure zone due to its relatively flat topography. The water distribution mains for the NW Taber ASP area will connect to existing watermains on the periphery and will be a looped system. There is an existing 450mm water feedermain that bisects the land and will be a major aspect of the feedermain system. The existing and proposed feedermain network is shown on Figure 7.

At buildout the NW Taber ASP area will house 12,063 new residents.

TABLE 4: WATER DEMAND

Population	Average demand per capital (L/capital/day)	Average daily demand (ML/day)	Maximum day demand (ML/day)	Peak hour demand (L/sec)
12,063	560	6.755	14.9	274

The Water distribution network will follow the alignment of the arterial, collector, and local roadways, connecting to the existing water distribution system.

- Policy 45. The future water distribution system shall be designed in accordance with the Alberta Environmental Protection and Enhancement Act Design Standards in place at the time of development.
- Policy 46. The design of the water distribution shall ensure that all land has sufficient looping and connection to provide for adequate domestic, industries, and fire flows. Temporary dead end loops for up to 90 lots shall be permitted to accommodate phasing but no more than 45 lots shall be serviced on a dead-end feed on a permanent basis.
- Policy 47. The water distribution system shall be designed in accordance with the most recent standards and specifications of the Town of Taber.

9.1 SANITARY SERVICING

The Town of Taber's sewage collection system consists of a network of gravity sewer mains that discharge to the Wastewater Treatment Plant (WWTP). There are sewage lift stations which then pump sewage via forcemains to the WWTP. The WWTP is located north of the Town of Taber Cemetery as shown on Figure 8.

The existing sewage collection system in NW Taber ASP area consists of a 450mm diameter gravity trunk main (NW Sewage Trunk). This trunk main bisects the land and conveys sewage from south to

north. This gravity main discharge to the northwest Sewage Lift Station located north of 64 Avenue. The lift station pumps to a 350 mm forcemain which ultimately discharges to a 675 mm gravity trunk to the WWTP.

The ASP area will be serviced by a gravity sanitary sewage collection system discharge to the NW Sewage Trunk and NW Lift Station. It will follow the alignment of the arterial, collector, and local roadways. A lift station is required to service the NW of the plan as identified in Figure 8.

The increased population at full build out of the NW Taber ASP lands will generate 4.8 MLD of sewage.

TABLE 5: SANITARY SEWAGE DEMAND

Population	Sewage Generation (L/capita/d)	Total Average Sewage Generation (L/day)
12,063	400	4,825,200

Policy 48. Existing WWTP capacity is 5,600 m³ cubic metres, of which 4,400 m³ is used. A new or expanded WWTP will be required prior to full build-out of the NW Taber ASP.

Policy 49. The future sanitary sewage collection system shall be designed in accordance with the Alberta Environmental Protection and Enhancement Act Design Standards in place at the time of development.

Policy 50. The sanitary sewage collection system shall be designed to adequately and efficiently serve the ultimate development of the area, with oversize and additional depth as required to service adjacent lands and non-contiguous lands.

Policy 51. Provide sewage collection mains adequate to meet the dry weather sewage generation of the proposed development plus appropriate allowances for wet weather inflows and infiltration based on local sanitary sewer design practices.

9.2 STORMWATER MANAGEMENT

The proposed developments will change the drainage characteristics of the site resulting in an increase of runoff compared to the existing conditions. It is estimated that the land-use imperviousness would increase from 20-30% to 60-80%. To manage the increase in runoff from land development, a drainage system will be required. The proposed drainage system would typically include a storm sewer pipe system (minor system), overland flow system (major system), and on site storage facilities. Generally, on site storage facilities can be a combination of parking lot storage, rooftop storage, and/or multi-purpose dry and/or wet detention ponds. The pertinent components of the proposed drainage system are as follows:

- The residential development of section SW 6-10-16-W4M will be served by a dual drainage system (minor/major system) that will collect and convey runoff to the existing pond-1. This pond would store and release outflow to the trunk at 56 Ave, see Figure 6.
- The proposed two storage facilities in section NW 6-10-16-W4M would store and release runoff from the residential development within this section. Pond-2 and pond-3 could be connected and release south to a ditch along secondary Road 864.
- A dual drainage system for the commercial and residential developments in section SE 7-10-16-W4M could drain to pond-5 which would release north to another new pond (pond-6) before releasing north to an outfall on the Oldman River.
- The runoff from the proposed development in section SW7-10-16-W4M would drain to pond-4 which would be connected with pond-3, before discharging into the trunk at 56 Avenue.
- The runoff from the proposed development in section NE 7-10-16-W4M would drain to pond-6, which discharges north to an outfall on the Oldman River.

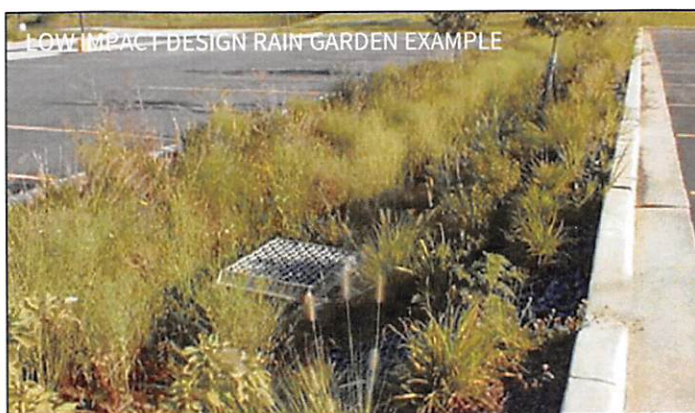
Policies related to stormwater management are intended to ensure an adequate drainage system is designed and implemented to control and effectively manage stormwater runoff with respect to water quantity and quality for future development in the Town of Taber.

Policy 52. Stormwater control and treatment to help protect public drainage and the river should be a guiding principle throughout the development.

