



AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, JULY 10, 2023 AT 1:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	X
2. ADOPTION OF THE AGENDA	X
3. ADOPTION OF THE MINUTES	
ITEM No.3.1 Minutes for the June 19, 2023 Regular Municipal Planning Commission Meeting	
4. BUSINESS ARISING FROM THE MINUTES	
ITEM No.4.1 Building Permit Stats for May 2023 - Update	X
5. ACTION ITEMS	
ITEM No.5.1 DP 23-074 6200 46 Avenue - Addition to Shopping Centre	X
ITEM No.5.2 DP 23-090 - 6118 54 Street - Moved-on Shed	X
ITEM No.5.3 Subdivision TT 23-0-001 - 5115 57 Street MPC	X
ITEM No.5.4 Building Permit Statistics	
ITEM No.5.5 Standing Items	
6. DELEGATIONS	
7. MEDIA INQUIRIES	
8. CLOSED SESSION	
9. OPEN SESSION	
10. CLOSE OF MEETING	X



Development Authority Request for Decision

Meeting Date: July 10, 2023

Subject:

Minutes for the June 19, 2023 Regular Municipal Planning Commission Meeting

Recommendation:

That the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held June 19, 2023 as presented.

Background:

The minutes of the regular Municipal Planning Commission meeting held on June 19, 2023 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 June 19, 2023.

Alternative(s):

Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on June 19, 2023 with amendments.

Attachment(s): Minutes for the June 19,2023 Meeting

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, JUNE 19, 2023, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin

Cody Fletcher

Monica McLean

Chief Administrative Officer

Derrin Thibault

Staff

Chris Eagan

Emily Hembrough - Absent

Celina Newberry

CALL TO ORDER

The meeting was called to order by R. Miles at 1:31 pm.

ADOPTION OF THE AGENDA

RES 51/2023

MOVED by J. Brewin that the agenda for the June
19, 2023 regular meeting of the Municipal Planning
Commission be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Minutes for the May 15, 2023 Regular Municipal Planning
Commission Meeting**

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RES 52/2023 MOVED by M. McLean that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held May 15, 2023 as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 23-063 - 1 Prairie Gold Place Driveway Variance

RES 53/2023 MOVED by R. Haden that the Municipal Planning Commission approves Development Permit DP 23-063 for a Driveway Width Variance at 1 Prairie Gold Place, Lot 23, Block 4, 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 1.82 metres was approved for this parcel by the Municipal Planning Commission on June 19th, 2023. The driveway width for this parcel has been varied to 7.92 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

DP 23-070 5402 46 Avenue - Portable Sign Renewal

- RES 54/2023 MOVED by McLean that the Municipal Planning Commission approves Development Permit DP 23-070 for a portable sign renewal located at 5402 46 Avenue, Lot 1-10, Block 20, plan 6390L with the following eight (8) conditions:
- 1) The portable sign shall be as per the site plan and as presently exists;
 - 2) The sign must not be greater than 4.5 meters squared, and must not exceed 3.5 meters in height;

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- 3) The development shall conform to the sign Section of the Land Use Bylaw;
- 4) The sign must be located at least 0.6 meters from the property lines and at least 45 meters from any other portable sign and from residential districts;
- 5) The name and phone number of the sign owner must be permanently affixed to the sign in a visually prominent location on the sign;
- 6) The sign must be anchored or secured, and changeable copy on portable signs must be secured to prevent vandalism;
- 7) The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached;
- 8) The sign must be removed or the permit must be renewed on or before the expiry date.

CARRIED UNANIMOUSLY

DP 23-072 5408 46 Avenue - Portable Sign Renewal

RES 55/2023

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 23-072 for a portable sign renewal located at 5408 46 Avenue, Lot 11-14, Block 20, plan 6390L with the following eight (8) conditions:

- 1) The portable sign shall be as per the site plan and as presently exists;
- 2) The sign must not be greater than 4.5 meters squared, and must not exceed 3.5 meters in height;
- 3) The development conforms to the sign Section of the Land Use Bylaw;
- 4) The sign must be located at least 0.6 meters from the property lines and at least 45 meters from any other portable sign and from residential districts;
- 5) The name and phone number of the sign owner must be permanently affixed to the

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sign in a visually prominent location on the sign;

- 6) The sign must be anchored or secured, and changeable copy on portable signs must be secured to prevent vandalism;
- 7) The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached;
- 8) The sign must be removed or the permit must be renewed on or before the expiry date.

CARRIED UNANIMOUSLY

DP 23-073 6323 50 Avenue - LED Portable Sign

RES 56/2023

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 23-073 for an LED portable sign located at 6323 50 Avenue, Lot 11, Block E, Plan 1712544 with the following thirteen (13) conditions:

- 1) The portable sign be placed in the location as per the attached site plan;
- 2) This permit expires one year from the date of issue;
- 3) The development conforms to the district requirements of the Light Industrial District (M-1),
- 4) A sign area variance of 3.18 m² was granted by the Municipal Planning Commission on June 19, 2023. That the maximum sign area shall be varied from 5.5 m² to 8.68 m²;
- 5) A variance for the distance from another sign of 14.30 metres was granted by the Municipal Planning Commission on June 19, 2023. That the distance from the nearest sign shall be varied from 20 metres to 5.7 metres;
- 6) The sign otherwise conforms to the sign section of the Land Use Bylaw;
- 7) The sign shall not be located within the 3 metre sight triangle setback for a corner lot;
- 8) The sign must meet any applicable provincial signage requirements;

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- 9) The owner of the sign shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached;
- 10) The sign must be removed or the permit must be renewed on or before the expiry date;
- 11) The LED sign approved under this permit must comply with the following requirements at all times;
 - a. The display must be self-dimming for the night time conditions and the level of the lighting at all time must be to the satisfaction of the Development Authority who may direct the level of the lighting to be adjusted;
 - b. The LED sign must be monitored by the applicant at all times in the event of a malfunction, the LED sign must be designed to either;
 - i. Provide a continuous static display without varying or increasing the lighting level, or
 - ii. Provide no display;
- 12) The LED Sign must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure;
- 13) The Development Authority reserves the right to ensure the operation of the LED sign can be shut down without notice if in the opinion of the Development Authority the message is inappropriate, a driving distraction, or unduly and offensive, or overly bright,

CARRIED UNANIMOUSLY

DP 23-075 5107 48 Avenue - Change of Use - Live Work Unit

J. Brewin Abstained from this vote as he had recently sold the property to the applicant.

RES 57/2023

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 23-075 for a change of use to a Live Work Unit located at 5107 48 Avenue, Lot 23-24, Block 11, plan 5638L with the following five (5) conditions:

- 1) The development shall otherwise conform to the district requirements of the Downtown District (DT);
- 2) A fire inspection shall be completed prior to occupancy;
- 3) Any further changes in the type of use, or increases in the intensity of use outside of this application shall require an additional Development Permit;
- 4) The applicant shall obtain a business license for the operation of a new business,
- 5) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED

DP 23-082 4907 60 Avenue - Secondary Moved-on Shed

RES 58/2023

MOVED by M. McLean that the Municipal Planning Commission approves Development Permit DP 23-082 for a secondary moved-on shed located at 4907 60 Avenue, Lot 14, Block 44, Plan 7510214 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) The exterior finish of the moved on shed shall be professionally manufactured and complimentary to the finishing of the subject dwelling;
- 4) 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;
- 5) If the proposed shed is going to be used

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for a business, a Home Occupation License shall be required;

- 6) 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;
- 7) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 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

DP 23-084 - 561358 Avenue - Multi-Unit Residential - 4 Units

RES 59/2023

MOVED by J. Brewin that the Municipal Planning Commission approves Development Permit DP 23-084 for Multi-Use Residential with 4 units at 5613 58 Avenue, Lot 12, Block 10, Plan 7710758, with the following twenty-one (21) conditions:

Location

- 1) The site is developed as per the approved site plan;

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- 2) The development conforms to the district requirements of the Residential Street-Orientated Multiple Dwelling District (R-3);
- 3) A driveway width variance of 14.28 metres was granted by the Municipal Planning Commission on June 19, 2023. That the maximum driveway width shall be varied from 9.72 metres to 24 metres;

Prior to Release

- 4) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 5) 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 Planning Department for approval by August 4, 2023;
- 6) The vertical grades must be submitted for approved by the Town of Taber by August 4, 2023;
- 7) An approved landscaping plan which demonstrates that the landscaping requirements of the site has been met shall be provided to the Planning Department for approval by August 4, 2023;
- 8) 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

Prior to Construction

- 9) The applicant shall enter into servicing/development agreement with the Town of Taber;

- 10) 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;
- 11) 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;
- 12) The foundation must be staked by a qualified professional, and a foundation elevation inspection must be done by the Town of Taber to ensure the foundation meets with the approved vertical grading;
- 13) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;
- 14) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 15) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Permanent

- 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;
- 17) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 18) 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;

- 19) 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);
- 20) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 21) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

Building Permit Statistics

No Motion Required

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Standing Items

None

DELEGATIONS

None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 30/2023 MOVED by M. McLean that the meeting be closed
at 2:15 pm.

CARRIED UNANIMOUSLY

CHAIRPERSON

CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE



Development Authority Request for Decision

Meeting Date: 7/10/2023

Subject:

Building Permit Stats for May 2023 - Update

Recommendation:

No motion required.

Background:

Administration received Building Permit TTB B 0067 22LT during the last week of June after the Statistics for May had been compiled and presented to the Municipal Planning Commission. This permit was issued on May 3, 2023 and therefore should have been included with May's statistics. We have updated the statistics for May to include this permit and are presenting them to the commission again for information.

The updated Building Permit Statistics for the month of May 2023 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 May 2023 as information.



Attachment(s): Building Permit Statistics May 2023 Updated

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



TOWN OF TABER

BUILDING PERMIT STATISTICS
May 2023

	Month of May by Year								
	2023			2022			2021		
	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	1	0	\$ 365,000.00	2	0	\$ 520,000.00	0	0	\$ -
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
MULTI FAMILY DWELLING	4	0	\$ 500,000.00	1	8	\$ 1,000,000.00	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	3	0	\$ 10,800.00	0	0	\$ -	5	0	\$ 107,500.00
GARAGES & CARPORTS	1	0	\$ 28,500.00	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	0	0	\$ -	1	0	\$ 175,000.00	0	0	\$ -
COMMERCIAL ADDITIONS/ALTER	1	0	\$ 1,000,000.00	0	0	\$ -	1	0	\$ 5,000.00
NEW INDUSTRIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INDUSTRIAL ADDITIONS/ALTER	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW INSTITUTIONAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	1	0	\$ 400,000.00	0	0	\$ -	0	0	\$ -
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	0	0	\$ -	0	0	\$ -	1	0	\$ 25,000.00
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	0	0	\$ -	0	0	\$ -
PERMANENT SIGNS	1	0	\$ 20,000.00	0	0	\$ -	0	0	\$ -
	12	0	\$ 2,324,300.00	4	8	\$ 1,695,000.00	7	0	\$ 137,500.00

	Year to Date (May 1 to 31)								
	2023			2022			2021		
	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	\$ 1,115,000.00	6	1	\$ 1,940,000.00	2	1	\$ 500,000.00
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	0	0	\$ -	2	0	\$ 450,000.00	2	0	\$ 330,000.00
MULTI FAMILY DWELLING	4	0	\$ 500,000.00	2	12	\$ 1,050,000.00	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	6	0	\$ 95,350.00	6	0	\$ 172,805.77	7	0	\$ 172,500.00
GARAGES & CARPORTS	4	0	\$ 323,500.00	1	0	\$ 78,000.00	1	0	\$ 35,000.00
MANUFACTURED HOMES	1	0	\$ 160,000.00	1	0	\$ 195,000.00	0	0	\$ -
SWIMMING POOLS	0	0	\$ -	0	0	\$ -	0	0	\$ -
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	1	0	\$ 1,000,000.00	2	0	\$ 1,425,000.00	0	0	\$ -
COMMERCIAL ADDITIONS/ALTER	7	0	\$ 1,680,813.00	2	0	\$ 9,000.00	4	0	\$ 2,417,300.00
NEW INDUSTRIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INDUSTRIAL ADDITIONS/ALTER	6	0	\$ 503,342.00	2	0	\$ 1,059,932.00	2	0	\$ 124,000.00
NEW INSTITUTIONAL	0	0	\$ -	0	0	\$ -	1	0	\$ 1,000,000.00
INSTITUTIONAL ADDITIONS/ALTER	4	0	\$ 953,045.00	0	0	\$ -	0	0	\$ -
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	3	0	\$ 16,000.00	0	0	\$ -	2	0	\$ 72,229.00
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	1	0	\$ 225,991.56	0	0	\$ -
PERMANENT SIGNS	2	0	\$ 26,000.00	0	0	\$ -	0	0	\$ -
	40	0	\$ 6,373,050.00	25	13	\$ 6,605,729.33	21	1	\$ 4,651,029.00

	Permits by District					
	2023		2022		2021	
	No. of Permits	Construction Value	No. of Permits	Construction Value	No. of Permits	Construction Value
RESIDENTIAL	17	\$ 2,193,850.00	18	\$ 3,885,805.77	12	\$ 1,037,500.00
INDUSTRIAL	9	\$ 519,342.00	2	\$ 1,059,932.00	4	\$ 196,229.00
COMMERCIAL	10	\$ 2,706,813.00	5	\$ 1,659,991.56	4	\$ 2,417,300.00
INSTITUTIONAL	4	\$ 953,045.00	0	\$ -	1	\$ 1,000,000.00

Town of Taber Building Permits May 2023

Building Permit #	Issue Date	Owner	Contractor	
TTB B 0021 23	LT 31-May-23		Homeowner	
Project Site Address	Project Description	Value of Project	Tax Roll	
5618 51 Street	Garages and Carports	\$ 18,500.00	5650290	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0030 23	LT 10-May-23	Kay Assets Inc.	VHL Construction	
Project Site Address	Project Description	Value of Project	Tax Roll	
5227 48 Avenue	Commercial Additions/Alterations	\$ 1,000,000.00	4852155	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0031 23	LT 3-May-23		Homeowner	
Project Site Address	Project Description	Value of Project	Tax Roll	
5815 47 A Street	Garages and Carports	\$ 10,000.00	5847120	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0032 23	LT 3-May-23	CWIN Corp.	Willowcrest Construction Ltd	
Project Site Address	Project Description	Value of Project	Tax Roll	
5213 47 Avenue	Permanent Signs	\$ 20,000.00	4752220	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0033 23	LT 10-May-23		Lethbridge Electric Ltd.	
Project Site Address	Project Description	Value of Project	Tax Roll	
5420 44 Avenue	Residential Additions & Accessory Uses	\$ 9,600.00	4354100	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0034 23	LT 17-May-23	South Hills Construction	South Hills Construction	
Project Site Address	Project Description	Value of Project	Tax Roll	
5103 42 Avenue	Multi-Family Dwelling	\$ 125,000.00	4251230	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0035 23	LT 17-May-23	South Hills Construction	South Hills Construction	
Project Site Address	Project Description	Value of Project	Tax Roll	
5103 42 Avenue	Multi-Family Dwelling	\$ 125,000.00	4251230	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0036 23	22 LT 17-May-23	South Hills Construction	South Hills Construction	
Project Site Address	Project Description	Value of Project	Tax Roll	
5103 42 Avenue	Multi-Family Dwelling	\$ 125,000.00	4251230	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0037 23	LT 17-May-23	South Hills Construction	South Hills Construction	
Project Site Address	Project Description	Value of Project	Tax Roll	
5103 42 Avenue	Multi-Family Dwelling	\$ 125,000.00	4251230	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0039 23	LT 17-May-23	South Alta	Willowcrest Construction Ltd	
Project Site Address	Project Description	Value of Project	Tax Roll	
1 Praire Gold Place	Single Family Dwelling	\$ 365,000.00	4752220	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0040 23	LT 17-May-23	Douglas J. Bergen Associates	Douglas J. Bergen Associates	
Project Site Address	Project Description	Value of Project	Tax Roll	
4805 72 Avenue	Residential Additions & Accessory Uses	\$ 500.00	7101583	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0041 23	LT 31-May-23	Douglas J. Bergen Associates	Douglas J. Bergen Associates	
Project Site Address	Project Description	Value of Project	Tax Roll	
33 Meadows Way	Residential Additions & Accessory Uses	\$ 700.00	7101501	
-				
Building Permit #	Issue Date	Owner	Contractor	
TTB B 0067 22	LT 3-May-23	Town of Taber	Southwest Design & Construction	
Project Site Address	Project Description	Value of Project	Tax Roll	
3000 Transfer Staion Avenue	Institutional Additions/Alterations	\$ 400,000.00	8646430	
-				

