



## **AGENDA**

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, APRIL 19, 2022 AT 1:30 PM.

	<b><u>MOTION</u></b>
<b>1. CALL TO ORDER</b>	<b>X</b>
<b>2. ADOPTION OF THE AGENDA</b>	<b>X</b>
<b>3. ADOPTION OF THE MINUTES</b>	
ITEM No.3.1 Minutes for the March 21, 2022 Regular Meeting of the Municipal Planning Commission	<b>X</b>
<b>4. BUSINESS ARISING FROM THE MINUTES</b>	<b>X</b>
<b>5. ACTION ITEMS</b>	
ITEM No.5.1 DP 22-028 5004 42 Avenue - Row House with 4 Units	<b>X</b>
ITEM No.5.2 DP 22-029 4806 57 Avenue - Variance for Existing Deck	<b>X</b>
ITEM No.5.3 DP 22-030 4927 55 Avenue - Multi Unit 4 units	<b>X</b>
ITEM No.5.4 HO 22-006 4196 Sunrise Crescent - Nail Salon	<b>X</b>
ITEM No.5.5 Building Statistics for March 2022	
ITEM No.5.6 Standing Items	
<b>6. DELEGATIONS</b>	
<b>7. MEDIA INQUIRIES</b>	
<b>8. CLOSED SESSION</b>	
<b>9. OPEN SESSION</b>	
<b>10. CLOSE OF MEETING</b>	<b>X</b>



## Development Authority Request for Decision

**Meeting Date:** April 19/2022

**Subject:**

Minutes for the March 21, 2022 Regular Meeting of the Municipal Planning Commission

**Recommendation:**

That the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held March 21, 2022 as presented.

**Background:**

The minutes of the regular Municipal Planning Commission meeting held on March 21, 2022 are attached.

**Legislation / Authority:**

Section 203 of the Municipal Government Act allows the Municipal Planning Commission to adopt the minutes and perform other duties as delegated by Council.

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

There is no financial implication for the creation of minutes.

**Service Level / Staff Resource Implication:**

Time was required by Administration to record the minutes of the Municipal Planning Commission's regular meeting.

**Justification:**

Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission meeting held on March 21, 2022.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on March 21, 2022 with amendments.

**Attachment(s):** Minutes for the Meeting of March 21, 2022

**APPROVALS:**

**Originated By:**

Celina Newberry

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON MONDAY, MARCH 21, 2022, AT 1:30 PM.

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**Chairperson**

Roger Miles

**Members**

Jack Brewin  
Cody Fletcher  
Ron Hadden  
Monica McLean

**Staff**

Celina Newberry  
Kattie Schlamp  
Derrin Thibault

**CALL TO ORDER**

Meeting called to order by R. Miles at 1:32 pm.

**ADOPTION OF THE AGENDA**

RES 20/2022            MOVED by J. Brewin that the Municipal Planning  
Commission adopts the Agenda of the regular  
Municipal Planning Commission meeting held on  
February 22, 2022 as presented.

CARRIED UNANIMOUSLY

**ADOPTION OF THE MINUTES**

**Minutes for the February 22, 2022 Meeting of the Municipal  
Planning Commission**

RES 21/2022            MOVED by J. Brewin that the Municipal Planning  
Commission adopts the minutes of the Regular  
Municipal Planning Commission meeting held  
February 22, 2022 as presented.

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**BUSINESS ARISING FROM THE MINUTES**

None

**ACTION ITEMS**

**DP 22-016 - 6231 65 Street - Moved on Building**

RES 22/2022      MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 22-016 for a Moved-on Building at 6231 65 Street, Lot 9, Block 7, Plan 9911451, with the following thirteen (13) conditions:

1. The site is to be developed as per the site plan submitted, to the satisfaction of the Development Authority;
2. The development shall conform to the Land Use Bylaw Medium Industrial District (M-2) Requirements;
3. The Moved in Building shall be painted to match the principal building and kept in good repair;
4. A grading and drainage plan must be submitted to, and approved by, the Development Authority prior to construction commencing;
5. A landscaping plan demonstrating the requirement for 10% landscaping of the site has been met shall be provided prior to construction commencing;
6. The applicant shall ensure that stormwater does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. Taber Irrigation District will require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass on-site landscaping, rain barrels or rain gardens, for example. Provision of these

details should form part of the grading and drainage plan, or be provided on a landscaping plan;

7. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE), National Building Code 2019 (AE), and all other applicable codes;
8. If sprinkler permits are required under the National Building Code 2019 (AE), a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber;
9. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbour's property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021). In addition, the addressing of the building is to remain clearly visible through all stages of construction;
10. In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

11. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber;
12. Upon completion of construction, the applicant will provide an updated Real Property Report to the Town of Taber;
13. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**DP 22-022 - 4233 60 Avenue - Driveway Variance**

RES 23/2022

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 22-022 for a Driveway Width Variance at 4233 60 Avenue, Lot 5, Block 6, Plan 1910155, with the following nine (9) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
3. A driveway width variance of 4.26 metres was approved for this parcel by the Municipal Planning Commission on March 21<sup>st</sup>, 2022. The driveway width for this parcel has been varied to 10.36 metres;
4. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
5. The architectural controls and vertical grade points must be approved by the developer;
6. The contractor commissioned for construction must have a valid Business License for the Town of Taber;

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7. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional;
8. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);
9. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

**HO 22-001 - 4917 55 Avenue - Lawn Care**

RES 24/2022

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit HO 22-001 for Lawn Care Business at 4917 55 Avenue, Lots 28 – 29 and the Westernmost Portion of Lot 30, Block 30, Plan 4348R, with the following nine (9) conditions:

1. The development shall conform to the district requirements of the Residential Single & Two Dwelling District (R-2), the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020 and the Town of Taber Business

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License Bylaw 14-2018;

2. No more than five customer visits per day are allowed;
3. If required, the applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical and Gas permits;
4. The applicant must maintain Quiet Hours as per Bylaw;
5. Any used oil and other hazardous materials from the maintenance of the equipment shall not be disposed of in the Towns garbage, recycling or compost. All oil and hazardous materials shall be disposed of in accordance with the Environmental Protection and Enhancement Act and the Waste Control Regulation.
6. The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;
7. The applicant may have one vehicle related to the business and must provide parking on the property for that vehicle;
8. There shall be no more than 1 non-resident employee working at this property other than the resident of the property;
9. The approval shall be applicable for a period of five year after, which a new home occupation permit must be applied for. Any changes to the intensity or use of the business would require a new application.

CARRIED UNANIMOUSLY

**HO 22 -004 - 41 Prairie Sunset Avenue - Personal Training**

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RES 25/2022

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit HO 22-004 for Personal Training at 41 Prairie Sunset Avenue, Lot 40, Block 3, Plan 1611498, with the following eight (8) conditions:

1. The maximum number of onsite client visits allowed per day is 5;
2. Onsite client visits shall only be allowed between 7 am and 8 pm;
3. All client parking must be located entirely on the property and shall not cause any interference with the use of the public roadway and or laneway (no parking on the street or in the lane is allowed);
4. The development shall conform to the district requirements of the Residential Single Dwelling District (R-1), the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020 and the Town of Taber Business License Bylaw 14-2018;
5. If required, the applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
6. The applicant must maintain Quiet Hours as per the Community Standards Bylaw;
7. The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;
8. The approval shall be applicable for a period of five year after, which a new home occupation permit must be applied for. Any increase to the number client visits to the property would require a new application.

CARRIED UNANIMOUSLY

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**Subdivision TT 22-0-001 - 3901 64 Ave.**

RES 26/2022      MOVED by M. McLean that the Development Authority recommend that the Subdivision Authority approve Subdivision TT 22-0-001, Lot 2, Block 1, Plan 061 0282, within SE ¼ Sec. 12, Twp. 10, Rge. 17, W4M, civically described as 3901A & 3901B 64 Ave., with the following eighteen (18) conditions:

1. That approval shall apply to a residential subdivision plan within Lot 2, Block 1, Plan 061 0282.
2. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Servicing Agreement or Deferred Servicing Agreement, to be registered on Title via Caveat, with the Town of Taber to provide separate services and access to the newly created lot.
3. A soils analysis and report prepared by a qualified professional shall be required at the time of Development Permit application to demonstrate the site is suitable for a septic field system to the satisfaction of the Director of Planning and Economic Development.
4. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
5. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any development permit applications.
6. The subject property is within the noted control lines of Alberta Transportation, any new development on the lots shall require a permit from Alberta Transportation.
7. The Developer shall provide a stormwater analysis to the Director of Planning and Economic Development for approval by Taber Irrigation District. The analysis shall

show post-development flows do not exceed pre-development flows by using Low Impact Development techniques, or other suitable mitigation to ensure no additional stormwater will contribute to the system as a result of this development.

- 8.** Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
- 9.** The Developer shall register an easement and/or right of way against the land to protect existing Telus facilities, to the satisfaction of Telus.
- 10.** The Developer shall register an easement and/or right of way against the land to protect existing Atco facilities, to the satisfaction of Atco Gas.
- 11.** The Developer shall ensure legal access and conveyance from the Taber Irrigation District designated point of delivery to the point of use on each parcel for which irrigation water is intended to be used.
- 12.** The newly subdivided parcel is subject to water use agreement if irrigation water is intended to be used on it.
- 13.** All outstanding charges owing to the Taber Irrigation District shall be paid to The Taber Irrigation District prior to endorsement.
- 14.** That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
- 15.** Compliance is to be maintained with existing policy documents including but not limited to Municipal District of Taber Land Use Bylaw 1979, to the satisfaction of the Development Authority.
- 16.** The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.
- 17.** Copies of the new Titles are to be sent to Taber Irrigation District and the applicant is responsible for the cost to discharge or add

any necessary instruments with respect to the new subdivision.

18. Any further subdivision of the parcel shall be considered a triggering event as defined in the Town of Taber Notice of Annexation & Annexation Negotiations Report finalized in May 2019.

CARRIED UNANIMOUSLY

### **Subdivision TT 22-0-002 - 5031 45 Avenue**

Moved by C. Fletcher that the Development Authority recommends that the Subdivision Authority does not approve Subdivision TT 22-0-002, within Lots 23-25 Inclusive, Block 17, Plan 6390L, within N.W. ¼ Sec. 32, Twp. 9, Rge. 16, W4M, civically described as 5031 45 Avenue with reasons.

J. Brewin suggested an amendment to the above motion to include the reason for not recommending approval that the lot created will be too small to meet single family development standards.

C. Fletcher accepted the amendment.

RES 27/2022      MOVED by C. Fletcher that the Development Authority recommends that the Subdivision Authority does not approve Subdivision TT 22-0-002, within Lots 23-25 Inclusive, Block 17, Plan 6390L, within N.W. ¼ Sec. 32, Twp. 9, Rge. 16, W4M, civically described as 5031 45 Avenue as the lot created will be too small to meet single family development standards.

CARRIED UNANIMOUSLY

### **Building Permit Statistics February 2022**

RES 28/2022      MOVED by R. Hadden that the Municipal Planning Commission accepts the February 2022 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

**Standing Items**

None

**DELEGATIONS**

None

**MEDIA INQUIRIES**

None

**CLOSED SESSION**

None

**OPEN SESSION**

None

**CLOSE OF MEETING**

RES 29/2022      MOVED by J. Brewin that the meeting be closes at 2:09 pm.

CARRIED UNANIMOUSLY

\_\_\_\_\_  
CHAIRPERSON

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

## Development Authority Request for Decision

**Meeting Date: April 19/2022**

**Subject:**

DP 22-028 5004 42 Avenue - Row House with 4 Units

**Recommendation:**

That the Municipal Planning Commission approves Development Permit DP 22-028 for Row House with 4 Units and Variances at 5004 42 Avenue, Lots 1-3, Block 47, Plan 575T, with the following nineteen (19) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
3. A front yard setback variance of 3.96 metres was granted by the Municipal Planning Commission on April 19, 2022. The front yard setback has been varied to 2.04 metres.
4. A rear yard setback variance of 3.982 metres was granted by the Municipal Planning Commission on April 19, 2022. The front yard setback has been varied to 2.018 metres.
5. A side yard setback variance of 1.171 metres was granted by the Municipal Planning Commission on April 19, 2022. The front yard setback has been varied to 1.89 metres.
6. A variance for the width of the parking spaces of 0.30 meters was granted by the Municipal Planning commission on April 19, 2022. The width of each parking space has been varied from 3.0 metres to 2.7 metres.
7. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
8. A separate demolition permit will be required for the removal of the existing structures on the property;
9. The developer shall enter into a Service Agreement with the Town of Taber, to provide new services to the property;
10. If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber; New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
11. A landscaping plan shall submitted to the Development Authority for approval, prior to the beginning of construction.
12. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to and approved by the Town of Taber prior to the beginning of construction.
13. The foundation must be staked by a qualified professional;
14. In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the

- Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this building shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit.
15. The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;
  16. In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required with each space designated for a particular unit through signage.
  17. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
  18. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);
  19. Applicant shall provide an updated real property report and obtain a compliance certificate prior to occupancy.