Policy 53. In principle, there should be no direct discharge into the Oldman River or any watercourse. However, should this be necessary then prior approval must be received from Alberta Environment and Sustainable Resource Development and other regulatory agencies with jurisdiction.

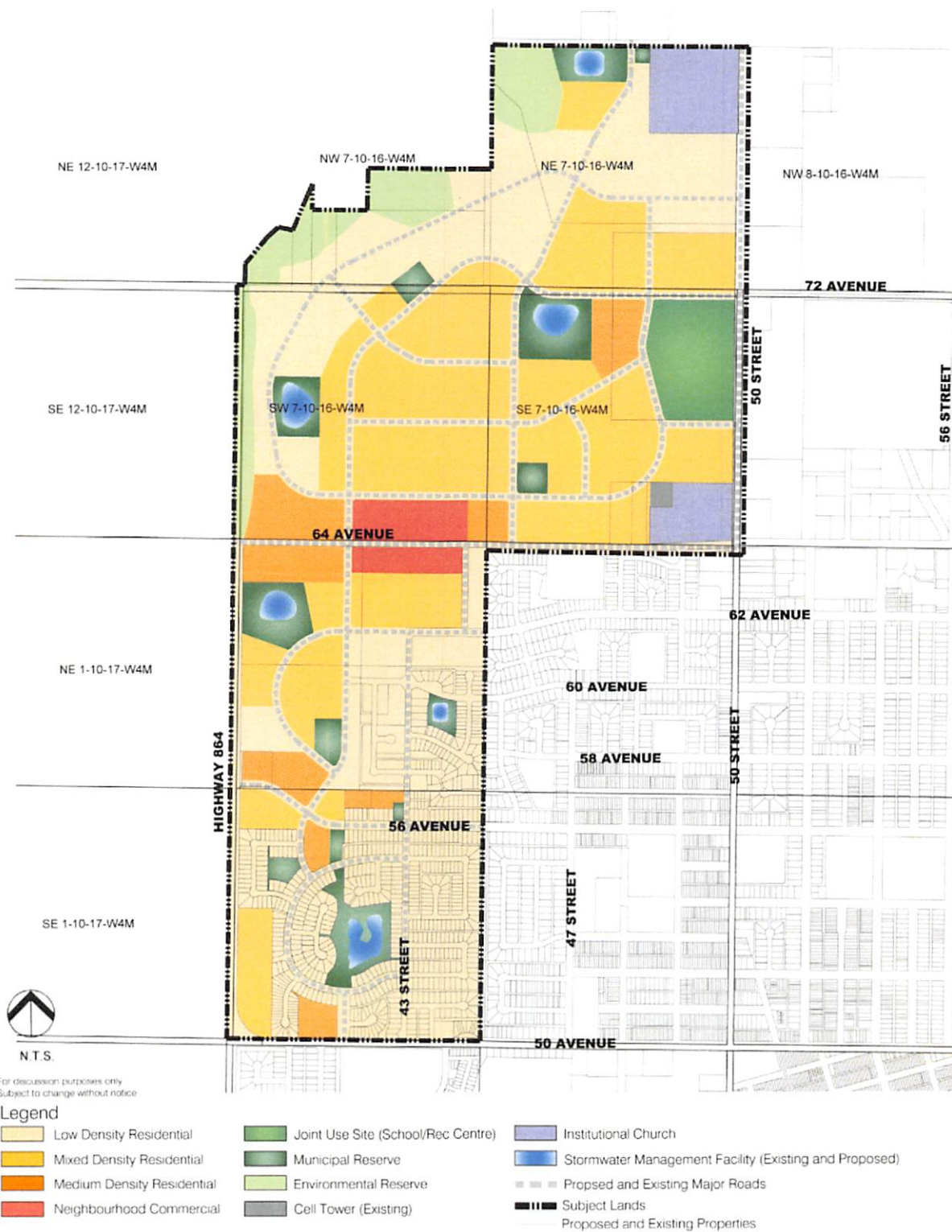
Policy 54. Design of the stormwater management system shall be in accordance with the City of Lethbridge guideline 2013.

Policy 55. Prior to subdivision plan approval, a master stormwater management plan shall be prepared by a qualified professional for this development area. This plan shall



address, but not limited to, overland flows from all areas and shall be designed to the satisfaction of Alberta Environment and Sustainable Resources Development and the Town of Taber.

- Policy 56. Detailed Stormwater Management Plan(s) shall be prepared and submitted at the subdivision stage for review and approval. This will include the final configuration of the stormwater infrastructure, and identify locations and details of overland drainage easements.
- Policy 57. Existing drainage paths and/or ditches shall be preserved and used wherever possible to accommodate drainage requirements.
- Policy 58. Runoff from a 1 in 100 year storm event shall be detained within the stormwater facility and be release at pre-development flow rates. All stormwater discharged must be treated prior to discharge to remove any contaminates.
- Policy 59. Where possible, stormwater management designs shall utilize overland systems and limit the reliance of piped drainage infrastructure.
- Policy 60. Low Impact Development (LID) techniques shall be incorporated to preserve and create landscape features to manage stormwater runoff and help minimize impervious surface areas within this development.
- Policy 61. Best Management Practices (BMPs) should be incorporated within future development areas to retain as much of the natural existing drainage characteristics to minimize water quality degradation. Alberta Environment Guidelines for Storm Water Management for the Province of Alberta (1999), the Stormwater Source Control Practices Handbook (2007) and other relevant and recent documentation provide BMPs which may be relevant.



This Figure was amended by Bylaw 9-2021, as attached to this Bylaw.