May 2023 Year to Date Approved Permits - Construction Values

Permit #	Issued Date	Class	Description	Roll #	Owner	Contractor	Address	Construction Cost
0002 23	1/18/2023	COM	Commercial Additions/Alterations	4853090	Mennoite Central Committee AB	VHL Construction Ltd.	5320 49 Avenue	\$ 100,000.00
0003 32	1/18/2023	COM	Commercial Additions/Alterations	4752220	CWIN Corporation	Megacad Design	5213 47 Avenue	\$ 60,000.00
0004 23	1/25/2023	COM	Commercial Additions/Alterations	4752110		VHL Construction Ltd.	4714 53 Street	\$ 40,000.00
0005 23	2/1/2023	INST	Institutional Additions/Alterations	4844010	Alberta Health Services	Nitro Construction	4326 50 Avenue	\$ 200,000.00
0006 32	2/1/2023	COM	Commercial Additions/Alterations	5457130	Velux Dairy Ltd.	VHL Construction Ltd.	5703 54 Avenue	\$ 70,000.00
0007 23	2/1/2023	RES	Manufactured Homes	7101583	Town of Taber	Douglas J Bergen & Associates	4805 72 Avenue	\$ 160,000.00
0007 23	2/8/2023	INST	Industrial Additions/Alterations	8101619	Taber Evangelical Mennonite Chu	Fire Safety Services	5001 54 Avenue	\$ 5,265.00
0007 23	2/8/2023	RES	Demolitions	5252460	902286 AB Ltd.	902286 AB Ltd.	5314 & 5318 53 Street	\$ 2,000.00
0001 23	2/22/2023	COM	New Commercial	4755330	Town of Taber	Ben Stienborn	5503 47 Avenue	\$ 1,000,000.00
0010 23	3/1/2023	COM	Commercial Additions/Alterations	4751120	CIBC	BGIS	5124 48 Avenue	\$ 55,813.00
0011 23	3/1/2023	INST	Institutional Additions/Alterations	4844010	Taber Health Centre	Fire Safety Services	4326 50 Avenue	\$ 3,045.00
0012 23	3/1/2023	RES	Residential Additions & Accessory Uses	4939530		Homeowner	4910 40 street	\$ 60,000.00
0013 23	3/2/2023	RES	Residential Additions & Accessory Uses	5850060		Homeowner	5901 20 Street	\$ 10,000.00
0014 23	3/2/2023	RES	Single Family Dwelling	4359260	South Alta	Willowcrest	161 Praire Gold street	\$ 750,000.00
0015 23	3/2/2023	RES	Garages and Carports	4359260	South Alta	Willowcrest	162 Praire Gold street	\$ 250,000.00
0016 23	3/15/2023	COM	Demolitions	4852155	Kay Assets	VHL Construction Ltd.	5227 48 Avenue	\$ 10,000.00
0017 23	3/22/2023	IND	Industrial Additions/Alterations	5258020	Pepsico Foods Ltd.	C&A Structural Inc.	5904 52 Avenue	\$ 324,077.00
0018 23	3/29/2023	RES	Residential Additions & Accessory Uses	5650360		Homeowner	5709 50 Street	\$ 14,550.00
0020 23	3/7/2023	COM	Demolitions	5051220	2431512 Alberta Ltd	Horizon Contactors Inc.	5002 52 Street	\$ 4,000.00
0022 23	3/8/2023	COM	Commercial Additions/Alterations	5051220	2431512 Alberta Ltd	Horizon Contactors Inc.	5002 52 Street	\$ 355,000.00
0019 23	4/26/2023	COM	Permanent Signs	4551100	Parkland Corporation	Dab's Eelectric Ltd.	5214 45 Avenue	\$ 6,000.00
0023 23	4/12/2023	RES	Garages and Carports	4050120		D&W Construction	5056 41 Avenue	\$ 45,000.00
0024 23	4/12/2023	INST	Institutional Additions/Alterations	5453420	The Tango Foundation	VHL Construction Ltd.	5314 54 Street	\$ 350,000.00
0026 23	4/12/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 33,000.00
0027 23	4/12/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 33,000.00
0028 23	4/12/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 33,000.00
0029 23	4/19/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 75,000.00
0021 23	5/31/2023	RES	Garages and Carports	5650290		Homeowner	5618 51 Street	\$ 18,500.00
0030 23	5/10/2023	COM	Commercial Additions/Alterations	4852155	Kay Assets Inc.	VHL Construction	5227 48 Avenue	\$ 1,000,000.00
0031 23	5/3/2023	RES	Garages and Carports	5847120		Homeowner	5815 47 A Street	\$ 10,000.00
0032 23	5/3/2023	COM	Permanent Signs	4752220	CWIN Corp.	Willowcrest Construction Ltd	5213 47 Avenue	\$ 20,000.00
0033 23	5/10/2023	RES	Residential Additions & Accessory Uses	4354100		Lethbridge Electric Ltd.	5420 44 Avenue	\$ 9,600.00
0034 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0035 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0036 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0037 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0039 23	5/17/2023	RES	Single Family Dwelling	4752220	South Alta	Willowcrest Construction Ltd	1 Praire Gold Place	\$ 365,000.00
0040 23	5/17/2023	RES	Residential Additions & Accessory Uses	7101583	Douglas J. Bergen Associates	Douglas J. Bergen Associates	4805 72 Avenue	\$ 500.00
0041 23	5/31/2023	RES	Residential Additions & Accessory Uses	7101501	Douglas J. Bergen Associates	Douglas J. Bergen Associates	33 Meadows Way	\$ 700.00
0067 22	5/3/2023	INST	Institutional Additions/Alterations	8646430	Town of Taber	Southwest Design & Construction	3000 Transfer Staion Avenue	\$ 400,000.00

\$ 6,373,050.00

Development Authority Request for Decision

Meeting Date: July 10, 2023

Subject:

DP 23-074 6200 46 Avenue - Addition to Shopping Centre

Recommendation:

That the Municipal Planning Commission approves Development Permit DP 23-074 for Addition to a Shopping Centre at 6200 46 Avenue, Lot 2, Block 4, Plan 0512581, with the following twenty-four (24) conditions:

1. The site is developed as per the attached site plan;
2. The use of a Shopping Centre has been approved for this site;
3. A front yard setback variance of 0.20 metres was given by the Municipal Planning Commission on July 10, 2023. The front yard setback has been varied from 5 m to 4.8 m.
4. The development shall conform to the district requirements of the Comprehensive Commercial District (CC);
5. The applicant shall obtain any required provincial approvals for the development;
6. Prior to Release a stormwater management plan is required and shall be submitted to the Planning Department for approval by no later than October 30, 2023;
7. Prior to Release a landscaping and parking plan which meets that the requirements for landscaping and parking of Land Use Bylaw 23-012 on the site have been met shall be provided to the Planning Department for approval for approval by no later than October 30, 2023;
8. Prior to construction commencing a Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
9. Prior to construction commencing the applicant may be required to enter into a Development/Service Agreement with the Town of Taber;
10. A traffic impact assessment shall be provided shall be provided to the Planning Department by no later than November 30, 2023;
11. 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 any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
12. The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