**Background:**

Administration has received an application for a Row House with 4 units to be located on the property of 5004 42 Avenue. The use of a Row House would be a permitted use on this property provided the application met all the Bylaw requirements. This application is asking for variances to the front, rear and side yard setbacks in order to located the development in a manner similar to the same type of development across the alley from it.

By placing the development closer to the side yard it will look cohesive with the other Row House development in the area. This has also allowed them to located the parking behind the Row House, so that it is all located within the property. This development would require the demolition of the existing structures on the property and installation of new properly sized services for the new units.

The applicant has tried to address some of the concerns initially brought forward during the circulation process. In particular regarding the use of gravel as the sole land scaping material. They did update the plans to include grass at the front area of the building. We have included a condition about the need for an approved landscaping plan to ensure that they are meeting the requirements for trees and shrubs as well for this property. The applicant has proposed installing a dry well on the site to manage the low spot on the property to address concerns regarding water collection in the low area.



**Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Section 1(8)(c) The Municipal Planning Commission shall be the Development Authority for development permits applications for permitted uses which require a variance in excess of Ten Percent (10%) of a measurable standard established in the Land Use Bylaw or any other variance for which the Municipal Planning Commission is specifically authorized to provide in the Land Use Bylaw.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The applicant has paid the appropriate application fees which will cover costs of advertising and notifications.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

Approving this development would allow the applicant the opportunity to develop their property in a way for them to maximize the use of it, while minimizing the impact on the neighbouring properties.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 22-028 for Row House with 4 Units and Variances at 5004 42 Avenue, Lots 1-3, Block 47, Plan 575T, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 22-028 for Row House with 4 Units and Variances at 5004 42 Avenue, Lots 1-3, Block 47, Plan 575T, with reasons.

**Attachment(s):** Application  
Site Plan and Drawings  
Checklist  
Photo  
Comments

**APPROVALS:**

**Originated By:**  
Celina Newberry

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_





**Application for Residential Development  
Planning and Economic Development**

A-4900 50<sup>th</sup> St.  
Taber, Alberta T1G 1T1  
Phone:403-223-6009  
Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District:	Roll No:
Development Permit No:	DP Fee: \$	Off-Site Levy: \$	Security Deposit: \$
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$
Application Received:	Date Advertised:	Permit Effective:	

**Development Permit** – ensures the use, setbacks, and size of your project comply with the *Land Use Bylaw*.  
**Building Permit** – ensures that your project is completed safely and is a requirement of the *Safety Codes Act*.  
**It is recommended you review *Land Use Bylaw* requirements prior to submitting an application.**  
**Electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).**  
**If you are buying a garage package, please include those documents.**  
**During construction it is your responsibility to contact the building inspector for required inspections.**  
**After the building inspector has reviewed and approved your plans you can begin construction.**  
**At the completion of the project, you will be required to update your *Real Property Report* to verify the project has been constructed in the correct location.**

**Please attach the following:**

- Site Plan (3 copies)  New Home Warranty Documentation (if applicable)
- Building Plan (3 copies)  Security Deposit (if applicable)
- Elevation/ Drainage/ plot Plan (3 copies)  Architect Controls Approval

I / We hereby make application under the provisions of Land Use Bylaw No. 14-2016 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

<b>Municipal Address:</b>	5004 - 42 AVENUE		
<b>Legal Description of property to be developed:</b>	Lot (Parcel): 1 - 3 INCLUSIVE	Block: 47	Plan: 575T
<b>Applicant:</b>	Name: [REDACTED]	Email: [REDACTED]	
	Address: [REDACTED]		
	Town: [REDACTED]	Postal Code: [REDACTED]	
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]	
	Business License#:		
	Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
<b>Registered Owner:</b> (if different from applicant)	Name:		Email:
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
<b>Type of Development Proposed:</b>			
<input checked="" type="checkbox"/> New Construction <input type="checkbox"/> Waiver <input type="checkbox"/> Change of Use <input type="checkbox"/> Discretionary Use <input type="checkbox"/> Renovation <input type="checkbox"/> Moved in Building <input type="checkbox"/> Addition <input type="checkbox"/> Other explain:			

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. Under section 33 of the FOIPP Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPP Coordinator at 403-223-5500 ext 5519.*

<b>Lot Dimensions</b>	<b>Width:</b> 0.5(30.58+19.98) = 25.28	<b>Depth:</b> 0.5(39.77+38.14) = 38.48	<b>Area:</b> 964.1
<b>Lot Coverage</b>	<b>By proposed build (%):</b> 33.6	<b>Total site coverage (%):</b>	<b>Landscaped open space (%):</b> 66.4
<b>Proposed setback from property lines:</b>	<b>Front:</b> 1.829	<b>Side 1:</b> 2.123	<b>Side 2:</b> 2.018
<b>Additional Information:</b>	<b>Number of Units:</b> 4		
	<b>Number of Off Street Parking Spaces:</b> 0		
	<b>Driveway Width:</b> 3.05		
<b>Adjacent to Highway:</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Estimated Cost of Development:</b>	\$250,000
<b>If development is temporary, state for what period:</b>	EXISTING HOME TO BE REMOVED		
<b>Existing Use of Site:</b> List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.	REPLACE EXISTING HOME WITH RELOCATED SIDE BY SIDE FOURPLEX		
<b>Proposed Use of Site:</b> Describe in detail - attach additional information if necessary.			
<b>Services:</b>		<b>Existing</b>	<b>Proposed</b>
<b>Water Supply</b>	Municipally owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (Specify): <b>NEED NEW LARGER SERVICE</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sewage Disposal</b>	Municipally owned & operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify): <b>PLAN TO USE EXISTING SERVICE</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Storm Drainage</b>	Ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Swales	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signed: \_\_\_\_\_ Date: Mar 30/22  
Applicant

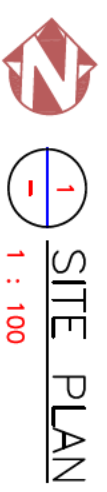
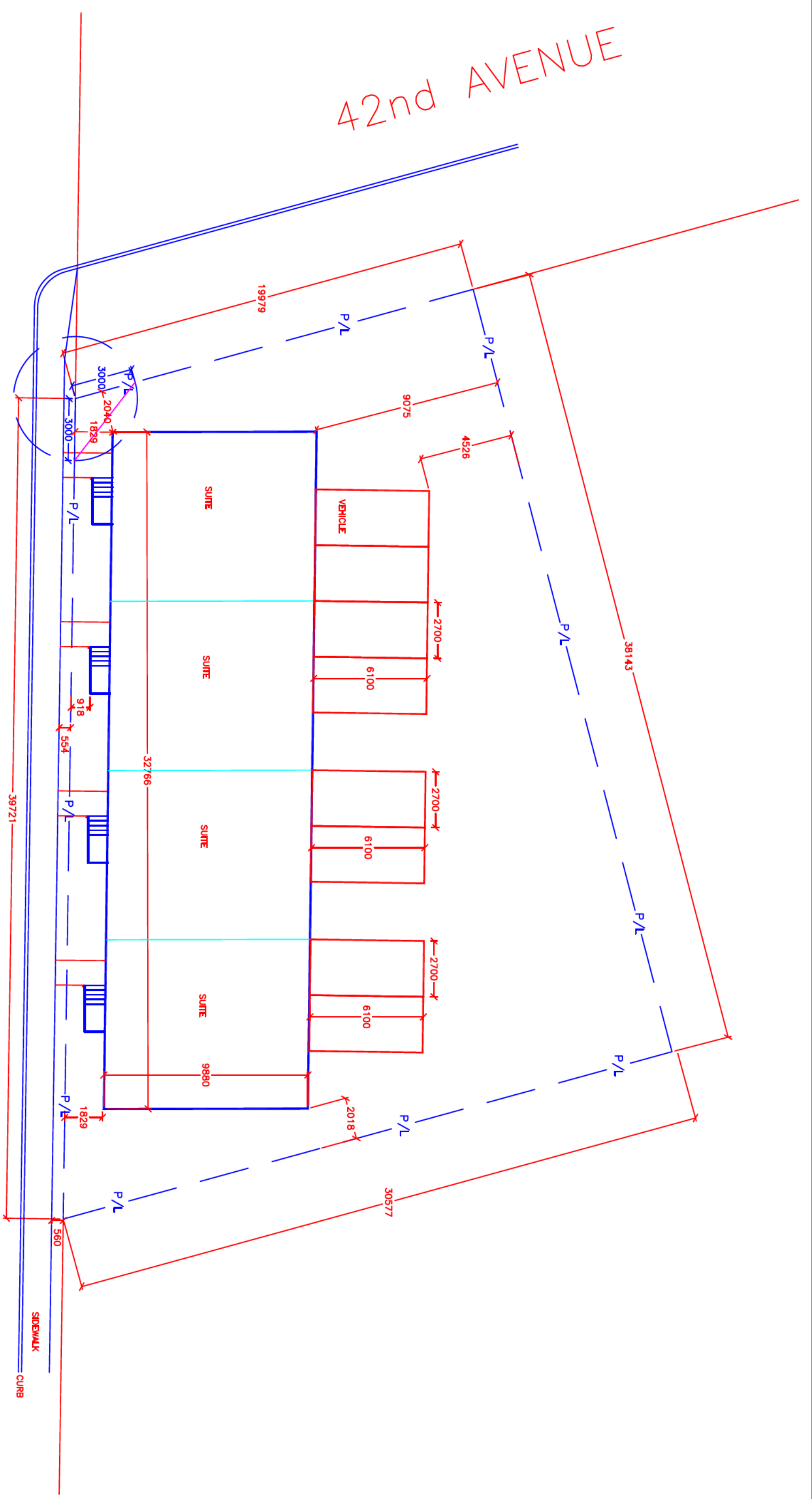
Signed: \_\_\_\_\_ Date: Mar 30/22  
Registered Owner (If different than applicant)

Signed: [Signature] Date: March 31/22  
Development Officer

The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. Under section 33 of the FOIPP Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPP Coordinator at 403-223-5500 ext 5519.

42nd AVENUE

50th STREET



1 SITE PLAN  
1 : 100

Peigan Properties Ltd.  
421 First St. N.W.  
Medicine Hat, Alberta T1A 6H6  
403-529-7198 (C)

DATE: MARCH 28, 2022

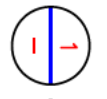
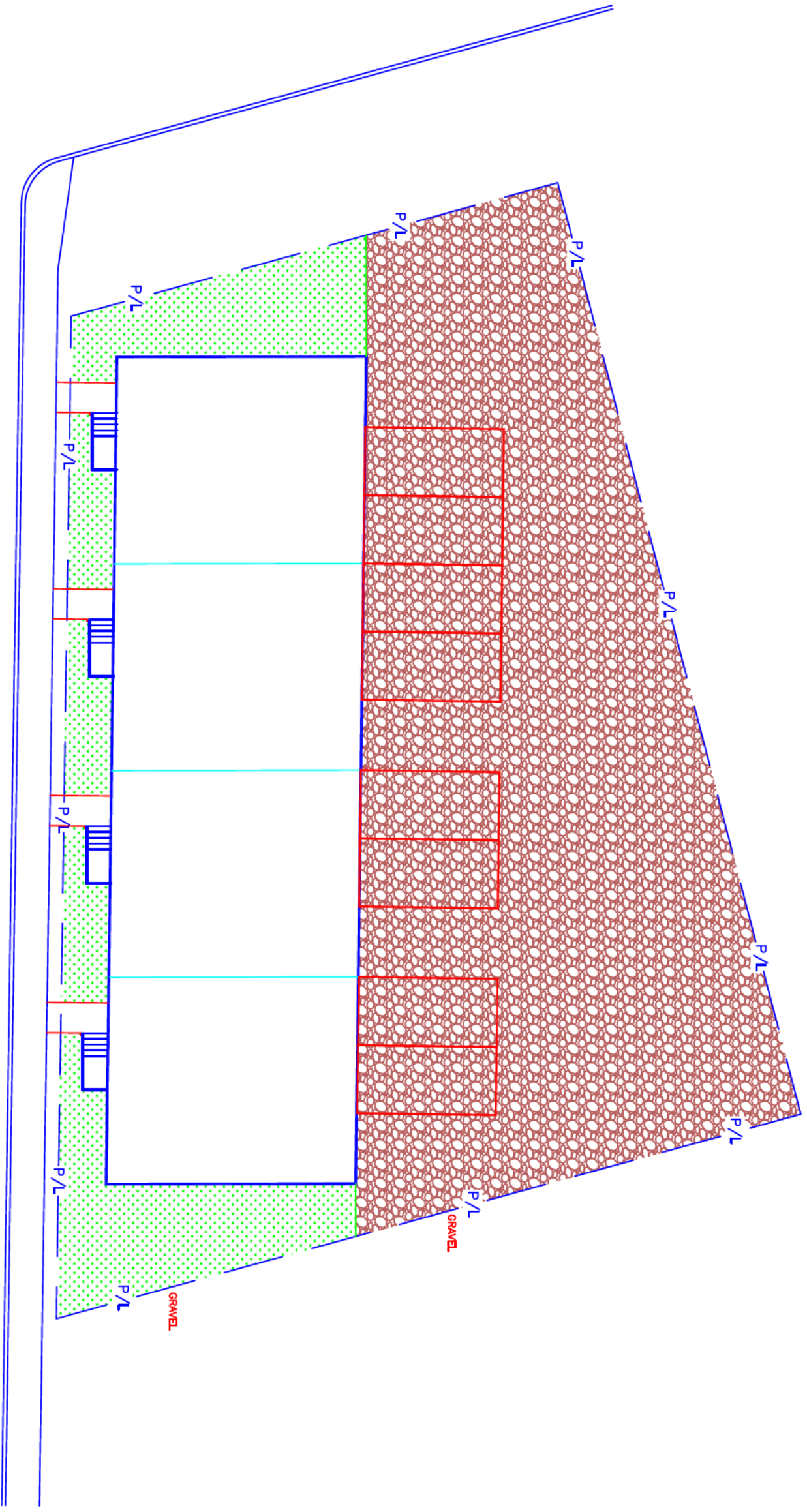
Drawn: AD  
Checked: AD  
Title: MEZ  
Scale:

SHEET TITLE: SITE PLAN  
PROJECT TITLE: LOT 1-3 BLOCK 47 PLAN 575T  
TABER ALBERTA

REVISIONS				

42nd AVENUE

50th STREET



1 : 100  
GRAVEL LANDSCAPE PLAN

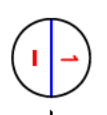
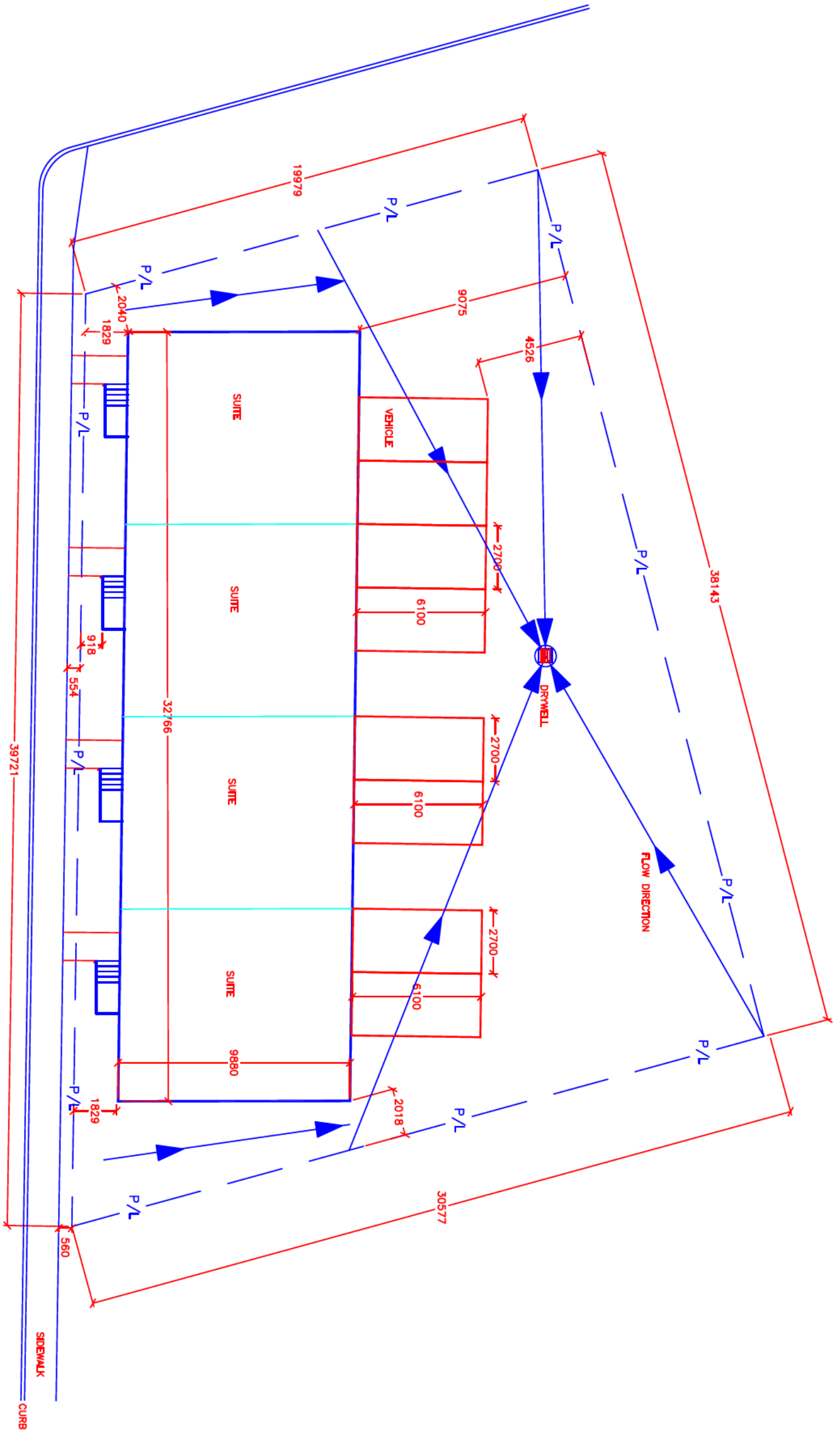
Peigan Properties Ltd.  
421 First St. N.W.  
Medicine Hat, Alberta T1A 6H6  
403-529-7198 (C)

SHEET TITLE: GRAVEL LANDSCAPE PLAN  
PROJECT TITLE: [REDACTED]  
LOT 1-3 BLOCK 47 PLAN 575T  
TABER ALBERTA

NO.	DATE	BY	CHKD.	REVISION

42nd AVENUE

50th STREET

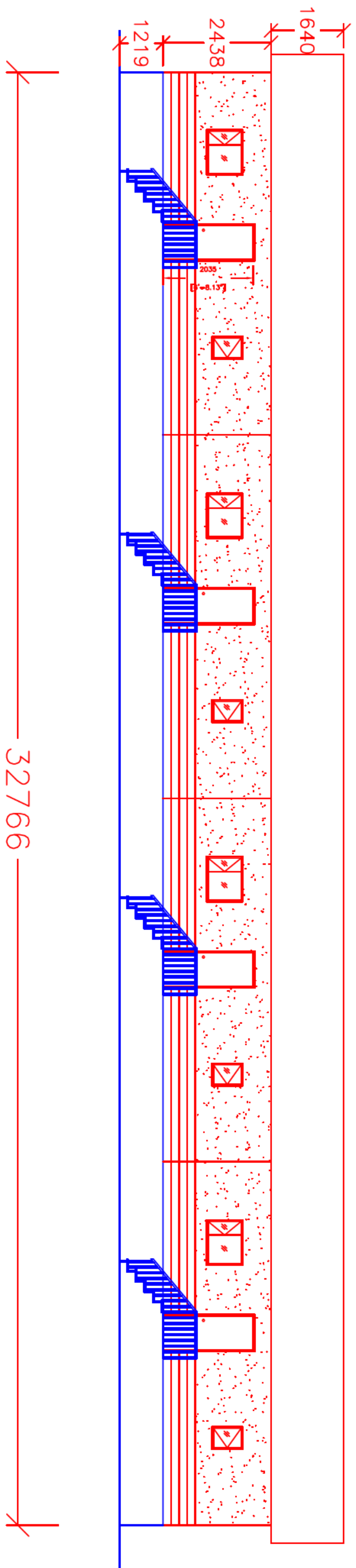


1 : 100  
DRAINAGE PLAN

Peigan Properties Ltd.  
421 First St. N.W.  
Medicine Hat, Alberta T1A 6H6  
403-529-7198 (C)

SHEET TITLE: DRAINAGE PLAN  
PROJECT TITLE: LOT 1-3 BLOCK 47 PLAN 575T  
TABER ALBERTA

REVISIONS				



ELEVATION PLAN  
1 : 100

Peigan Properties Ltd.  
421 First St. N.W.  
Medicine Hat, Alberta T1A 6H6  
403-529-7198 (C)

DATE: MARCH 28, 2022

DESIGNED BY: AD

DRAWN BY: AD

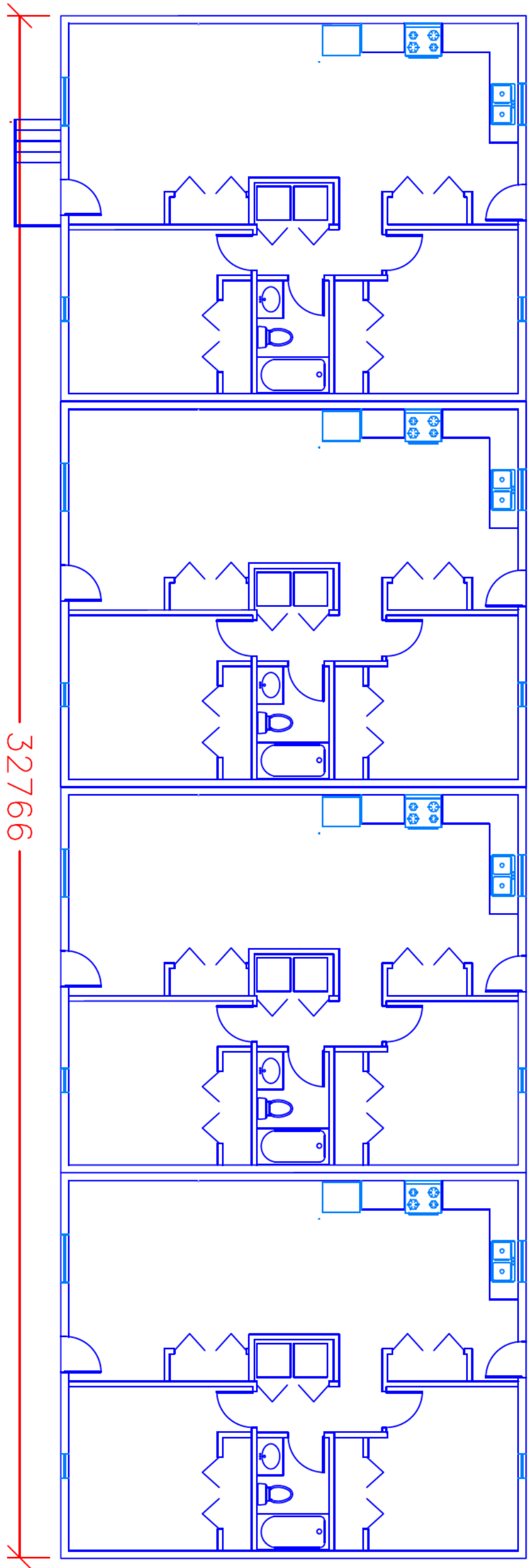
FILE NAME: FILE

SHEET NUMBER: SHEET

SHEET TITLE: ELEVATION PLAN  
PROJECT TITLE: [REDACTED]

LOT 1-3 BLOCK 47 PLAN 575T  
TABER ALBERTA

REVISIONS					



1 : 100

OVERALL FLOOR PLAN

Peigan Properties Ltd.  
 421 First St. N.W.  
 Medicine Hat, Alberta T1A 6H6  
 403-529-7198 (C)