FIGURE 3 - LAND USE CONCEPT PLAN

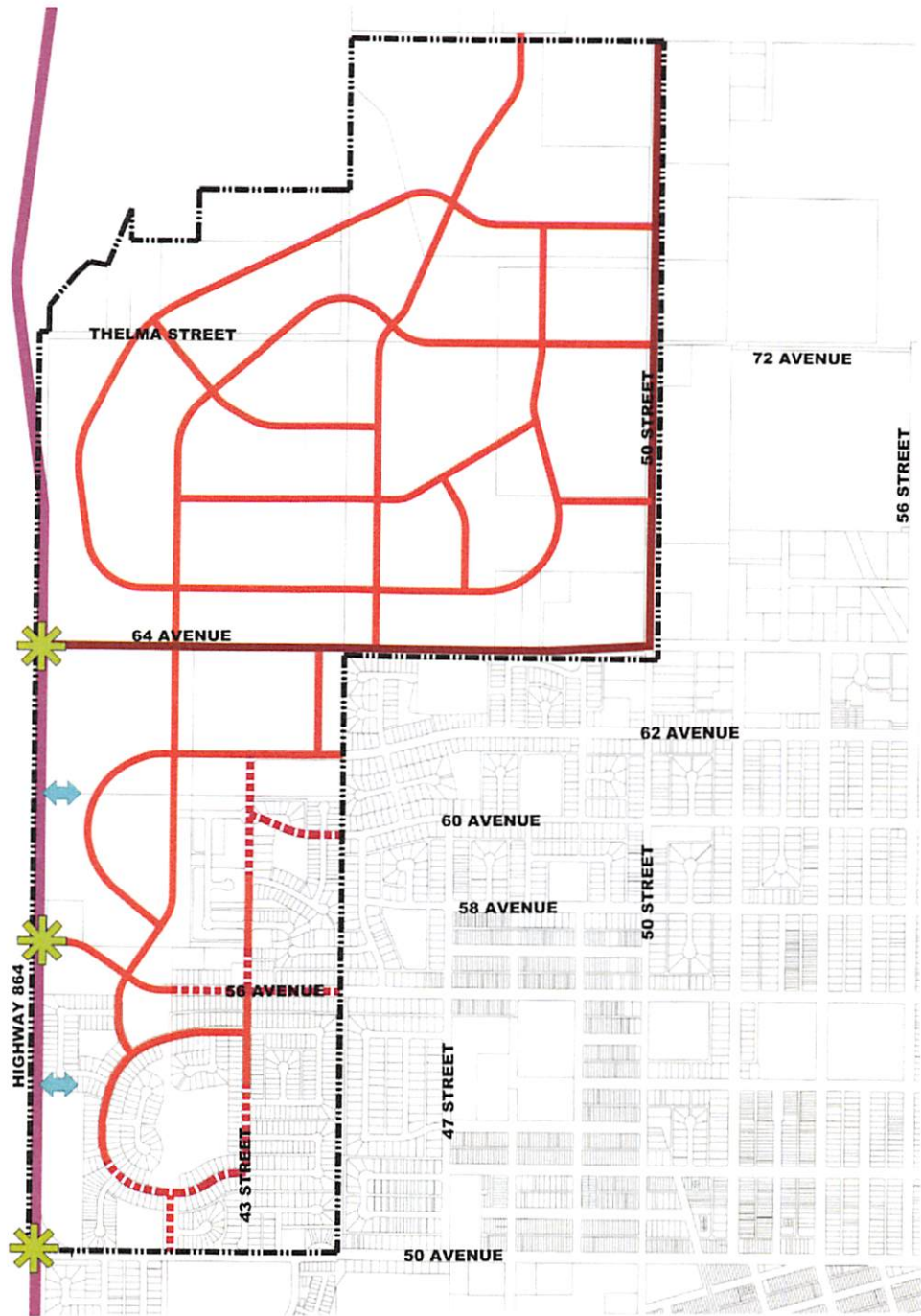


N.T.S.
 Subject to change without notice

FIGURE 4 - PEDESTRIAN AND OPEN SPACE NETWORK

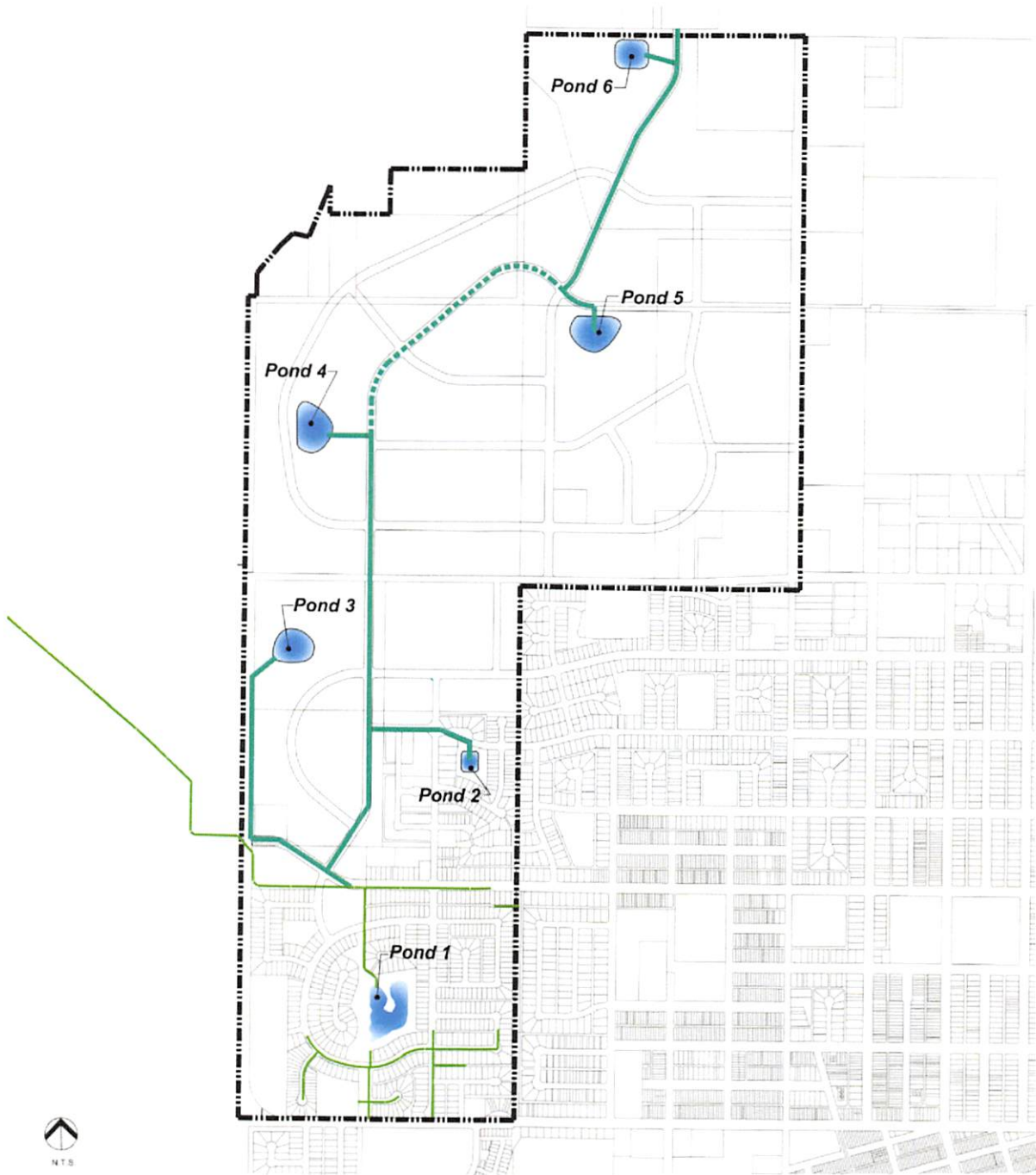


- Legend**
- Subject Lands
 - Secondary Highway
 - Existing Major Collector
 - Existing Residential Collector
 - Proposed Residential Collector
 - Existing and Proposed Properties
 - Primary Highway 864 Access point
 - Potential Future Highway Access (Requires Functional Study of Highway 864)