13. If the applicant intends to have the Town provide garbage and recycling pickup services, a more detailed design of the garbage and recycling area must be submitted to the Planning and Economic Development Department for review and approval prior to construction;
14. The owner shall ensure that stormwater from this property does not enter adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes;
15. The applicant shall obtain all required Building Permits to ensure the development complies with the National Fire Code 2019 (AE), National Building Code 2019 (AE), Alberta Health Services and all other applicable codes;
16. 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;
17. Signage shall require a separate development permit;
18. Individual businesses shall require a separate development permit before occupying the building;
19. The owner must obtain and maintain a business license when required;
20. 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);
21. The curb stop shall only be turned on 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;
22. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
23. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;
24. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

Background:

Administration has received an application for the addition of a new building with 4 commercial units at the shopping centre located at 6200 46 Avenue. As the use of this property is for shopping centre the new building would be considered an addition to the shopping centre. Each of the tenants of the new building will need to apply for permits before the occupy the building.

The project will require a small variance to the front yard setback as it is only 4.8 metres from property line adjacent to 46 Avenue. There is plenty of parking as this site will have access to all of



the parking on the site as a whole. There will impacts to the traffic in the area and a TIA has been requested to determine the level of impact.

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 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:

That the proposed development will be part of an existing Shopping Centre which had originally been designed for multiple commercial units. The added services that would be provided in this area will benefit the citizens of the town and surrounding area.

Alternative(s):

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 23-074 for Addition to a Shopping Centre at 6200 46 Avenue, Lot 2, Block 4, Plan 0512581, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 23-074 for Addition to a Shopping Centre at 6200 46 Avenue, Lot 2, Block 4, Plan 0512581, with reasons.

1. The existing development may unduly impact the use, enjoyment or value of adjacent parcels.

Attachment(s): Application
Site Plan and Drawings
Check List
Ortho Photo
MD of Taber's Comments

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



INDUSTRIAL/COMMERCIAL/INSTITUTIONAL 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

New, single story, 7,500 SQ FT building to the Westwinds Shopping Centre.

Type of Development

TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Principal Building | <input type="checkbox"/> Building Addition | <input type="checkbox"/> Accessory Building | <input type="checkbox"/> Shipping Container |
| <input type="checkbox"/> Outdoor Storage | <input type="checkbox"/> New Site Access | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Intensification of Use |
| <input checked="" type="checkbox"/> Other | Single story commercial retail building | | |

WILL ANY HAZARDOUS MATERIALS BE LOCATED ON-SITE?

Note: if any hazardous materials or chemicals are to be located on the site, a list of all hazardous materials and estimated quantities must be attached to this application.

- Yes No

WHAT ARE THE TYPES, SIZES, AND AMOUNTS OF COMMERCIAL VEHICLES WILL BE ACCESSING THE SITE?

General construction vehicle for a single story, 7,500 SQ FT building.

Start Date and Cost

START DATE: August 2023 ESTIMATED COST: \$1,875,000.00

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: MAY 31 2023

REGISTERED OWNER SIGNATURE: wesley Lamb DATE: MAY 31 2023
Senior Property Manager AS agent to the Landlord

PLANNING OFFICER SIGNATURE:  DATE: June 29, 2023

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 developing the principal building 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.

**6200-46th AVENUE- TABER, ALBERTA - DEVELOPMENT PERMIT APPLICATION
7500 SQ. FT. SINGLE STORY COMMERCIAL BUILDING
MAY 2023-05-31**



- 1.0 - COVER
- 2.0 - LOCATION PLAN, INFO, STATISTICS
- 3.0 - SITE PLAN
- 4.0 - LANDSCAPE APPROACH
- 5.0 - FLOOR PLAN
- 6.0 - ROOF PLAN
- 7.0 - ELEVATIONS
- 8.0 - ELEVATIONS
- 9.0 - 3D MODEL LOCATION PLAN
- 10.0 - 3D SITE PLAN
- 11.0 - 3D ELEVATIONS
- 12.0 - 3D ELEVATIONS
- 13.0 - 3D ELEVATIONS
- 14.0 - 3D ELEVATIONS
- 15.0 - PERSPECTIVES
- 16.0 - PERSPECTIVES
- 17.0 - RENDERING

REDLINE INVESTMENT PROPERTIES - THE STRONGMAN GROUP
1885 MARINE DRIVE
NORTH VANCOUVER
V7P 1V5
PH: 604 990 9644

FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER
V7T 1A2
PH: 604 912 0203



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
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NORTH VANCOUVER
604 990 9648
WWW.THESTRONGMANGROUP.COM

FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER V7T 1A2
604 912 0203
WWW.FORMLINE.CA