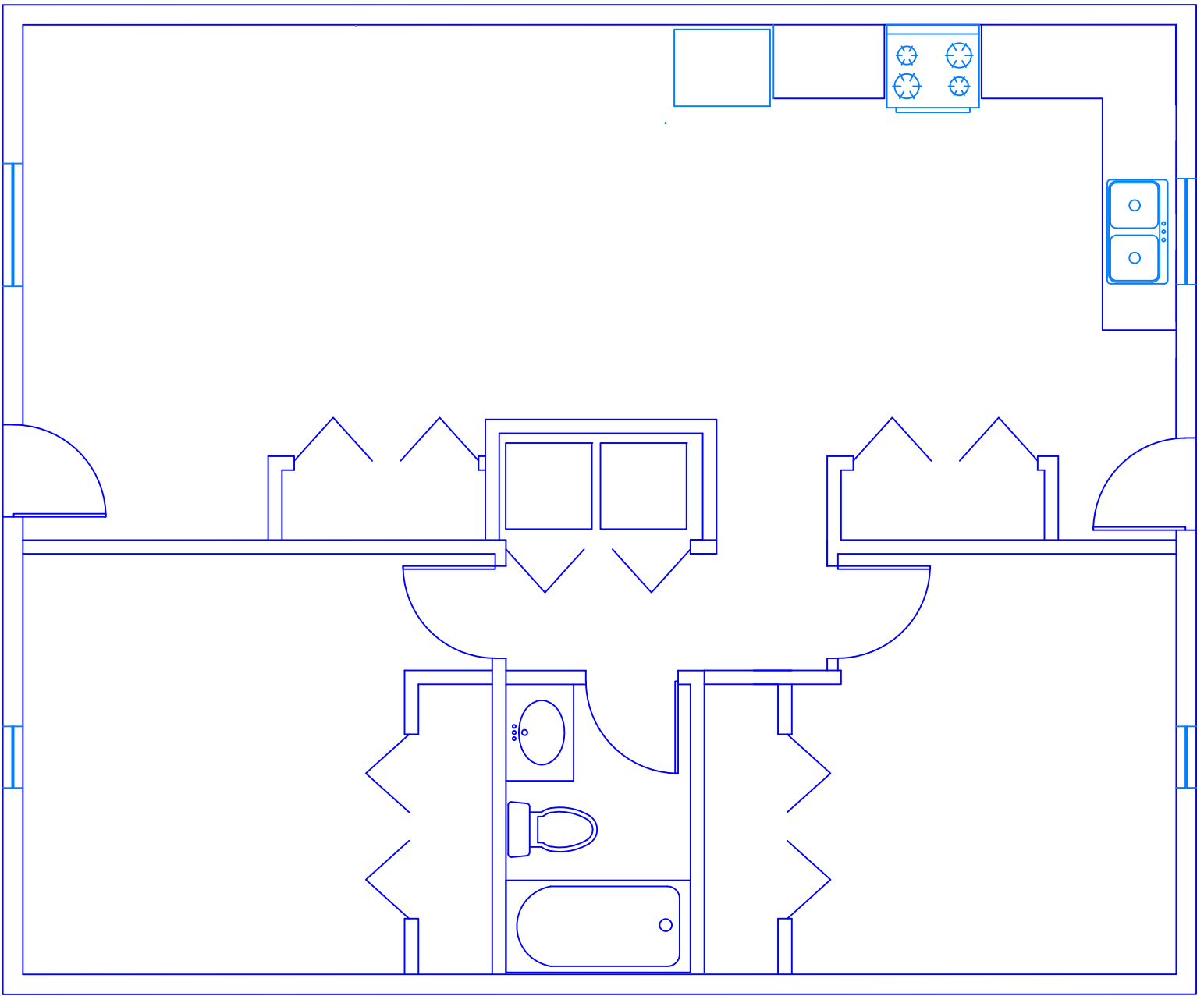
SHEET TITLE  
 PROJECT TITLE

FLOOR PLAN

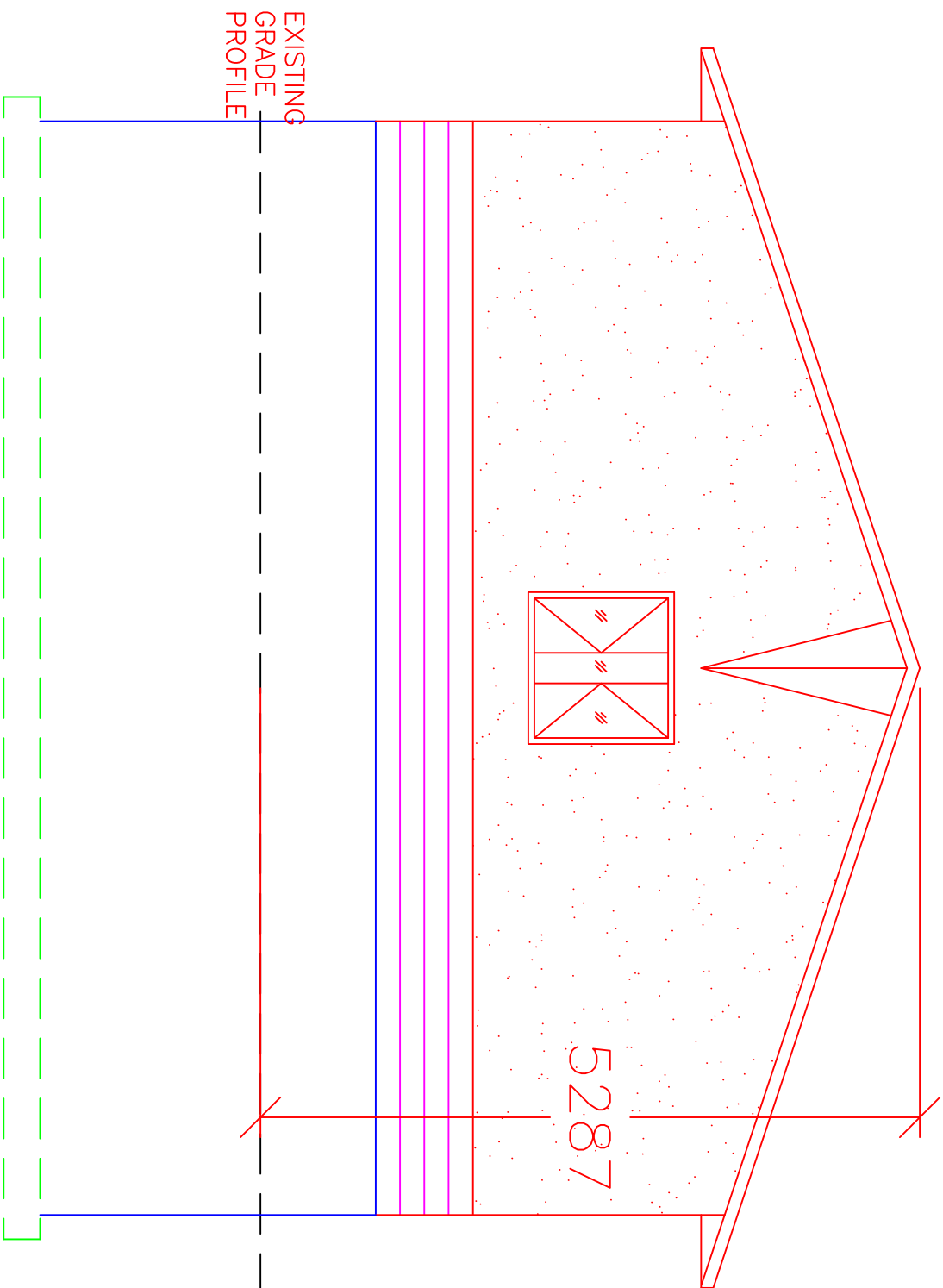
LOT 1-3 BLOCK 47 PLAN 575T  
 TABER ALBERTA

SHOWN

AE



1  
INDIVIDUAL FLOOR PLAN  
1 : 50



EXISTING  
GRADE  
PROFILE

2  
SOUTH ELEVATION  
1 : 50

Peigan Properties Ltd.  
421 First St. N.W.  
Medicine Hat, Alberta T1A 6H6  
403-529-7198 (C)

SHEET TITLE: INDIVIDUAL FLOOR PLAN & SOUTH ELEVATION

PROJECT TITLE:

LOT 1-3 BLOCK 47 PLAN 575T  
TABER ALBERTA

REVISIONS

BY



<b>Project Name:</b>		<b>5004 42 Avenue</b>			
<b>Date Submitted:</b>		<b>District R-2</b>		<b>Proposed Use Row House</b>	
<b>Permit Number:</b> 22-028		<b>Address</b> 5004 42 Avenue		<b>Permitted?</b> Permitted	
<b>Roll Number:</b> 4150010		<b>Lot, Block, Plan</b> 47, Plan 575T			
<b>Meeting and Notification Requirements</b>					
	<b>Required?</b>	<b>Date</b>	<b>Required?</b>	<b>Dates</b>	
<b>Council</b>	No		<b>Newspaper</b>	No	
<b>MPC</b>	No		<b>Mailout</b>	No	
			<b>Payments</b>		
			<b>Amount</b>	<b>Paid?</b>	<b>Date</b>
			DP Application Fee	450	Yes
			Damage Deposit in	2500	Yes
			Const. Water Fee	125	Yes
			<b>Total</b>	3075	Yes
			Deposit Returned?	Yes	

<b>DP Submission</b>	<b>Required?</b>	<b>Completed</b>	<b>Notes</b>	
Application Filled?	Yes	Yes		
Site Plan	Yes	Yes		
Drainage Plan	Yes	Yes		
Payment	Yes	Yes		
All materials submitted?	Yes	Yes		
<b>DP Review</b>	<b>Required?</b>	<b>Completed</b>	<b>Notes</b>	
LUB Review	Yes	Yes		
Waiver or Variance	No	Yes		
Internal Circulation	Yes	Yes		
Council or MPC	NA	No		
Mail Outs	N/A	No		
Approval/Refusal	Yes	No		
<b>Following Approval</b>	<b>Required?</b>	<b>Sent/Taken</b>	<b>Returned</b>	<b>Notes/Reasons for Decision:</b>
Damage Deposit	Yes	Yes	No	
Send to Superior (if BP)	Yes	No	No	
Pre-Inspection Reports	Yes	No	No	
Post-Inspection Reports	Yes	No	No	

<b>Lot Coverage Calculation</b>	
Lot Size	766.4
Principle Building	323.72
Attached Garage	
Poarch	
Decks	
Detached Garage	
Accessory Structures	
Accessory Structures	
Accessory Structures	
Total Structures	323.72
	0.422390397
	0
	0
	0.422390397

<b>Driveway Calculations</b>	
Frontage for Lot	0
Driveway Width	
Percentage of Lot	#DIV/0!
Allowable Waiver	0
	0

<b>Land Use Bylaw Checklist (units in metres)</b>			
<b>Principal Building Setbacks</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Front Setback	6	2.04	No
Rear Setback	6	2.018	No
Side Setback 1	1.2	9.075	Yes
Side Setback 2	3.0	1.829	No
<b>Accessory Setbacks</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Front Setback	6		Yes
Rear Setback	0.6		Yes
Side Setback	0.6		Yes
Side Setback Adjacent Street	1.2		Yes
Principal Building	1.0		Yes
<b>Coverages</b>			
Max Building Coverage	50%	42.2%	Yes
Principal Building	50	42.2%	Yes
Accessory Buildings	50	0.0%	Yes
Decks	50	0.0%	Yes
Driveway Coverage	40%	#DIV/0!	
<b>Landscaping</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Amount required	Review		#VALUE!
<b>Parcel Size</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Min. Parcel Area	Review		#VALUE!
Min. Parcel Width	Review		#VALUE!
<b>Heights</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Max Building Height	10.5	5.297	Yes
Max Deck Height	1.5	1.2	Yes
Max Accessory Height	5.0	4.5	Yes
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Stalls	8	8	Yes
Handicap			Yes
<b>Other</b>	<b>Required</b>	<b>Proposed</b>	<b>Acceptable</b>
Corner Site Triangle	3	3	Yes

<b>Parking Calculation</b>			
	<b>1 Stall per</b>		<b>Stalls</b>
<b>Use(s)</b>	<b>Xm2</b>	<b>Area</b>	<b>required</b>
Automobile Supply			#DIV/0!
Automotive Sales			#DIV/0!
<b>Note: Total always rounds up</b>			<b>Total</b> #DIV/0!



Fire – No Concerns

Admin Services- No Concerns

Public Works- We have some concerns with this development:

- A review the side yard off set, the stairs are too close to the sidewalk can they move the building to the east, the property to the south with the same type of development, this would be the main reason if the Town ever needs to update the sidewalk there will be no room to work around the side entries and steps. **(Added dimensions to stairs on the drawing to show distance from the property line)**
- The next concern is the drainage plan. I did not see what their plan is to drain the low point out in the middle of the parking stall in the back. There is no storm drain system there for them to tie into and storm water, please remind the owner they are not allowed to be tied into the sanitary sewer system. **(Addition of dry well)(Condition of approved Stormwater/Grading Plan)**
- Please provide a servicing plan for water and sanitary sewer. We are also looking to find out what size of water and sewer line that they need so we can get a plan in place for that at the start of this project. **(Condition in Permit)**
- Another concern is that they are going to gravel the whole lot and then we end up with gravel on the streets and sidewalks, please provide a landscape plan. The similar development to the south ended up all gravel and is not very attractive and against the Land Use Bylaw. **(Change of gravel at the front of the property to grass)(Condition for an approved landscape plan)**
- We also recommend the owner is made aware that they are responsible for keeping the snow removal on their property, we are seeing snow being moved off their property and gravel from snow removal ending up on the road.

TID- TID has no objection to the proposed development drainage goes to catchment area 12, so TID does not require a grading and drainage plan (the town will still however require this)

Atco- No Objections

Fortis – No concerns

Canada Post – no comment provided

MD of Taber- No opposition but noted there is limited parking which may be an item of concern.

## Development Authority Request for Decision

**Meeting Date: April 19/2022**

**Subject:**

DP 22-029 4806 57 Avenue - Variance for Existing Deck

**Recommendation:**

That the Municipal Planning Commission approves Development Permit DP 22-029 for Side Yard Variance for and Existing Deck at 4806 57 Avenue, Lots 14-15, Block 32, Plan 4348R, with the following seven (7) conditions:

1. The site is developed as per the site plan submitted and as it presently exists on the property;
2. A side yard setback variance of 0.09 metres has been granted for the deck by the Municipal Planning Commission on April 19, 2022;
3. The development conforms to the district requirements of the Residential Single and Two Dwelling district (R-2);
4. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
5. Applicant to ensure water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties;
6. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbors' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

**Background:**

Administration has received an application for a variance for an existing deck on the property at 4806 57 Avenue. The deck has existed in its present form for some time on the property and requires a variance for the setback between it and the eastern property line. The deck at its closest point is located 0.21metres from the property line. The side yard setback should be 1.2 metres, so the deck would require a variance of 0.99 metres in order to remain on the property as is. This has come to our attention through the request for a compliance certificate.