*Collector roads to be selected based on functionally suitable options. These options include the City of Lethbridge Super Collector, Community Entrance Road or Major collector.

FIGURE 5 - TRANSPORTATION NETWORK

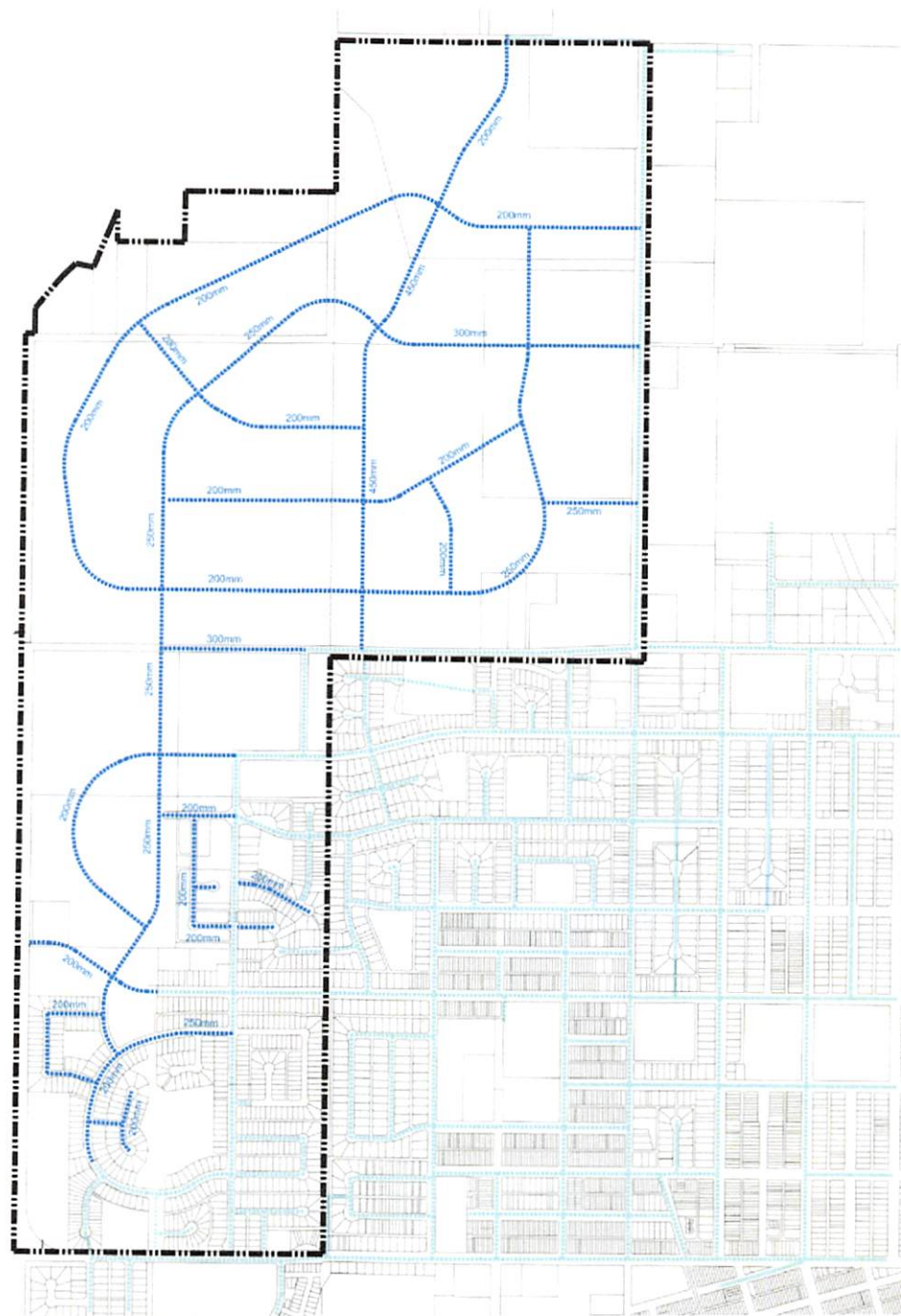


Please note: Everything outside the ASP boundary is subject to change without notice

Legend

- ■ ■ ■ ■ Subject Lands
- Proposed Stormwater Mains
- ⋯ Optional Stormwater Mains
- Existing Stormwater Mains
- Existing and Proposed SWMF
- Proposed and Existing Properties

FIGURE 6 - STORMWATER NETWORK



Please note: Everything outside the ASP boundary is subject to change without notice.