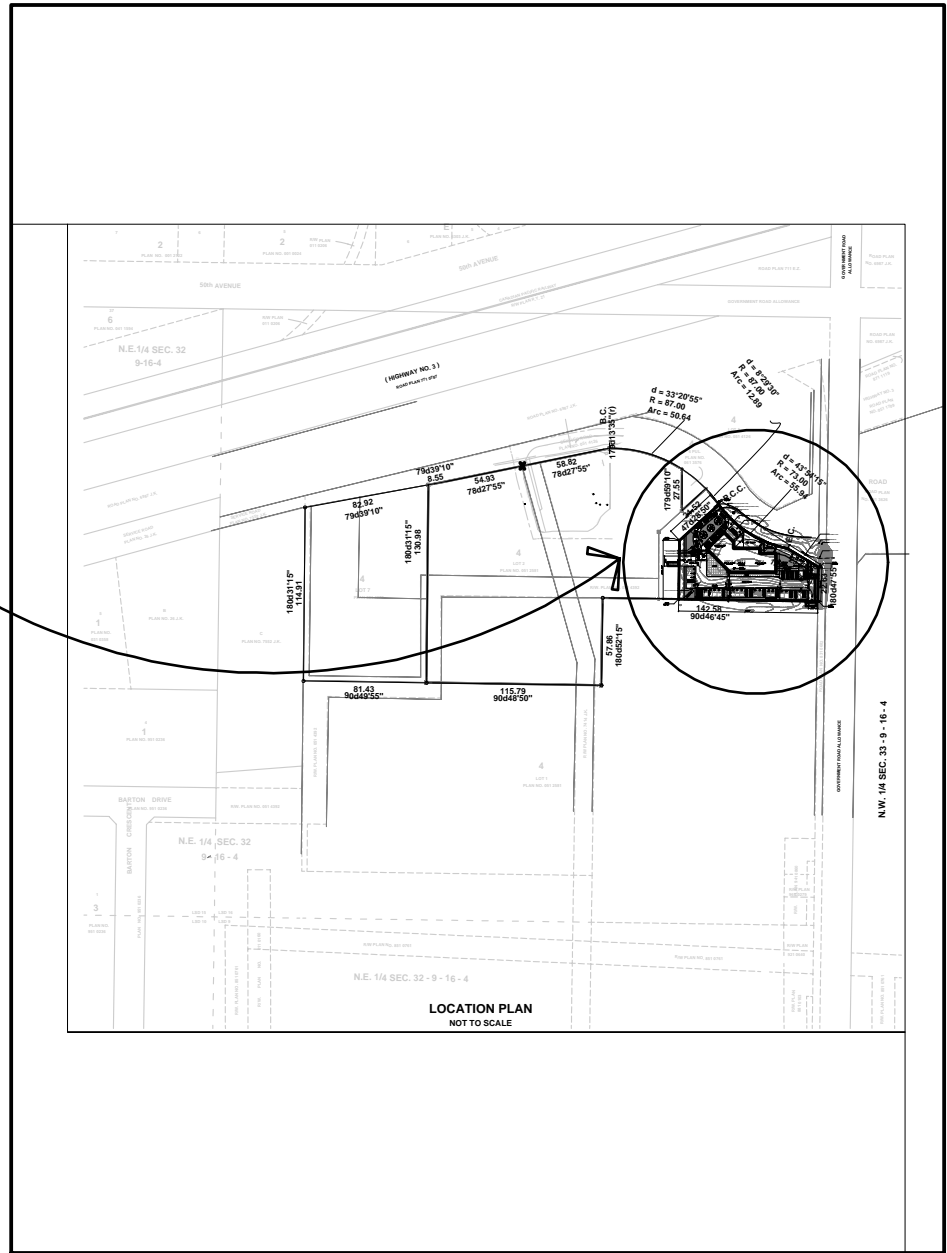
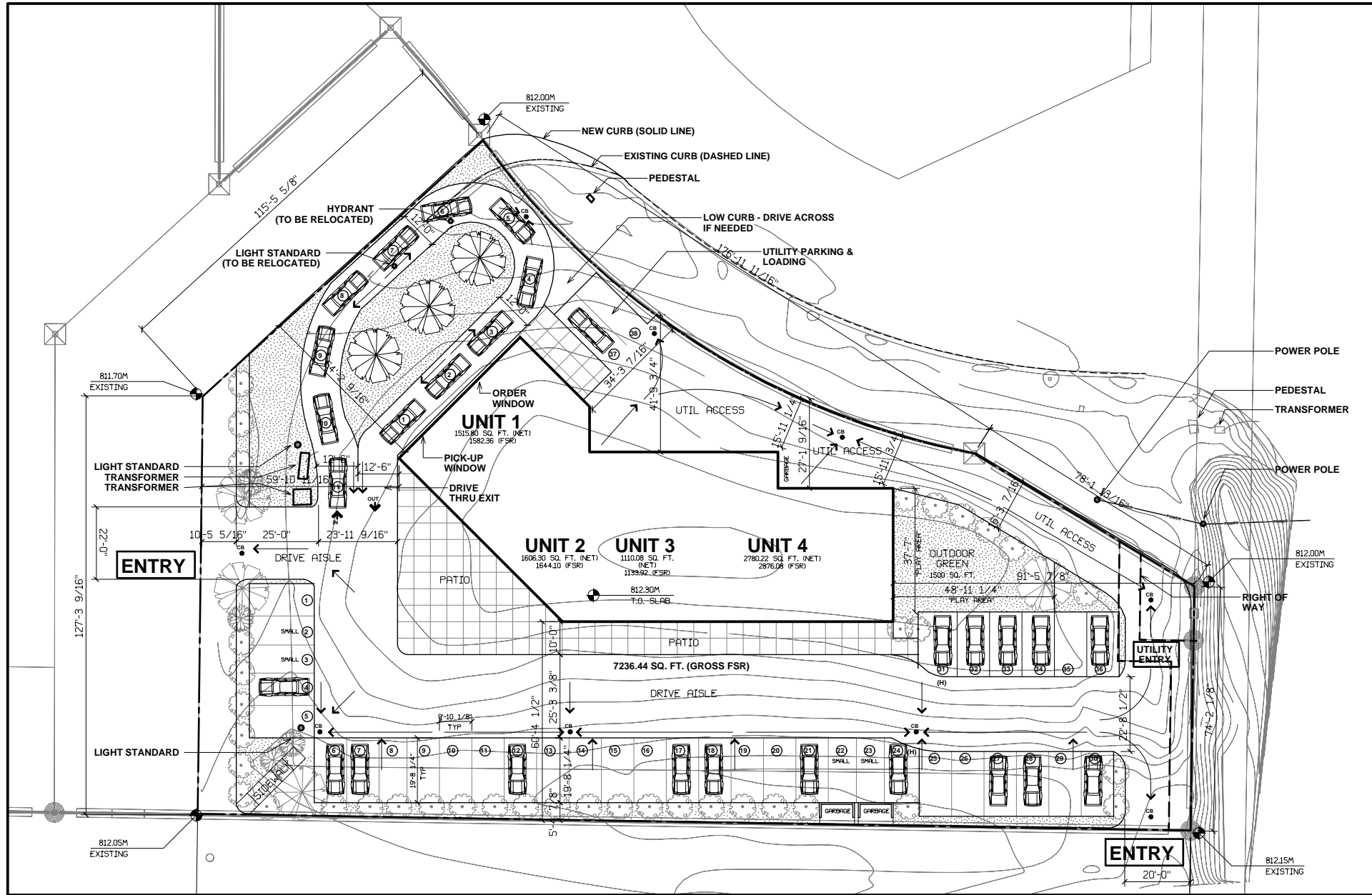
ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	AS NOTED
NOTES:	-

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT		



LOCATION,
LOT PLAN
&
INFO

PROJECT
2301
SHEET
A 2.0



1 LOT PLAN
SCALE: 1:250 ■ 22 BY 34

2 LOCATION PLAN
SCALE: 1:2500 ■ 22 X 34

SITE INFO		
1	LEGAL ADDRESS	LOT 2, BLOCK 4, PLAN 051 2581 (NE 1/4 SEC. 32, TWP. 9, RGE. 16 W. 4M.)
2	CIVIC ADDRESS	6200 - 46TH AVENUE, TABER, ALBERTA
3	PID	N/A
4	ZONING	CC (COMPREHENSIVE COMMERCIAL DISTRICT)

STATISTICS			
1	SITE AREA	33382.6 SQ. FT. (3101.4 SQ. M.)	
2	BUILDING AREAS & PARKING (GROSS)	PROPOSED UNIT 1: 1582.36 SQ. FT. PROPOSED UNIT 2: 1644.10 SQ. FT. PROPOSED UNIT 3: 1133.92 SQ. FT. PROPOSED UNIT 4: 2876.08 SQ. FT.	REQUIRED PARKING (3MX6M) 8 STALLS 9 STALLS 6 STALLS 15 STALLS
3	BUILDING AREAS - NET (BOMA)	PROPOSED UNIT 1: 1515.80 SQ. FT. PROPOSED UNIT 2: 1606.30 SQ. FT. PROPOSED UNIT 3: 1110.08 SQ. FT. PROPOSED UNIT 4: 2780.22 SQ. FT.	
4	DENSITY	N/A	
5	HEIGHT (SEE ELEVATIONS)	MAX BYLAW PERMITTED: 14M (45.9) MAX PROPOSED 7.3M (24.00') (24 FT. MAX HEIGHT BASED ON TITLE COVENANT)	
6	SITE COVERAGE	MAX PERMITTED: (40%) PROPOSED: 21.7 % (7236/33382 X 100)	

GENERAL NOTES		
1	SURVEY	SURVEY INFORMATION TAKEN FROM WILDE BROS SURVEYS PH: 403 752 0180 43 N. BROADWAY, BOX 150, RAYMOND ALBERTA - FILE # 22174Str - OCT 5 2022
2	CODE & BYLAWS	ALL WORK AND MATERIAL TO BE USED SHALL BE CSA APPROVED AND/OR MEET OR EXCEED ALL APPLICABLE REQUIREMENTS AND LOCAL BYLAWS
3	DIMENSIONING	ALL DIMENSIONS ARE FROM OUTSIDE FACE OF WALL SHEATHING TO OUTSIDE FACE OF FRAMING MEMBER FOR EXTERIOR WOOD FRAMED WALLS AND FROM OUTSIDE FACE OF FRAMING MEMBER TO OUTSIDE FACE OF FRAMING MEMBER FOR INTERIOR WOOD FRAMED WALLS (U.N.O.) CONCRETE WALLS DIMENSIONED TO FACE OF CONCRETE
4	CLARIFICATION	ANY QUESTIONS OR DISCREPENCIES ARISING DURING THE COURSE OF THE WORK SHALL BE FORWARDED TO THE DESIGNER PRIOR TO PROCEEDING WITH THE WORK
5	CIVIL	SEE GEOTECHNICAL REPORT PREPARED BY PARKLANDGEO - CALGARY ALBERTA NOVEMBER 2022
6	LANDSCAPE	10% LANDSCAPE AREA DEDICATION - SEE LANDSCAPE PLAN (A 4.0)