**Legislation / Authority:**

Subdivision Authority, Development Authority, and Municipal Planning Commission Bylaw 10-2018 Section 1(8)(c) The Municipal Planning Commission shall be the Development Authority for development permits applications for permitted uses which require a variance in excess of Ten



Percent (10%) of a measurable standard established in the Land Use Bylaw or any other variance for which the Municipal Planning Commission is specifically authorized to provide in the Land Use Bylaw.

**Strategic Plan Alignment:**

Develop Community and Promote Growth #2: Review Town policies and regulations that pertain to development.

**Financial Implication:**

The applicant has paid the appropriate fees and penalties.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

The deck has existed for some time on the property without any complaints being received by administration from the neighbours. By allowing it to remain, as is, the property owner can continue its use with no foreseeable negative effects on the neighbouring properties.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 22-029 for Side Yard Variance for and Existing Deck at 4806 57 Avenue, Lots 14-15, Block 32, Plan 4348R, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 22-029 for Side Yard Variance for and Existing Deck at 4806 57 Avenue, Lots 14-15, Block 32, Plan 4348R, with reasons.

**Attachment(s):** Application and Site Plan  
Photos

**APPROVALS:**

**Originated By:**  
Celina Newberry

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_



# RESIDENTIAL ACCESSORY USE DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Owner Information (if different from applicant)

OWNER NAME:

MAILING ADDRESS:

TOWN:  POSTAL CODE:

EMAIL:  PHONE NUMBER:

## Property Information (property to be developed)

MUNICIPAL ADDRESS:

LOT(S):  BLOCK:  PLAN:

## Description of Project

DESCRIBE YOUR PROJECT

The patio/deck does not meet the side yard setback of 1.2m. There is currently a shortfall of 0.99m between the east side of the deck and the property line.

# Type of Development

## TYPE OF DEVELOPMENT PROPOSED (check all that apply)

<input type="checkbox"/> Garage (attached)	<input type="checkbox"/> Garage (detached)	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Deck/Patio
<input type="checkbox"/> Pergola	<input type="checkbox"/> Pool/Hot Tub	<input type="checkbox"/> Overheight Fence	<input type="checkbox"/> Tree House
<input type="checkbox"/> Other	<input type="text"/>		

## DOES THE DEVELOPMENT REQUIRE ANY WAIVERS?


Note that all waiver requests must go to the Municipal Planning Commission.

<input checked="" type="checkbox"/> Setback	<input type="checkbox"/> Deck Height	<input type="checkbox"/> Garage Size	<input type="checkbox"/> Second Garage
<input type="checkbox"/> Other	<input type="text"/>		

# Start Date and Cost

ESTIMATED START DATE:  ESTIMATED COST:

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE:  DATE: MAR 29/22

REGISTERED OWNER SIGNATURE: \_\_\_\_\_ DATE: Mar. 28/22

PLANNING OFFICER SIGNATURE:  DATE: March 31/22

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPP). Under Section 33 of the FOIPP Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPP coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- Site Plan       Building Plan
- 

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Drainage Plan (directions of site drainage)
  - Dimensions and locations of all existing and proposed structures (including structures under 10m2)
  - Dimensions, locations, and heights of all existing and proposed decks/patios
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures and property lines
  - Site access with dimensions
  - Adjacent roads and lanes
  - North arrow
- 

## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior room(s)
  - Floor plan of entire building/use
  - Building elevations and heights from finished grade
  - Exterior materials, architectural features, and colours to be used
-



# Alberta Land Surveyor's Real Property Report

## ALBERTA LAND SURVEYOR'S CERTIFICATION

I hereby certify that this Report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveyors' Association's Manual of Standard Practice and Supplements thereto. Accordingly, within those standards and as of the date of this Report, I am of the opinion that:

1. The plan illustrates the boundaries of the property, the improvements as defined in Part D Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, and registered easements, and rights-of-way, affecting the extent of the title to the property;
2. The improvements are entirely within the boundaries of the Property, except as shown.
3. No visible encroachments exist on the property from any improvements situated on an adjoining property, unless otherwise shown.
4. No visible encroachments exist on registered easements or rights of way affecting the extent of property, unless otherwise shown.

## PURPOSE OF REPORT

This Report and related plan have been prepared for the benefit of the Property owner, subsequent owners and any of their agents for the purpose of a submittal to the municipality for a compliance certificate. Copying is permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered easements, and utility rights of way affecting the extent of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries (e.g.: for fencing) because of the risk of misinterpretation or measurement error by the user.

The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements because subsequent development changes on the property will not be reflected on the Report.

Dated at Lethbridge, Alberta

this 15th day of March, 2022



Alan F. Martin, A.L.S.  
(copyright reserved)



This document is not valid unless it bears the original signature (in blue ink) of an Alberta Land Surveyor and a Martin Geomatic Consultants Ltd. permit stamp (in red ink).

MARTIN GEOMATIC CONSULTANTS LTD.

ALBERTA LAND SURVEYORS  
255 - 31st Street North  
Lethbridge, Alberta  
E-mail: geomart@mgcl.ca

Phone: 329-0050 Fax: 329-6594

# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

## DESCRIPTION OF PROPERTY

Lot 14 & 15  
Block 32  
Plan 4348R  
C. of T. 201 152 659

## MUNICIPAL ADDRESS

4806 57th Ave  
Taber, Alberta

Date of Survey: March 3rd, 2022

Date of Title Search: February 25th, 2022

MARTIN GEOMATIC CONSULTANTS LTD.

ALBERTA LAND SURVEYORS  
255 - 31st Street North  
Lethbridge, Alberta  
E-mail: geomart@mgcl.ca

Phone: 329-0050 Fax: 329-6594

# Alberta Land Surveyor's Real Property Report

## LEGEND

- Bearings shown are 3TM grid derived from GNSS Observations.
- Legal survey monuments are shown thus:  
 found ..... Fd. I
- Fd. No Mk. indicates Found No Mark
- Buildings and eaves are shown thus
- Concrete is shown thus
- Property boundaries are shown thus
- Fence lines are shown thus
- UR/W boundaries are shown thus
- Dimensions are in metres and decimals thereof.
- Distances are to the time of the existing exterior cladding of the buildings at the time of the survey, unless otherwise shown.
- Eaves are dimensioned from building edge to outside fascia edge, excluding eavestroughing.
- Fences are dimensioned to the centreline of the fence line.
- Fences which appear to define property lines are within 0.20 metres of property line, unless otherwise noted
- UR/W indicates Utility Right of Way
- Ht. indicates Height
- L= indicates Length of Arc
- R= indicates Radius of Arc
- A/C indicates Air Conditioning Unit
- O/H indicates Overhang
- P.R.C. indicates Point of Reverse Curvature
- MR indicates Municipal Reserve

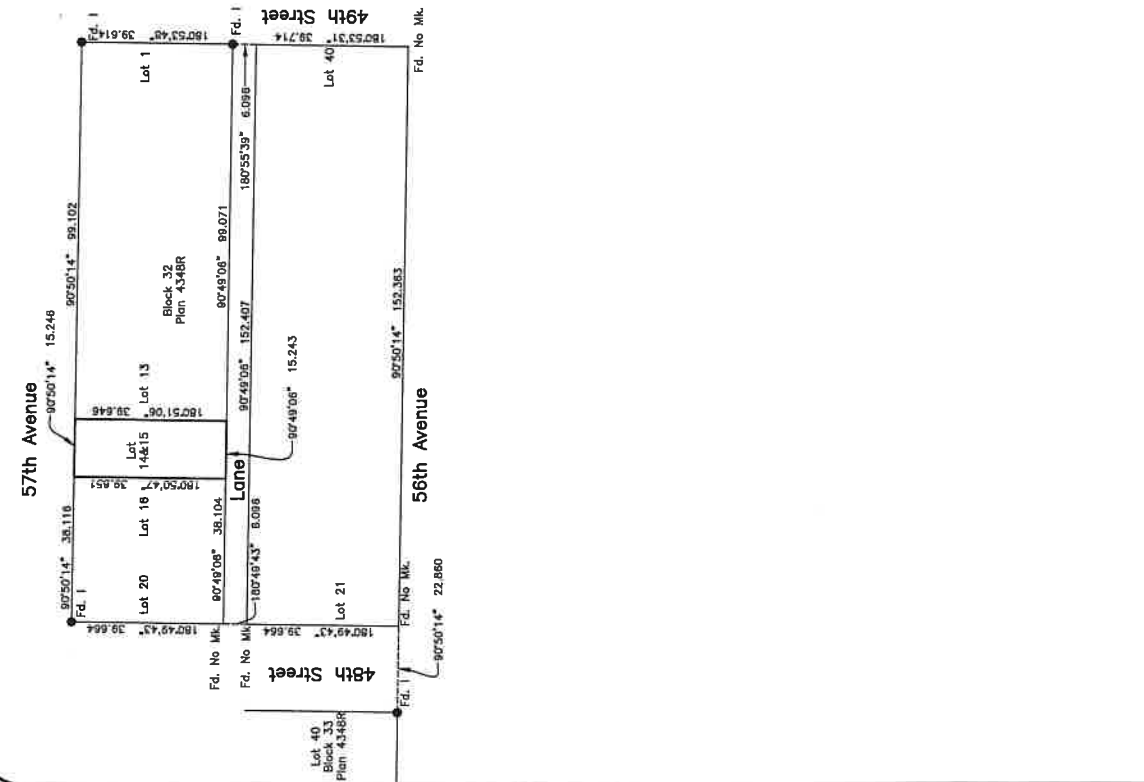
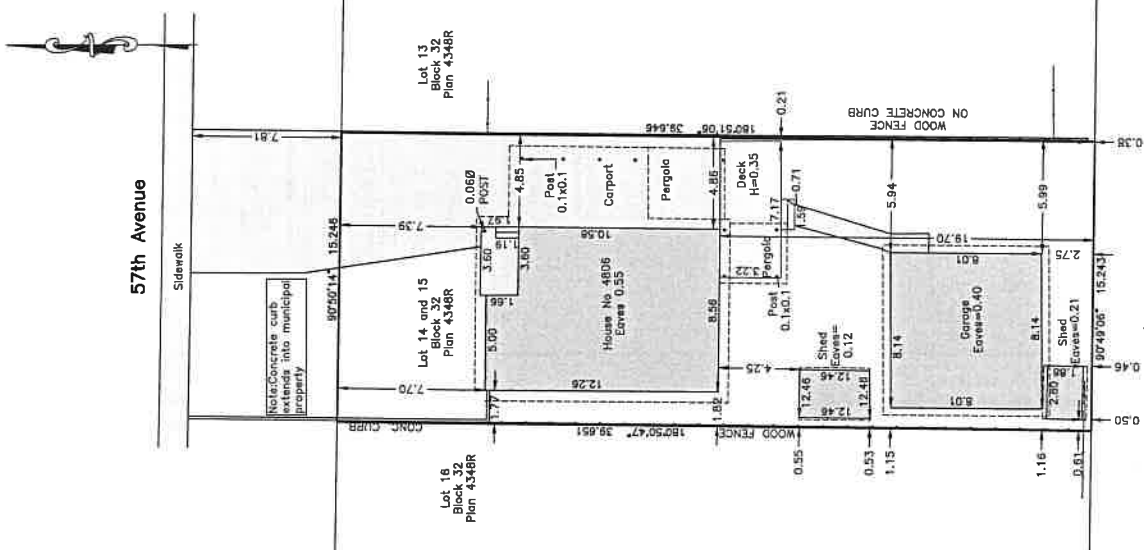
The extent of the Title for the Subject Property is affected by:  
 Particulars  
 1) Caveat  
 Registration Number  
 201 157 049

-No representations are made as to encumbrances that may exist against the title of this Property.  
 This Plan is Page 2 of a Real Property Report and is ineffective if it is detached from Page 1 and 3. Page 2 of 3

**SCALE: 1:200**  
**MARTIN GEOMATIC CONSULTANTS LTD.**  
 ALBERTA LAND SURVEYORS  
 255 - 31st Street North  
 Lethbridge, Alberta  
 T1H 3Z4  
 Phone:329-0050 Fax:329-6594  
 E-mail:geomatic@mgci.ca @2021

File No. 229675RPR

Drawn by:  
 SM





Summer 2021



April 2017

## Development Authority Request for Decision

**Meeting Date: April 19/2022**

**Subject:**

DP 22-030 4927 55 Avenue - Multi Unit 4 units

**Recommendation:**

That the Municipal Planning Commission approves Development Permit DP 22-030 for converting an existing Multi Unit building into 4 units from 5 units at 4927 55 Avenue, Lots 32-34, Block 30, Plan 4827HT, with the following ten (10) conditions:

1. The site is developed as per the site plan submitted;
2. The development conforms to the district requirements of the Residential Street-Oriented Multiple Dwelling District (R-3);
3. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
4. If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
5. In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 6 parking spaces are required. The spaces must be provided on the property as per the site plan provided;
6. The contractor commissioned for construction must have a valid Business License for the Town of Taber;
7. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008);
8. The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;
9. In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets,

- sidewalks, or services as a result of construction of this building shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
10. Applicant to ensure water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and will not adversely affect adjacent properties.