Legend

- Subject Lands
- Proposed Watermain
- Existing Watermain

400mm Pipe Size

FIGURE 7 - WATERMAIN NETWORK

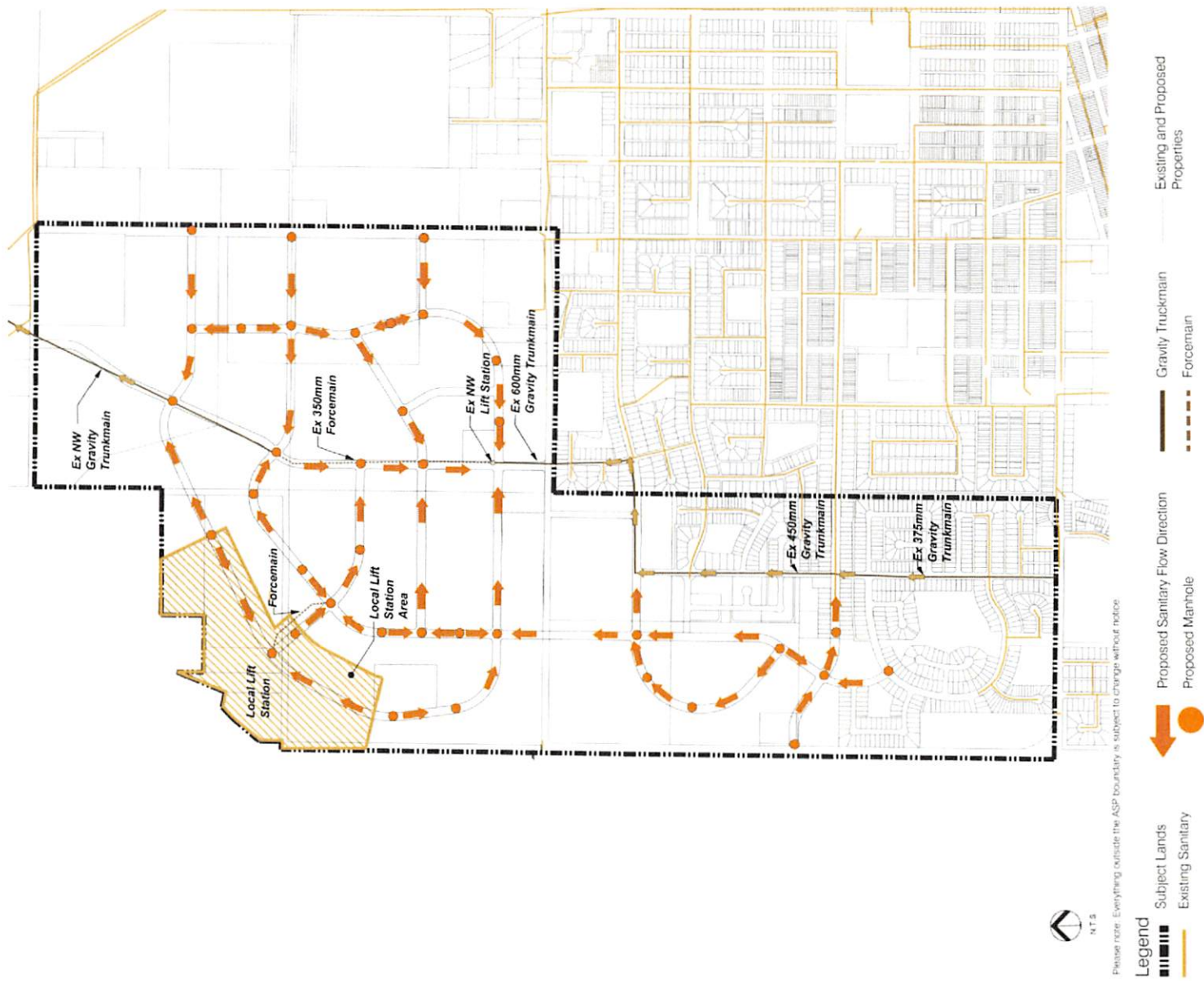
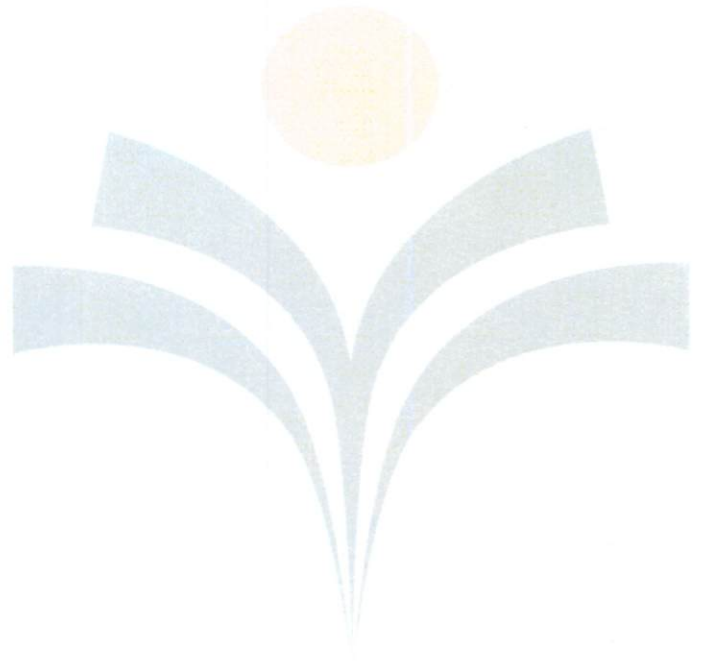