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
1885 MARINE DRIVE
NORTH VANCOUVER
604 990 9648
WWW.THESTRONGMANGROUP.COM

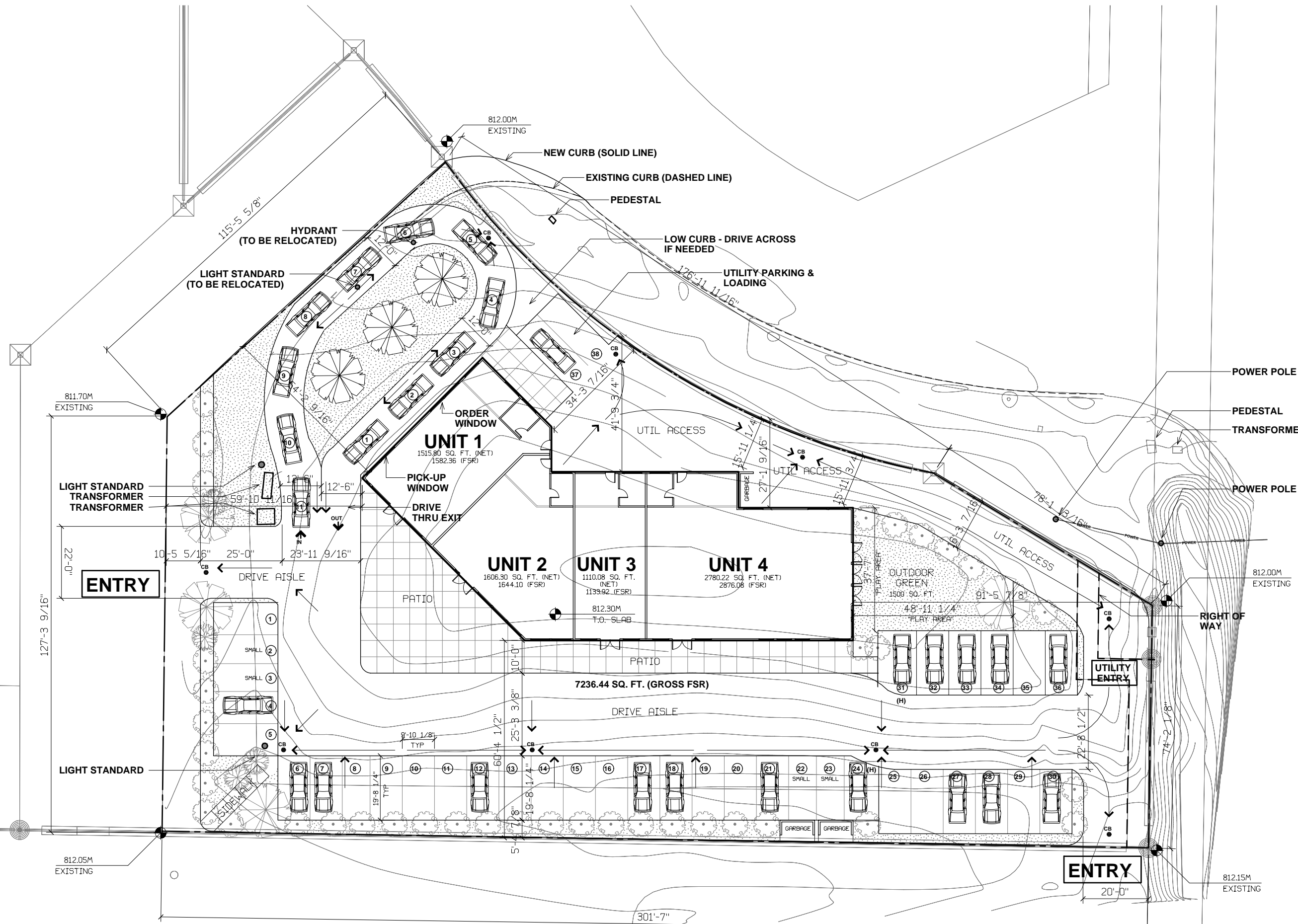
FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER V7T 1A2
604 912 0203
WWW.FORMLINE.CA

ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	
NOTES:	

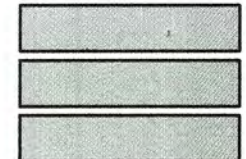
CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2



PROJECT
2301
SHEET



PROJECT	2301
SHEET	



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
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NORTH VANCOUVER

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ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	
NOTES:	

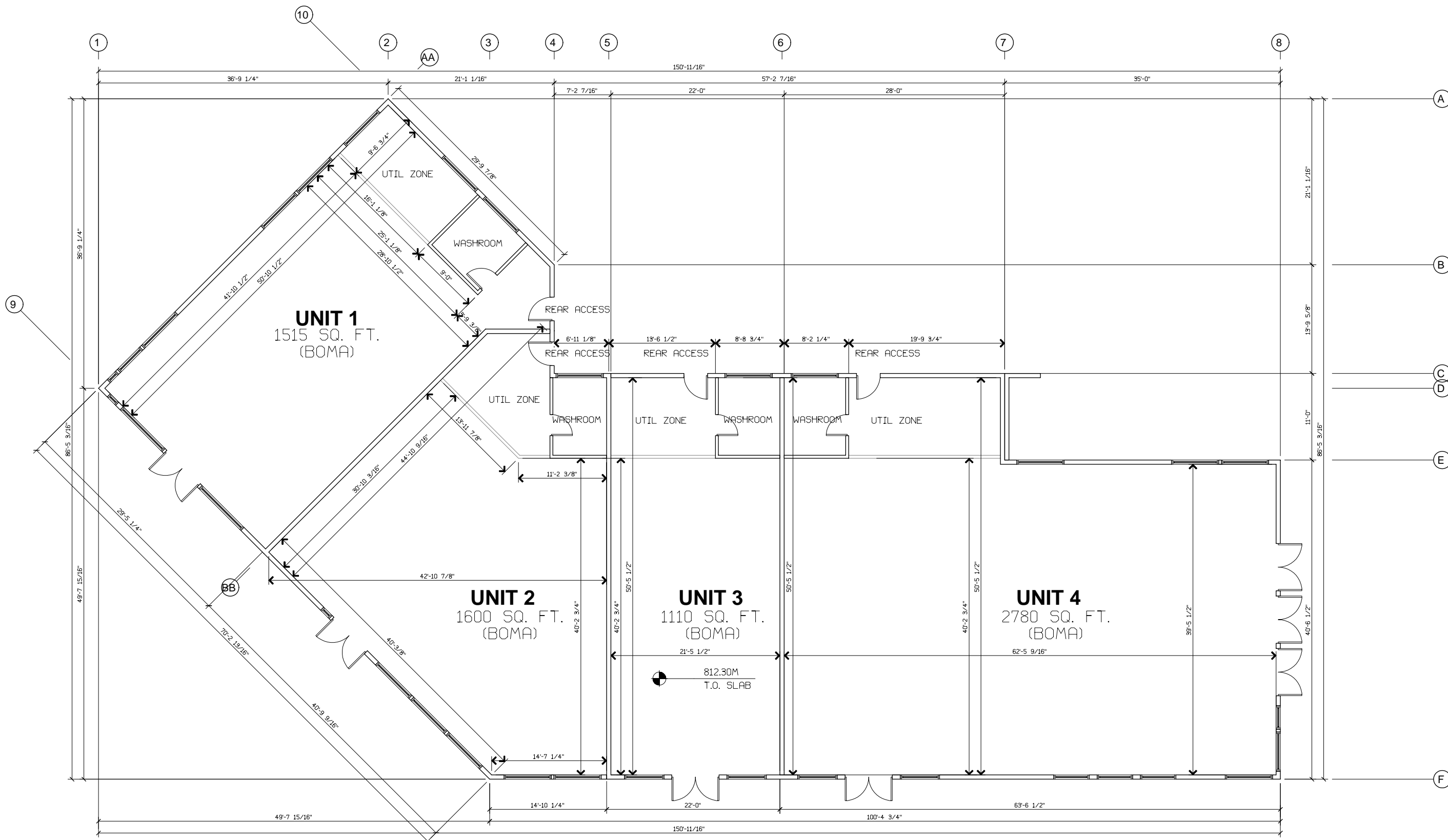
CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