**Background:**

Administration has received an application to convert what was a 5 unit building into a 4 unit building at 4927 55 Avenue. This property has long been used for rental suites, but had been empty for some time after a fire occurred in one of the basement suites a few years back. The property is zoned to allow for multi unit development as a discretionary use. The applicants will have to renovate the building to meet building and fire code and the conversion to 4 units will be the most effective way to achieve this.

Through the permitting process the property and building will be brought into line with the current Land Use Bylaw requirements and the current building and fire code. The applicants will have to provide 1 parking space per bedroom on the property as per the bylaw. This should see an improvement in the parking for this area as it is near a school. They will not be adding any additional space to the building, only redeveloping within the buildings existing footprint. The buildings location on the property does meet all the setback requirements as there is a small portion of lot 32 that belongs to this property.

**Legislation / Authority:**

Bylaw 10-2018 - Subdivision and Development Authority and MPC Bylaw, Section 8(b) The Municipal Planning Commission shall be the Development Authority for Development Permit applications for Discretionary Uses.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The applicant has paid the appropriate fees and penalties.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

This will allow the property owners to redevelop their existing property in a way that meets the current codes and standards.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 22-030 for converting an existing Multi Unit building into 4 units from 5 units at 4927 55 Avenue, Lots 32-34, Block 30, Plan 4827HT, with amendments to the conditions.



---

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 22-030 for converting an existing Multi Unit building into 4 units from 5 units at 4927 55 Avenue, Lots 32-34, Block 30, Plan 4827HT, with reasons.

**Attachment(s):** Application  
Plans  
Check List  
Photo

**APPROVALS:**

**Originated By:**  
Celina Newberry

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_



# RESIDENTIAL DWELLING DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6009 - PLANNING@TABER.CA

## Applicant Information

APPLICANT NAME: ARI Ventures Ltd.  
MAILING ADDRESS: PO Box 4908  
TOWN: Taber, Alberta POSTAL CODE: T1G 2E1  
EMAIL: gtjanzen@gmail.com PHONE NUMBER: 403-634-2027

## Owner Information (if different from applicant)

OWNER NAME: Same as above [REDACTED]  
MAILING ADDRESS: \_\_\_\_\_  
TOWN: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

## Property Information (property to be developed)

MUNICIPAL ADDRESS: 4927 55<sup>th</sup> Ave. Taber. AB. T1G 1H4  
LOT(S): 33, 34 BLOCK: 30 PLAN: 4827 H.T.

## Description of Project

DESCRIBE YOUR PROJECT

To bring Building up to code for up to 4 tenants (4-Plex).  
To provide Parking for up to 4 tenants



# Type of Development

## TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> Single Family Dwelling | <input type="checkbox"/> Semi-detached Dwelling            | <input type="checkbox"/> Duplex Dwelling       |
| <input type="checkbox"/> Row House Dwelling     | <input checked="" type="checkbox"/> Multi-unit Residential | <input type="checkbox"/> Mixed-use Development |
| <input type="checkbox"/> Moved-in Dwelling      | <input type="checkbox"/> Addition                          | <input type="checkbox"/> Renovation            |
| <input type="checkbox"/> Other _____            |  |  |

## DOES THE DEVELOPMENT REQUIRE ANY WAIVERS?

Note that all waiver requests must go to the Municipal Planning Commission.

- |                                      |   |   |
|--------------------------------------|---|---|
| <input type="checkbox"/> Setback     | <input type="checkbox"/> Deck Height (1.5m max) | <input type="checkbox"/> Parking (Min. 2 / dwelling unit) |
| <input type="checkbox"/> Other _____ |   |   |

# Start Date and Cost

ESTIMATED START DATE: April 30<sup>th</sup>, 2022 ESTIMATED COST: \$80,000

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: [Signature] DATE: April 7, 2022

REGISTERED OWNER SIGNATURE: [Signature] DATE: April 7, 2022

PLANNING OFFICER SIGNATURE: [Signature] DATE: April 7, 2022

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA) and Section 33 of the Freedom of Information and Protection of Privacy Act (FOIPP). Under Section 33 of the FOIPP Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOIPP coordinator at 403-223-5500 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.

# Development Application Submission Requirements

THE FOLLOWING ITEMS MUST BE INCLUDED WITH YOUR APPLICATION (1 copy of each)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Site Plan         | <input checked="" type="checkbox"/> Building Plan                        |
| <input type="checkbox"/> Elevation/Drainage/Plot Plan | <input type="checkbox"/> New Home Warranty Documentation                 |
| <input type="checkbox"/> Security Deposit             | <input type="checkbox"/> Architectural Controls Approval (if applicable) |
- 

## SITE PLAN REQUIREMENTS:

- Lot dimensions
  - Dimensions and locations of all existing and proposed structures (including structures under 10m<sup>2</sup>)
  - Dimensions, locations, and heights of all existing and proposed decks/patios
  - All utility right of ways and easements located within or directly adjacent to the site
  - Distances between all structures and property lines
  - Site access with dimensions
  - On-site parking stalls (6m x 3m per stall)
  - Landscaping
  - Adjacent roads and lanes
  - North arrow
- 

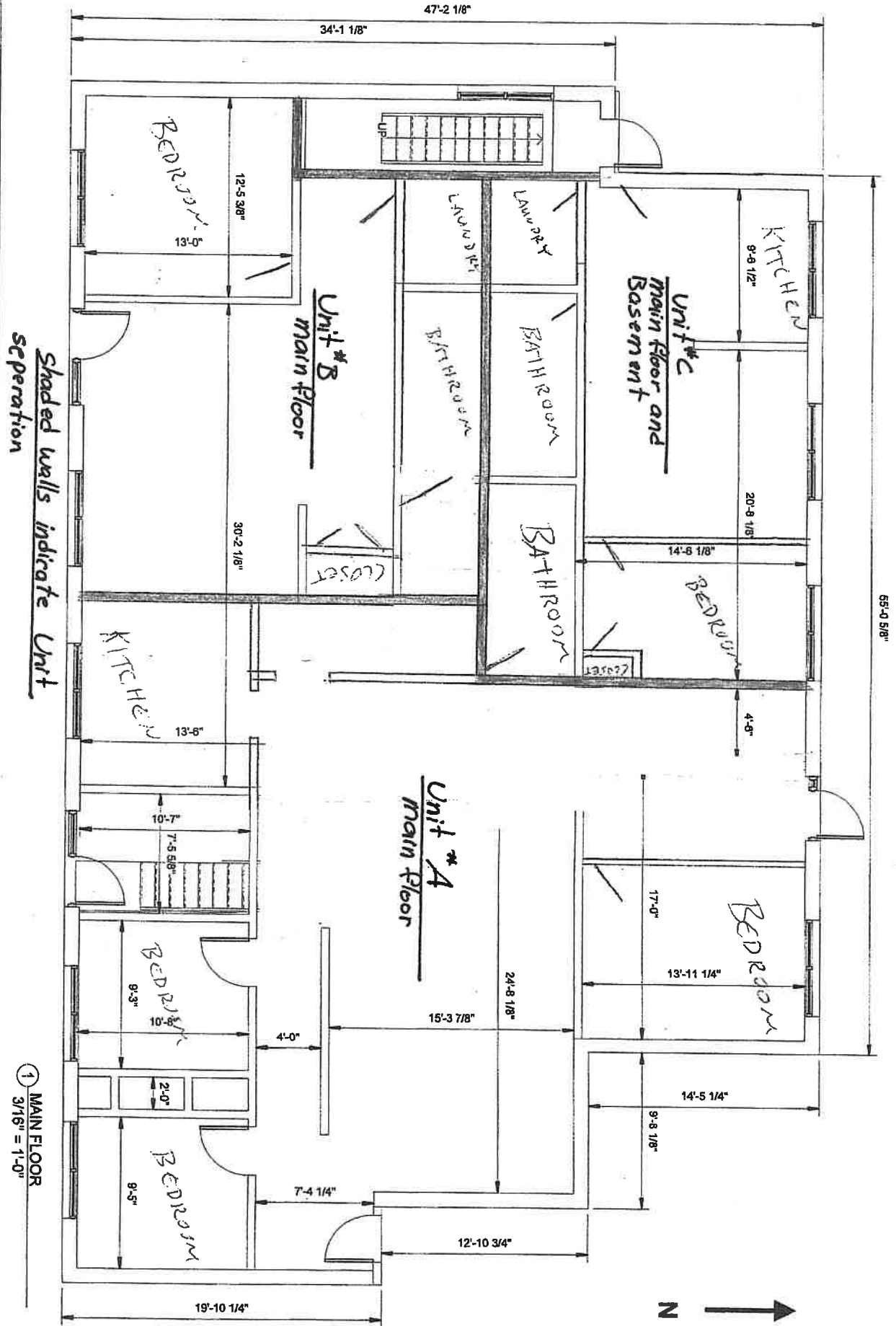
## BUILDING PLAN REQUIREMENTS

- Scale and dimensions of exterior walls and interior rooms
  - Floor plan(s) of entire dwelling
  - Building elevations and heights from finished grade
  - Exterior materials, architectural features, and colours to be used
- 

## ELEVATION/DRAINAGE/PLOT PLAN REQUIREMENTS

- Property boundary elevations
  - Building Foundation elevations
  - Proposed lot drainage patterns (must not impact neighbouring properties)
-





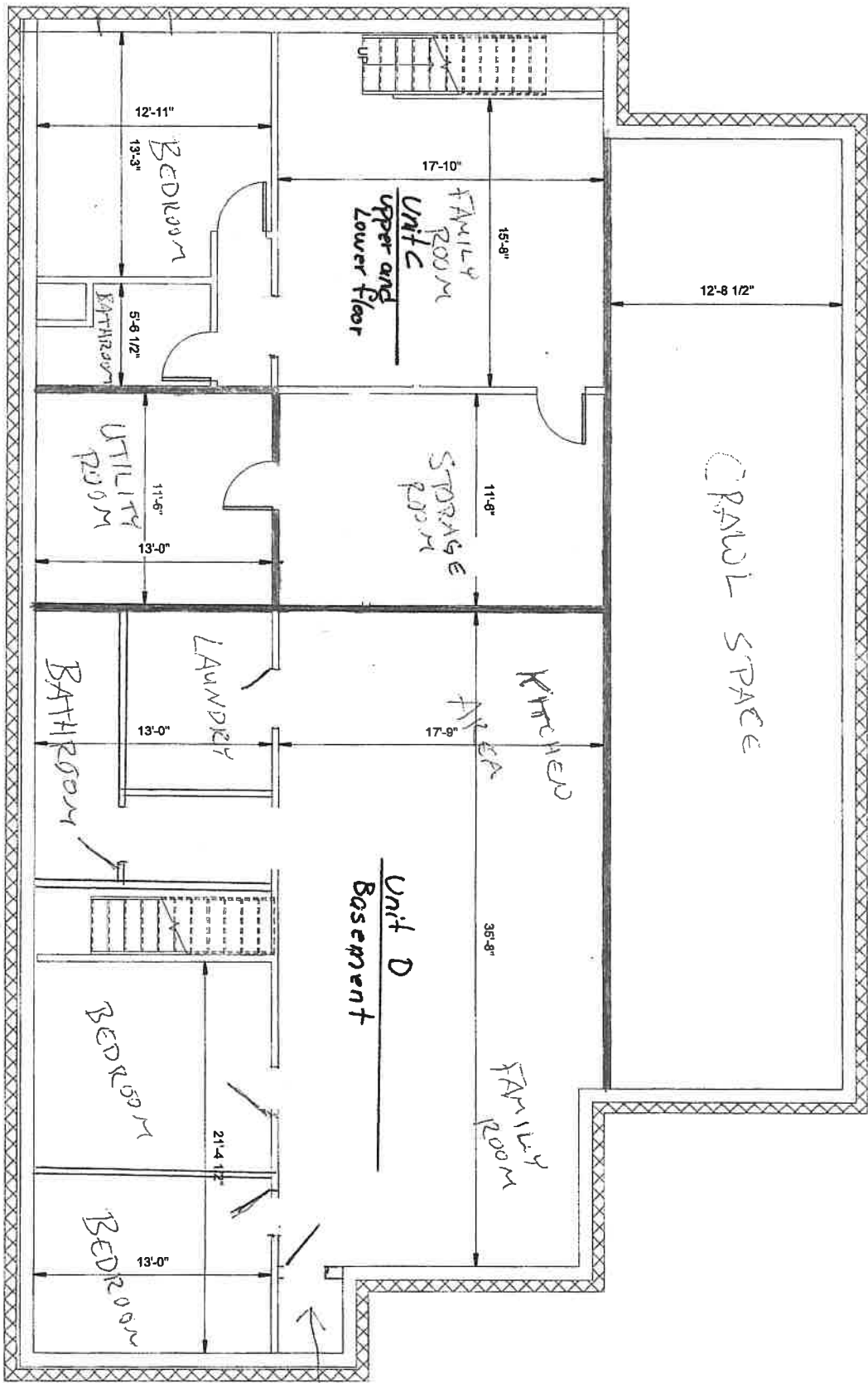
Shaded walls indicate Unit Separation

55th Ave.

50th Street

1 MAIN FLOOR  
3/16" = 1'-0"





shaded walls indicate unit separation

55<sup>th</sup> Ave.