FIGURE 8 - SANITARY NETWORK

Part 3 Implementation



10.0 CHANGES TO THE PLAN

This Plan will be adopted through a bylaw pursuant to section 633 of the MGA. Proposals that do not meet the policies and guidance contained in this plan require a plan amendment to be adopted by Council. In considering such an amendment, Council should have regard to:

- How well the proposed amendment supports the vision and objectives of the plan.
- Potential impacts from the proposed changes on the environment and existing development.
- The ability of municipal infrastructure to support the type of development envisioned.
- Public opinion gathered through a consultation program.

11.0 DEVELOPMENT PROCESSES

11.1 CONCEPT PLANS

The Town may require a Concept Plan in order to approve a redesignation or subdivision application, the boundaries of which shall be determined by the Town and may encompass multiple properties.

The NW Taber ASP was based on a high level analysis of environmental and man-made constraints, and provision of municipal services. Developers making applications may choose to clarify the contents of this plan through more detailed study as applies to their development proposal through a Concept Plan application supported by technical studies and design. Policies or plans related to constraints and servicing may be relaxed or changed on the basis of such further study. Proposed changes may require amendments to this Plan.

Policy 62. Where required by the Development Authority, a Concept Plan shall address:

1. Stakeholder or public engagement.
2. Adherence to municipal policy, including that set out within this plan.
3. Subdivision design concept, including justification of any changes from the Land Use Concept Plan.
4. Preliminary design for transportation, site grades, stormwater, municipal services, and utilities.
5. Landscape concept plan prepared by a Landscape Architect.

6. Other matters as the Town may require, including but not limited to, architectural design and/or controls, and technical supporting studies.

11.2 ADDITIONAL STUDIES

At the discretion of the Development Authority, additional technical studies may be required to support applications for development within the plan area and to confirm broader infrastructure requirements.

- Policy 63. Prior to subdivision plan approval, a stage stormwater management plan shall be prepared by a qualified professional for the entire Plan development area. This stage stormwater management plan shall address, but not limited to, overland flows from all areas and shall be designed to the satisfaction of Alberta Environment and Sustainable Resources Development and the Town of Taber.
- Policy 64. Detailed Stormwater Management Plan(s) shall be prepared and submitted at the subdivision stage for review and approval. This will include the final configuration of the stormwater infrastructure, and identify locations and details of overland drainage easements.
- Policy 65. Additional stormwater studies may be required for Concept Plans such as sediment erosion control plan, pond report, geotechnical report, and detailed hydrological studies to assess the maximum release rate.
- Policy 66. Supporting studies, such as, but not limited to, Transportation Impact Assessment, Biophysical Investigation, Wetland Impact Assessment, Phase 1 and/or 2 Environmental Site Investigation, Geotechnical report.

Access to Highway 864 is limited to the access points shown in Figure 5: Transportation Concept. Additional studies and road design to slow the speed on Highway 864 could result in Alberta Transportation approval of additional accesses.

11.3 ARCHAEOLOGICAL RESOURCES

There are known and probable archaeological resources within the Plan area, particularly in the area of the Old Man River escarpment. Applicants for Concept Plan, redesignation, or subdivision may be required to provide a Historical Resources Act Clearance from the Province.

- Policy 67. Future development proposals in the plan area will be referred to the Historic Resources Management Branch for review by Alberta Culture and Community Spirit.
- Policy 68. Prior to Concept Plan/Land Use Amendment application approval, a Historical Resources Impact Assessment (HRIA) report may be required, as determined by Alberta Culture and Community Spirit.

Policy 69. Where required, the developer will, to the satisfaction of Alberta Culture and Community Spirit, undertake protective or mitigation measures.

11.4 MUNICIPAL AND SCHOOL RESERVE

The NW Taber ASP provides a number of park spaces and school sites to meet the 10% Municipal Reserve requirement from the Municipal Government Act.

Policy 70. At time of subdivision the Town shall request the full 10% requirement from a developer as either cash-in-lieu or as a land dedication.

Policy 71. Some land owners in the plan area shall be required to contribute in excess of their 10% Municipal Reserve contribution set out in the MGA, and they shall be compensated for the value of that land through cash-in-lieu of Municipal Reserve contributions collected from other landowners by the Town for this purpose.

11.5 OIL AND GAS INFRASTRUCTURE

All development plans must follow Alberta Energy Regulator (AER) requirements including any development setbacks and pipeline rights-of-way. At the Development Authority's discretion, applications shall be circulated to the AER and any pertinent oil and gas companies for further information and/or comment.

Policy 72. The Development Authority shall not approve any subdivision application that does not conform to the AER setback requirements, unless the AER gives written approval to a lesser setback distance.

Policy 73. A developer shall be responsible for ensuring that any abandoned pipelines that create a safety hazard or constraint to development are removed from the property, and that any abandoned wells are capped in accordance with AER procedures, prior to any development encroachment into required setbacks.

12.0 ZONING BYLAW

The majority of northwest Taber is currently zoned Urban Reserve District as per the Taber Land Use Bylaw No. 14-2016. Future rezoning of lands in the planning area will be required prior to development. The Taber Land Use Bylaw land use districts correspond with the NW Taber ASP land use areas, as shown in the following table.