**SITE
PLANTING**

PROJECT	2301
SHEET	A 4.0



	← MOUNTAIN ASH (SORBUS AUCUPARIA)
	← HACKBERRY (CELTIS OCCIDENTALIS)
	← JUNIPER (JUNIPERUS COMMUNIS)
	← FESCUE/RIVER ROCK MIX (DROUGHT TOLERANT MIX) 1. EPHRAIM WHEATGRASS 2. SHEEP FESCUE 3. RYEGRASS 4. CHEWINGS & 5. BLUEGRASS



REDLINE INVESTMENT PROPERTIES
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WEST VANCOUVER V7T 1A2
604 912 0203
WWW.FORMLINE.CA

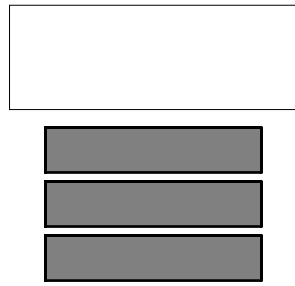
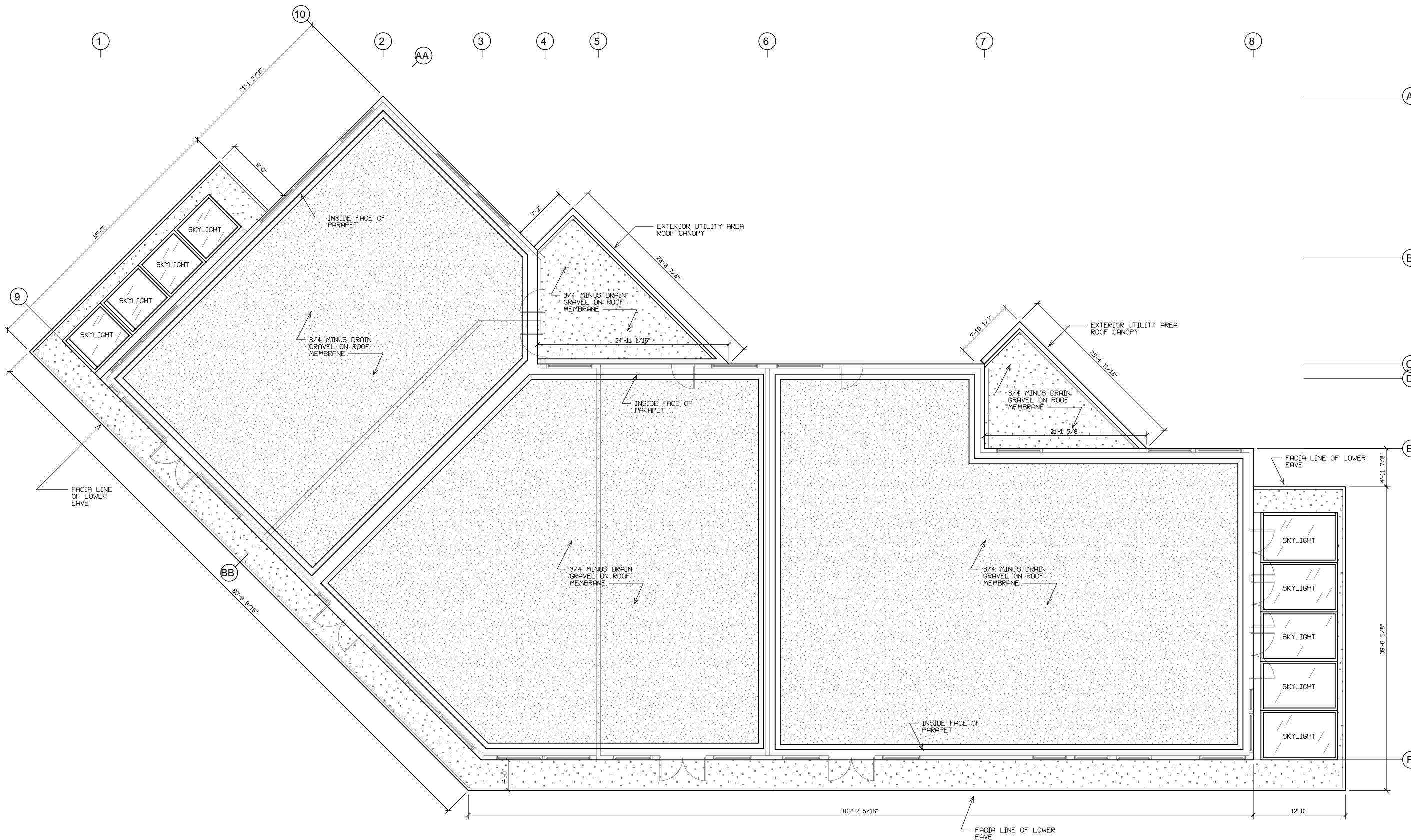
ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	1:150 (11X17)
NOTES:	1:75 (22X34)

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT		



MAIN LEVEL

PROJECT	2301
SHEET	A 5.0



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
1885 MARINE DRIVE
NORTH VANCOUVER
604 990 9648
WWW.THESTRONGMANGROUP.COM

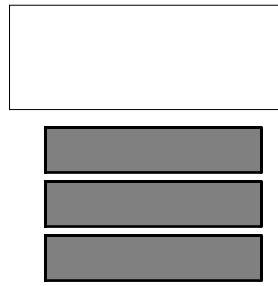
FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER V7T 1A2
604 912 0203
WWW.FORMLINE.CA

ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	
NOTES:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2



6200-46TH AVE
TABER
ALBERTA



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
1885 MARINE DRIVE
NORTH VANCOUVER
604 990 9648
WWW.THESTRONGMANGROUP.COM

FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER V7T 1A2
604 912 0203
WWW.FORMLINE.CA

ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	1:150 (11X17)
NOTES:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