50<sup>th</sup> Street

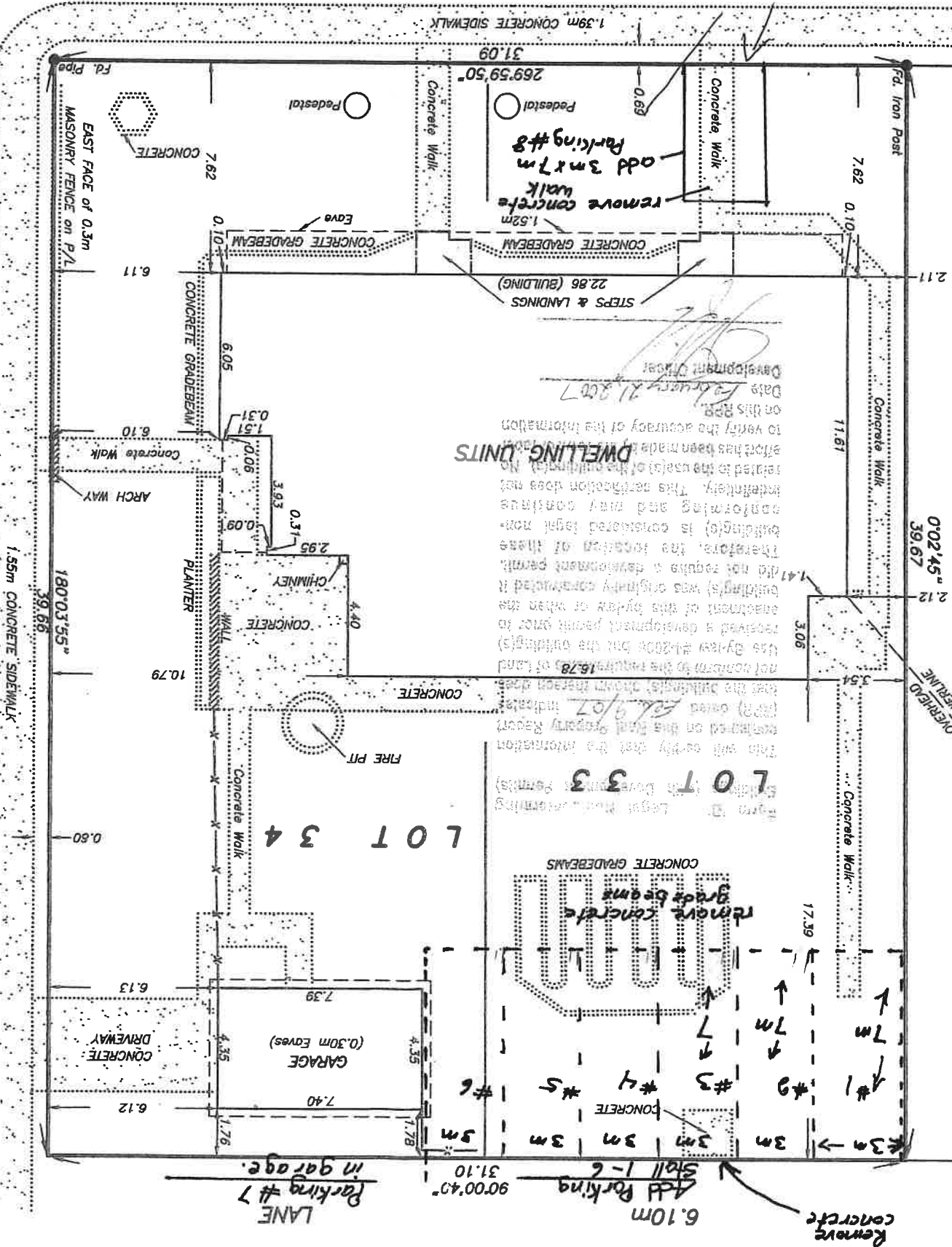
55th AVENUE

If Needed

50th STREET

LOT 32

0'02'45" OVERHEAD POWERLINE  
39.67'



DWELLING-UNITS  
 To verify the accuracy of the information  
 related to the use of the building, the  
 applicant has been made by the applicant  
 on this plan.  
 Date February 21, 2007  
 Development Order

70733  
 This will verify that the information  
 contained on the final Report Report  
 (RFR) dated 02/21/07 indicates  
 that the dimensions shown herein do  
 not conform to the requirements of land  
 use by-law 41-2006 but the building(s)  
 received a development permit prior to  
 the issuance of the by-law or when the  
 building(s) was originally constructed it  
 therefore, the location of these  
 building(s) is considered legal non-  
 conforming and may continue  
 operating. This section does not  
 constitute a development permit.  
 The applicant is advised that the information  
 related to the use of the building(s) is  
 not to be used for any other purpose.

EAST FACE of 0.3m  
 MASONRY FENCE on P/L

Fd. Pipe

Fd. Iron Post

Pedestal

Pedestal



CONCRETE

Remove concrete

6.10m  
 Add Parking  
 Stall 1-6

90'00'40"

LANE  
 Parking #7  
 in garage.

<b>Project Name:</b>		<b>4927 55 Avenue</b>			
<b>Date Submitted:</b> 22-030		<b>District</b> R-2		<b>Proposed Use</b> Multi Unit	
<b>Permit Number:</b> 5549320		<b>Address</b> 4927 55 Avenue		<b>Permitted?</b> Discretionary	
<b>Roll Number:</b> 5549320		<b>Lot, Block, Plan</b> 30, Plan 4827HT			
<b>Meeting and Notification Requirements</b>					
<b>Council</b>	<b>Required?</b>	<b>Date</b>	<b>Newspaper</b>	<b>Required?</b>	<b>Dates</b>
MPC	Yes	4/19/2022	Mailout	No	
<b>Payments</b>		<b>Amount</b>	<b>Paid?</b>	<b>Date</b>	
DP Application Fee		650	Yes		
Damage Deposit in		2500	Yes		
Const. Water Fee			N/A		
<b>Total</b>		<b>3150</b>	<b>No</b>		
Deposit Returned?			Yes		

DP Submission	Required?	Completed	Notes	
Application Filled?	Yes	Yes		
Site Plan	Yes	Yes		
Drainage Plan	Yes	No		
Payment	Yes	Yes		
All materials submitted?	Yes	No		
DP Review	Required?	Completed	Notes	
LUB Review	Yes	Yes		
Waiver or Variance	No	Yes		
Internal Circulation	Yes	Yes		
Council or MPC	NA	No		
Mail Outs	N/A	No		
Approval/Refusal	Yes	No		
Following Approval	Required?	Sent/Taken	Returned	Notes/Reasons for Decision:
Damage Deposit	Yes	Yes	No	
Send to Superior (if BP)	Yes	No	No	
Pre-Inspection Reports	Yes	No	No	
Post-Inspection Reports	Yes	No	No	

Lot Coverage Calculation	
Lot Size	1320.338
Principle Building	304.62
Attached Garage	
Poarch	
Decks	
Detached Garage	31
Accessory Structures	
Accessory Structures	
Accessory Structures	
Total Structures	335.62
	0.230713651
	0
	0.023478836
	0.254192487

Driveway Calculations	
Frontage for Lot	
Driveway Width	
Percentage of Lot	#DIV/0!
Allowable Waiver	0

0  
0

Land Use Bylaw Checklist (units in metres)			
Principal Building Setbacks	Required	Proposed	Acceptable
Front Setback	6	7.62	Yes
Rear Setback	6	17.39	Yes
Side Setback 1	1.2	2.11	Yes
Side Setback 2	3.0	6.1	Yes
Accessory Setbacks	Required	Proposed	Acceptable
Front Setback	6		Yes
Rear Setback	0.6	1.76	Yes
Side Setback	0.6		Yes
Side Setback Adjacent Street	1.2	6.12	Yes
Principal Building	1.0		Yes
Coverages			
Max Building Coverage	50%	25.4%	Yes
Principal Building	50	23.1%	Yes
Accessory Buildings	50	2.3%	Yes
Decks	50	0.0%	Yes
Driveway Coverage	40%	#DIV/0!	
Landscaping			
Amount required	Review		#VALUE!
Parcel Size	Required	Proposed	Acceptable
Min. Parcel Area	Review		#VALUE!
Min. Parcel Width	Review		#VALUE!
Heights	Required	Proposed	Acceptable
Max Building Height	10.5		Yes
Max Deck Height			Yes
Max Accessory Height	5.0		Yes
Parking	Required	Proposed	Acceptable
Stalls	6	7	Yes
Handicap			Yes
Other			
Corner Site Triangle			Yes

Parking Calculation			
Use(s)	1 Stall per Xm2	Area	Stalls required
Automobile Supply			#DIV/0!
Automotive Sales			#DIV/0!
Note: Total always rounds up			<b>Total</b> #DIV/0!



55 Ave

50 St



## Development Authority Request for Decision

**Meeting Date: April 19/2022**

**Subject:**

HO 22-006 4196 Sunrise Crescent - Nail Salon

**Recommendation:**

That the Municipal Planning Commission approves Development Permit HO 22-006 for Nail Salon at 4196 Sunrise Crescent, Lot 26, Block 2, Plan 9910821, with the following eight (8) conditions:

1. The maximum number of onsite client visits allowed per day is 5;
2. Onsite client visits shall only be allowed between 9 am and 5 pm;
3. A variance to allow for the relaxation of providing one off street parking stall for client parking has been granted by the Municipal Planning Commission on April 19, 2022. No off-street parking stall for the business is required.
4. The development shall conform to the district requirements of the Residential Manufactured Home District (RMH), the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020 and the Town of Taber Business License Bylaw 14-2018;
5. If required, the applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2019 (AE) and the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
6. The applicant must maintain Quiet Hours as per the Community Standards Bylaw;
7. The applicant must not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use;
8. The approval shall be applicable for a period of five year after, which a new home occupation permit must be applied for. Any increase to the number client visits to the property or changes to the business would require a new application.

**Background:**

Administration has received an application for a Home Occupation at 4196 Sunrise Crescent. The application is for a nail salon in the applicant's home. They would see between 2-5 clients per day between the hours of 9 am to 5 pm. The amount of client visits per day make the use discretionary, but is not over the maximum of 5 per day.

This property is considered to have a legal non-conforming use on it as it is currently zoned as RMH and the housing on it is a Duplex. The duplex was permitted under DP 03-021 and was given waivers for the lot width, lot size, frontyard setback and a reduction in off-street parking from 2 stalls to one per unit. For this reason, a variance would need to be granted allowing the business to not provide an off-street parking stall for the business. As this property is located on the corner and there is only the resident employed at the property the reduction of the parking requirement should not cause any issues.



At the time the DP for the Duplex was issue it was zoned as Residential Low Density (R-1) and changed to RMH sometime after June 2005. As per section 1.8(7) of Land Use Bylaw 13-2020 A Non-Conforming Use may be continued, but if the Non-Conforming Use is discontinued for a period of 6 consecutive months, any future Use of the land must conform with this Bylaw, unless otherwise approved by the Development Authority. As the property has been in continuous use and the additional use is a listed use in the new district the Development Authority could approve the use.

**Legislation / Authority:**

Bylaw 10-2018 - Subdivision and Development Authority and MPC Bylaw, Section 8(b) The Municipal Planning Commission shall be the Development Authority for Development Permit applications for Discretionary Uses.

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community

**Financial Implication:**

The Applicant's fees include a \$150.00 charge for the Home Occupation permit and a \$150.00 fee for a Home Occupation Business License. The Business License charge is an annual fee.

**Service Level / Staff Resource Implication:**

Administration's time was required for the review and processing of the application.

**Justification:**

Approving this application would allow the applicant to run a small business from their home. The business should have a minimal effect on the neighbourhood.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission approves Development Permit HO 22-006 for Nail Salon at 4196 Sunrise Crescent, Lot 26, Block 2, Plan 9910821, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development HO 22-006 for Nail Salon at 4196 Sunrise Crescent, Lot 26, Block 2, Plan 9910821, with reasons.

**Attachment(s):** Application  
Photo

**APPROVALS:**

**Originated By:**  
Celina Newberry

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_



# HOME OCCUPATION PERMIT APPLICATION

TOWN OF TABER: A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6039 - PLANNING@TABER.CA

## Property Information (home occupation location)

MUNICIPAL ADDRESS: A-4196 Sunrise Crescent 6 T1G 1C7

LOT(S) \_\_\_\_\_ BLOCK \_\_\_\_\_ PLAN \_\_\_\_\_

## Applicant Information

APPLICANT NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TOWN: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

## Owner Information (if different from applicant)

OWNER NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_

TOWN: \_\_\_\_\_ POSTAL CODE: \_\_\_\_\_

EMAIL: \_\_\_\_\_ PHONE NUMBER: \_\_\_\_\_

## Description of Home Occupation

DESCRIBE YOUR HOME OCCUPATION

Nail tech - I will be applying acrylic nails and gel polish.

## Business License

DO YOU HAVE A VALID TOWN OF TABER BUSINESS LICENSE?

Yes  No

BUSINESS LICENSE NUMBER: \_\_\_\_\_

## Activities Occurring at the Property

HOME OCCUPATION OPERATIONS WILL OCCUR:

On-site     Off-site     Both

WILL CLIENTS BE VISITING THE PREMISE?