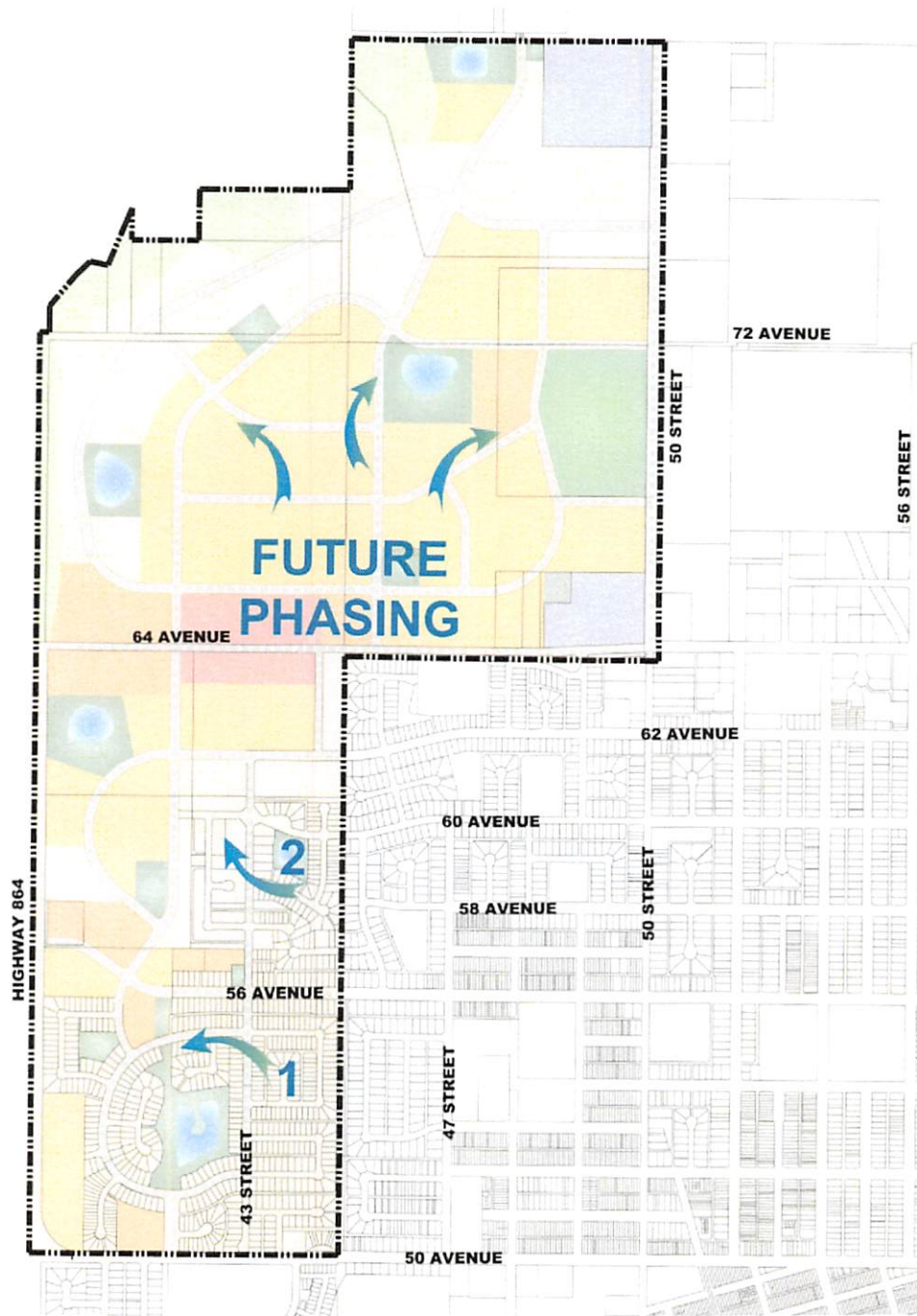
TABLE 6: LAND USE DISTRICTS AND ASP LAND USE AREA

Land Use Bylaw District	Northwest Taber ASP Land Use Area
Residential Single Dwelling District (R-1)	Low Density Residential
Residential Single Dwelling District (R-1), and Two Dwelling District (R-2)	Mixed Density Residential
Residential Street-Oriented Multiple Dwelling District (R-3), and Residential Medium Density District (R-4)	Medium Density Residential
Comprehensive Commercial District (CC)	Neighbourhood Commercial

13.0 STAGING DEVELOPMENT

Staging of the development will be on a logical and contiguous manner from existing service extensions and access points. Should a land owner wish to proceed with development in advance of service availability, they will be responsible to front end the cost of infrastructure and road extensions. If servicing is available to a parcel it may proceed with the development approval process. Figure 9 provides the suggested direction of development and provides an estimation of sequencing based on current servicing availability. It is not mandatory that stage 1 take place before stage 2 for example. Applications for development will be reviewed on their merits and the availability of infrastructure.

When oversize infrastructure is built by a land developer, the Town will create an endeavor to assist agreement for future compensation from benefitting landowners at the time they develop. A developer will be required to extend services to adjacent property where reasonable, at the discretion of the Town of Taber.



N.T.S.

Subject to change without notice

Legend

■ ■ ■ ■ ■ Subject Lands

➤ Direction of Development

FIGURE 9 - STAGING PLAN

TOWN OF TABER
BYLAW NO. 9-2021

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING BYLAW 21-2016, BEING THE TOWN OF TABER'S NORTHWEST AREA STRUCTURE PLAN WITHIN THE TOWN OF TABER.