Yes     No

HOURS OF OPERATION: 9am - 5pm

HOW MANY VISITS PER DAY (on average)? 2-5

ON-SITE ACTIVITIES THAT WILL OCCUR AS PART OF THE HOME OCCUPATION (check all that apply)

Personal Services     Construction     Foodstuffs     Pet Training  
 Deliveries/pickups     Outdoor Storage     Lessons     Home Office  
 Other \_\_\_\_\_

## Business Start Date

ESTIMATED START DATE: June 1, 2022

I/We hereby make application under the provisions of Land Use Bylaw 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of the application.

APPLICANT SIGNATURE: \_\_\_\_\_

DATE: April 8, 2022

REGISTERED OWNER SIGNATURE: \_\_\_\_\_

DATE: April 8<sup>th</sup>, 2022

PLANNING OFFICER SIGNATURE: Col. King

DATE: April 11, 2022

*The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of Section 146 of the Municipal Government Act (MGA), and Section 33 of the Freedom of Information and Protection of Privacy Act (FOI/PPA). Under Section 33 of the FOI/PPA Act, the Town of Taber reserves the right to collect information that relates directly to and is necessary for an operating program or activity of the public body. Names of applicants will be provided to the public. If you have any questions about the collection of this information, please contact the FOI/PPA coordinator at 403-223-5600 ext. 5519.*

**Note:** This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction.

Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

At the completion of the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.





## Development Authority Request for Decision

**Meeting Date:** April 19/2022

**Subject:**

Building Statistics for March 2022

**Recommendation:**

No Motion Required

**Background:**

Building Permit Statistics for the month of March 2022 have been compiled and are attached.

**Legislation / Authority:**

Subdivision and Development Authority and MPC Bylaw 10-2018 (43)(h)

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

N/A

**Service Level / Staff Resource Implication:**

The compiling of building permit statistics is a requirement of the Planning and Economic Development Department.

**Justification:**

That statistical records are an important tool for monitoring building activity within the Town of Taber.

**Alternative(s):**

Alternative #1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of March 2022 as information.

**Attachment(s):** Building Statistics for March 2022

**APPROVALS:**

**Originated By:**

Celina Newberry

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_



TOWN OF TABER

**BUILDING PERMIT STATISTICS**  
March 2022

	Month of March by Year								
	2022			2021			2020		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	0	\$ 770,000.00	1	1	\$ 300,000.00	1	1	\$ 330,000.00
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	2	0	\$ 450,000.00	2	0	\$ 330,000.00	0	0	\$ -
MULTI FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	2	0	\$ 46,972.00	2	0	\$ 65,000.00	2	0	\$ 50,000.00
GARAGES & CARPORTS	0	0	\$ 78,000.00	0	0	\$ -	0	0	\$ -
MANUFACTURED HOMES	0	0	\$ -	0	0	\$ -	0	0	\$ -
SWIMMING POOLS	0	0	\$ -	0	0	\$ -	0	0	\$ -
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	1	0	\$ 1,250,000.00	0	0	\$ -	0	0	\$ -
COMMERCIAL ADDITIONS/ALTER	0	0	\$ -	0	0	\$ -	1	0	\$ 74,000.00
NEW INDUSTRIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INDUSTRIAL ADDITIONS/ALTER	1	0	\$ 1,051,196.00	1	0	\$ 24,000.00	1	0	\$ 8,000.00
NEW INSTITUTIONAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	0	0	\$ -	0	0	\$ -	1	0	\$ 29,000.00
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	0	0	\$ -	0	0	\$ -	0	0	\$ -
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	0	0	\$ -	0	0	\$ -
PERMANENT SIGNS	0	0	\$ -	0	0	\$ -	1	0	\$ 11,500.00
	<b>8</b>	<b>0</b>	<b>\$ 3,646,168.00</b>	<b>6</b>	<b>1</b>	<b>\$ 719,000.00</b>	<b>7</b>	<b>1</b>	<b>\$ 502,500.00</b>

	Year to Date (January 1 to March31)								
	2022			2021			2020		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	4	1	\$ 1,420,000.00	2	1	\$ 500,000.00	3	3	\$ 580,000.00
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	2	0	\$ 450,000.00	2	0	\$ 330,000.00	0	0	\$ -
MULTI FAMILY DWELLING	1	4	\$ 50,000.00	0	0	\$ -	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	6	0	\$ 172,805.77	2	0	\$ 65,000.00	4	0	\$ 29,000.00
GARAGES & CARPORTS	1	0	\$ 78,000.00	1	0	\$ 35,000.00	2	0	\$ 50,000.00
MANUFACTURED HOMES	1	0	\$ 195,000.00	0	0	\$ -	0	0	\$ -
SWIMMING POOLS	0	0	\$ -	0	0	\$ -	0	0	\$ -
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	1	0	\$ 1,250,000.00	0	0	\$ -	0	0	\$ -
COMMERCIAL ADDITIONS/ALTER	2	0	\$ 9,000.00	3	0	\$ 2,412,300.00	7	0	\$ 517,500.00
NEW INDUSTRIAL	0	0	\$ -	0	0	\$ -	1	0	\$ 1,200,000.00
INDUSTRIAL ADDITIONS/ALTER	2	0	\$ 1,059,932.00	2	0	\$ 124,000.00	1	0	\$ 8,000.00
NEW INSTITUTIONAL	0	0	\$ -	1	0	\$ 1,000,000.00	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	0	0	\$ -	0	0	\$ -	3	0	\$ 502,000.00
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	0	0	\$ -	1	0	\$ 47,229.00	1		\$ 1,500.00
OCCUPANCY/INSPECTION ONLY	1	0	\$ 225,991.56	0	0	\$ -	1		\$ 3,500.00
PERMANENT SIGNS	0	0	\$ -	0	0	\$ -	1		\$ 11,500.00
	<b>21</b>	<b>5</b>	<b>\$ 4,910,729.33</b>	<b>14</b>	<b>1</b>	<b>\$ 4,513,529.00</b>	<b>24</b>	<b>3</b>	<b>\$ 2,903,000.00</b>

	Permits by District					
	2022		2021		2020	
	No. of Permits	Construction Value	No. of Permits	Construction Value	No. of Permits	Construction Value
RESIDENTIAL	15	\$ 2,365,805.77	7	\$ 930,000.00	9	\$ 659,000.00
INDUSTRIAL	2	\$ 1,059,932.00	3	\$ 171,229.00	3	\$ 1,209,500.00
COMMERCIAL	4	\$ 1,484,991.56	3	\$ 2,412,300.00	9	\$ 532,500.00
INSTITUTIONAL	0	\$ -	1	\$ 1,000,000.00	3	\$ 502,000.00

**Town of Taber Building Permits March 2022**

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0014 22 22 LT	2-Mar-22		Home Owner
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5614 51 St.	Garages and Carports	\$ 78,000.00	5650270
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0015 22 22 LT	2-Mar-22	Potato Growers of Alberta	Potato Growers of Alberta
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6008 46 Ave.	New Commercial	\$ 1,250,000.00	4457040
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0016 22 22 LT	2-Mar-22	Willowcrest Construction	Willowcrest Construction
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
32 Prairie Lake Dr.	Single Family Dwelling	\$ 350,000.00	5844090
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0017 22 22 LT	2-Mar-22	Lantic	C&A Industries
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5405 64 St.	Industrial Additions/Alterations	\$ 1,051,196.00	4764030
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0018 22 22 LT	2-Mar-22	VHL	VHL
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5217 43 Ave.	Semi-Detached Dwelling	\$ 225,000.00	4352210
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0019 22 22 LT	2-Mar-22	VHL	VHL
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5219 Ave.	Semi-Detached Dwelling	\$ 225,000.00	4352200
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0020 22 22 LT	28-Mar-22		Home Owner
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4333 56 Ave.	Residential Additions & Accessory Uses	\$ 15,000.00	5643040
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0021 22 22 LT	28-Mar-22		Energy Smart Canada Ltd.
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6231 46 A St.	Residential Additions & Accessory Uses	\$ 31,972.00	6347038
-			
<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0022 22 22 LT	28-Mar-22	Willowcrest Construction	Willowcrest Construction
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4233 60 Ave.	Single Family Dwelling	\$ 420,000.00	4360500
-			



**March 2022 Year to Date Approved Permits - Construction Values**

Permit #	Issued Date	Class	Description	Status	Roll #	Owner	Contractor	Address	Construction Cost
0001 22	1/5/2022	COM	Occupancy/Inspection Only	Open	4751200		Maple Leaf Construction	5111 47 Avenue	\$ 225,991.56
0002 22	1/12/2022	RES	Manufactured Homes	Open	TBD		Home Owner	38 Meadows Wat	\$ 195,000.00
0003 22	1/12/2022	RES	Single Family Dwelling	Open	4357205	Willowcrest Construction Ltd.	Willowcrest Construction Ltd.	82 Praire Gold Street	\$ 350,000.00
0004 22	1/12/2022	RES	Residential Additions & Accessory Uses	Open	4849070		Aaron Hofman	115 Signature Lane	\$ 88,000.00
0005 22	1/26/2022	COM	Commercial Additions/Alterations	Open	5466180	R. Tymko Group	Ducharme Logistics	5420 66 Avenue	\$ 7,000.00
0006 22	1/19/2022	RES	Residential Additions & Accessory Uses	Open	4156045		Reynos Contracting	5611 Sunrise Crescent	\$ 22,000.00
0007 22	2/1/2022	COM	Commercial Additions/Alterations	Open	4752160		Business Owner	4704 53 Street	\$ 2,000.00
0008 22	2/1/2022	RES	Multi-Family Dwelling	Open	5255010		Property Owner	5321/5323 55 street	\$ 50,000.00
0009 22	2/9/2022	RES	Residential Additions & Accessory Uses	Open	3745060		Home Owner	4606 Heritage Dr.	\$ 12,000.00
0010 22	2/9/2022	INST	Industrial Additions/Alterations	Open	6346090	The Good Samaitan Society	Property Owner	4700 64 Ave	\$ 8,736.00
0011 22	2/9/2022	RES	Single Family Dwelling	Open	5843110	Journeymen Enterprises Ltd.	Journeymen Enterprises Ltd.	25 Prairie Sunset Ave.	\$ 300,000.00
0012 22	2/16/2022	RES	Residential Additions & Accessory Uses	Open	5847060		Home Owner	5810 48 Street	\$ 3,833.77
0014 22	3/2/2022	RES	Garages and Carports	Open	5650270		Home Owner	5614 51 St.	\$ 78,000.00
0015 22	3/2/2022	COM	New Commercial	Open	4457040	Potato Growers of Alberta	Potato Growers of Alberta	6008 46 Ave.	\$ 1,250,000.00
0016 22	3/2/2022	RES	Single Family Dwelling	Open	5844090	Willowcrest Construction	Willowcrest Construction	32 Prairie Lake Dr.	\$ 350,000.00
0017 22	3/2/2022	IND	Industrial Additions/Alterations	Open	4764030	Lantic	C&A Industries	5405 64 St.	\$ 1,051,196.00
0018 22	3/2/2022	RES	Semi-Detached Dwelling	Open	4352210	VHL	VHL	5217 43 Ave.	\$ 225,000.00
0019 22	3/2/2022	RES	Semi-Detached Dwelling	Open	4352200	VHL	VHL	5219 Ave.	\$ 225,000.00
0020 22	3/28/2022	RES	Residential Additions & Accessory Uses	Open	5643040		Home Owner	4333 56 Ave.	\$ 15,000.00
0021 22	3/28/2022	RES	Residential Additions & Accessory Uses	Open	6347038		Energy Smart Canada Ltd.	6231 46 A St.	\$ 31,972.00
0022 22	3/28/2022	RES	Single Family Dwelling	Open	4360500	Willowcrest Construction	Willowcrest Construction	4233 60 Ave.	\$ 420,000.00

**\$ 4,910,729.33**



## Development Authority Request for Decision

**Meeting Date:** April 19/2022

**Subject:**  
Standing Items

**Recommendation:**

That the Municipal Planning Commission uses the standing items opportunity to address Administration about their concerns, and ask questions.

**Background:**

To assist in information sharing and ensure agreement on the relative importance of activities, and to facilitate a common understanding, Council established a standing item on the Municipal Planning Commission agenda to raise individual concerns.

**Legislation / Authority:**

N/A

**Strategic Plan Alignment:**

Enhance Sense of Community #4: Continue the growth of Taber as a healthy and safe community.

**Financial Implication:**

The financial implication will vary depending on the discussion outcomes but should consider alignment of Town facility and service provision with approved budget.

**Service Level / Staff Resource Implication:**

Having a regular Municipal Planning Commission discussion about service levels will improve the ability of Administration to meet expectations of Council rather than dealing with requests from individuals on an ad hoc basis.

**Justification:**

This will bring administration efficiencies and better alignment of services and expenditures. It will also help improve communication protocols and adherence to the MGA.

**Alternative(s):**

Alternatives will vary based on discussions.

**Attachment(s):** None

**APPROVALS:**

**Originated By:**

Celina Newberry

**Chief Administrative Officer (CAO) or Designate:** \_\_\_\_\_