WHEREAS section 633 of the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) allows a Council to adopt an Area Structure Plan to provide a framework for subsequent subdivision and development of an area of land within a municipality;

AND WHEREAS Section 633 of the *Municipal Government Act* requires that an area structure plan must be consistent with any municipal development plan;

AND WHEREAS notice of intention to pass this bylaw has been given and a public hearing has been held in accordance with the Act;

AND WHEREAS the Council of the Town of Taber has deemed it necessary to amend the Northwest Area Structure Plan;

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

1.0 NAME OF BYLAW

This Bylaw may be cited as the "Northwest Area Structure Plan Amendment"

2.0 DEFINITIONS

In this Bylaw:

- | | |
|-------------------------------------|--|
| Act | means the Municipal Development Act, R.S.A. 2000, Chapter M-26, as amended; |
| Bylaw | means the Northwest Area Structure Plan Bylaw 21-2016 bylaw established by the Municipality; |
| Chief Administrative Officer | means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time; |
| Council | means the Council for the Town of Taber; |
| Municipality | means the Town of Taber; |

TOWN OF TABER
BYLAW NO. 9-2021

3.0 GENERAL

3.1 That Schedule A of Bylaw 21-2016, Town of Taber Northwest Area Structure Plan is amended as follows:

3.1.1 Figure 3 – Land Use Concept Plan, page 29 is deleted and replaced by the Map contained in Schedule A and forming part of this Bylaw.

4.0 INTENTION OF TOWN COUNCIL

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.

5.0 RESCINDED OR AMENDED BYLAWS

5.1 Schedule A of Bylaw No. 21-2016 is hereby amended.

5.2 The remainder of Bylaw 21-2016 is not amended by Bylaw 9-2021 and remains in full force and effect.

6.0 EFFECTIVE DATE

This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

RES. 126/2021 Read a first time this 22nd day of March, 2021.

RES. 153/2021 Read a second time this 12th day of April, 2021.

RES. 154/202 Read a third time and finally passed this 12th day of April, 2021.

TOWN OF TABER



MAYOR



INTERIM CHIEF ADMINISTRATIVE OFFICER (C.A.O)

TOWN OF TABER
 BYLAW NO. 9-2021

Schedule 'A'

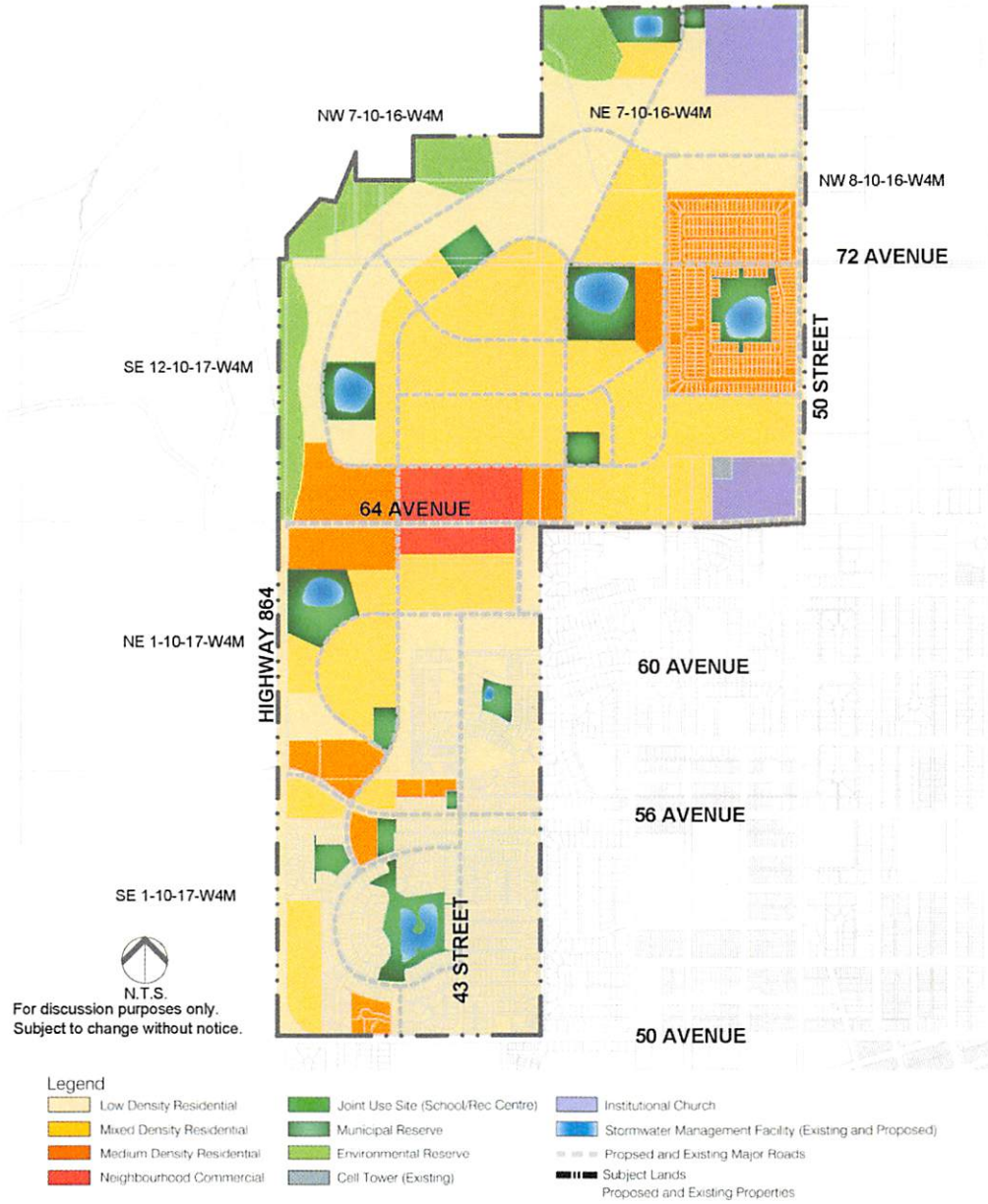


FIGURE 3 - LAND USE CONCEPT PLAN