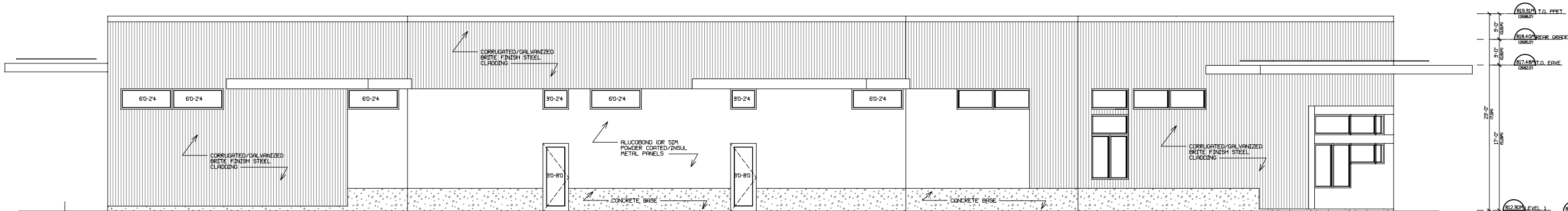
ELEVATIONS

PROJECT

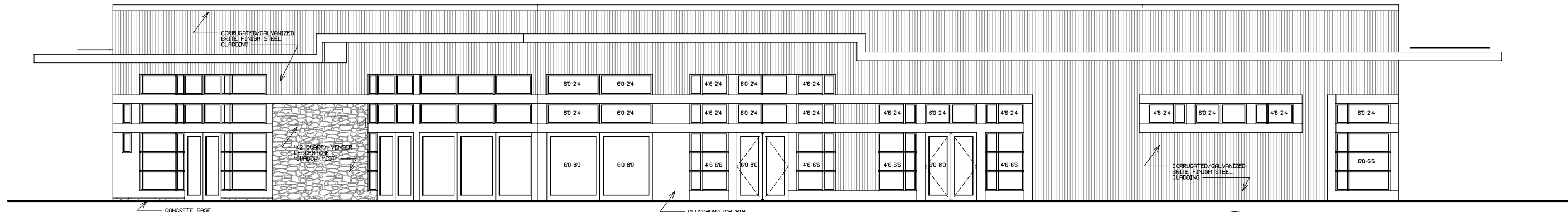
2301

SHEET

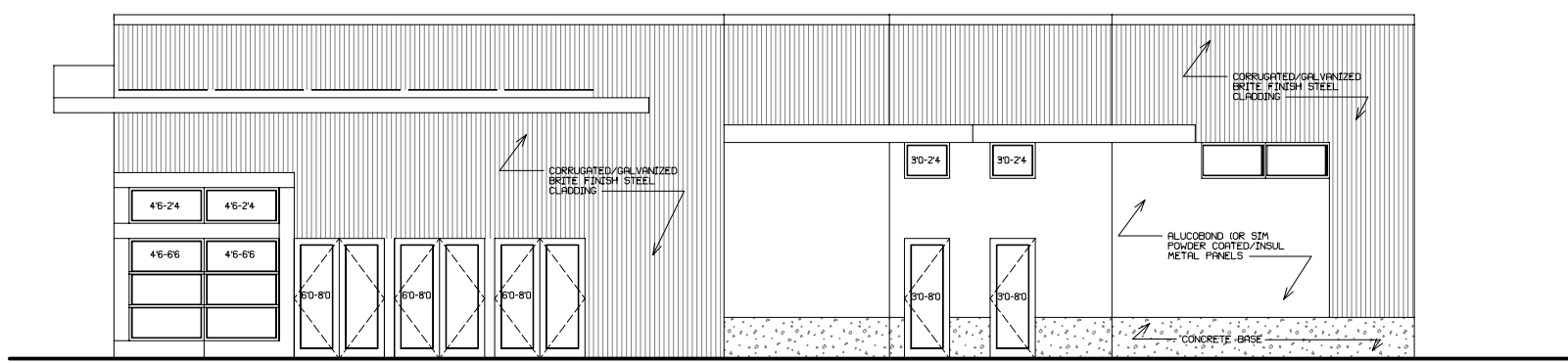
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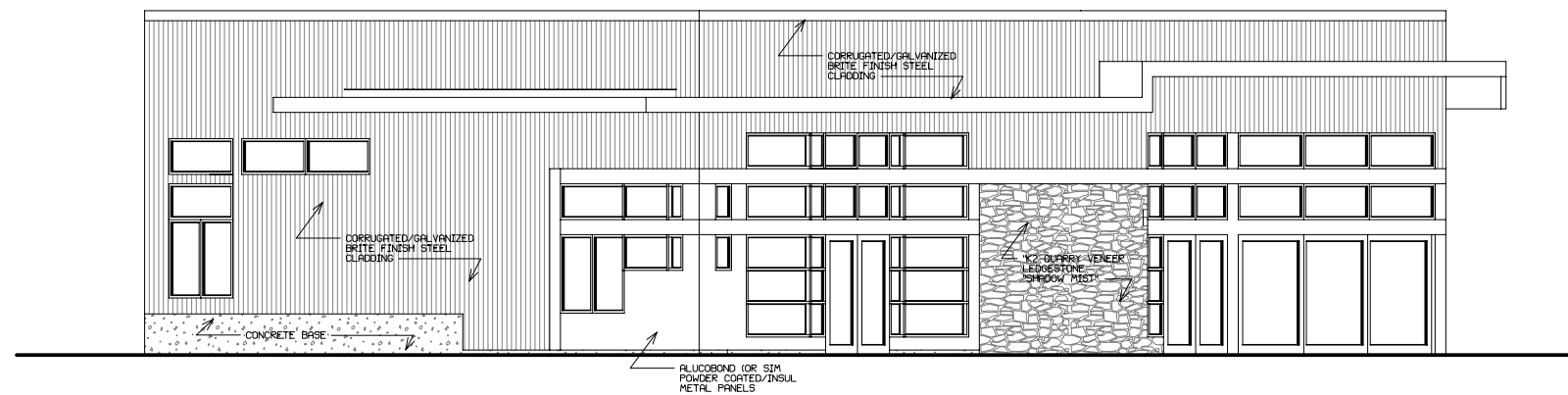
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SCALE: AS NOTED



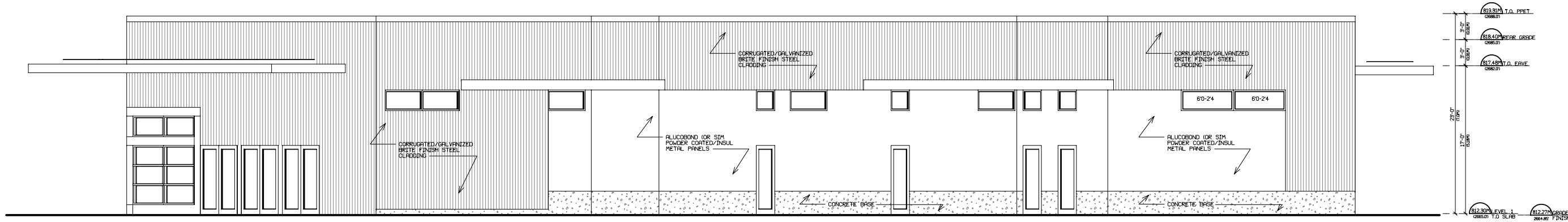
2 SOUTH
SCALE: AS NOTED



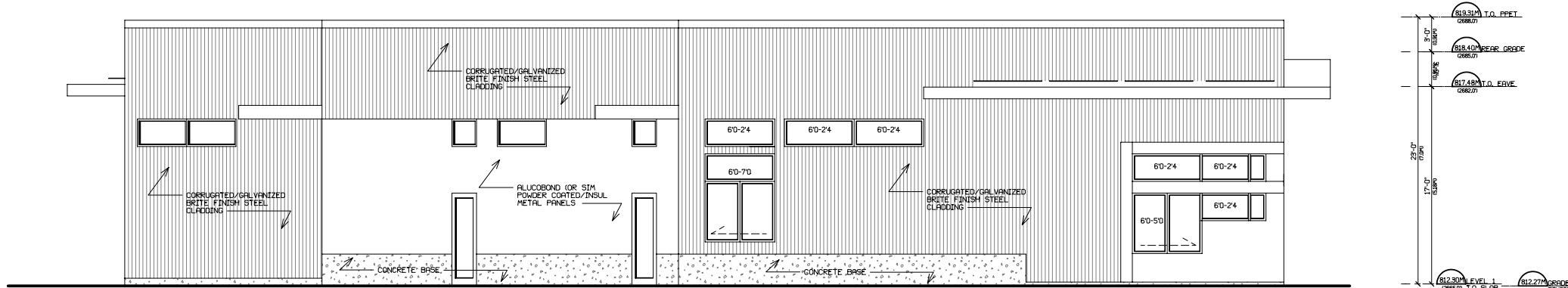
3 EAST
SCALE: AS NOTED



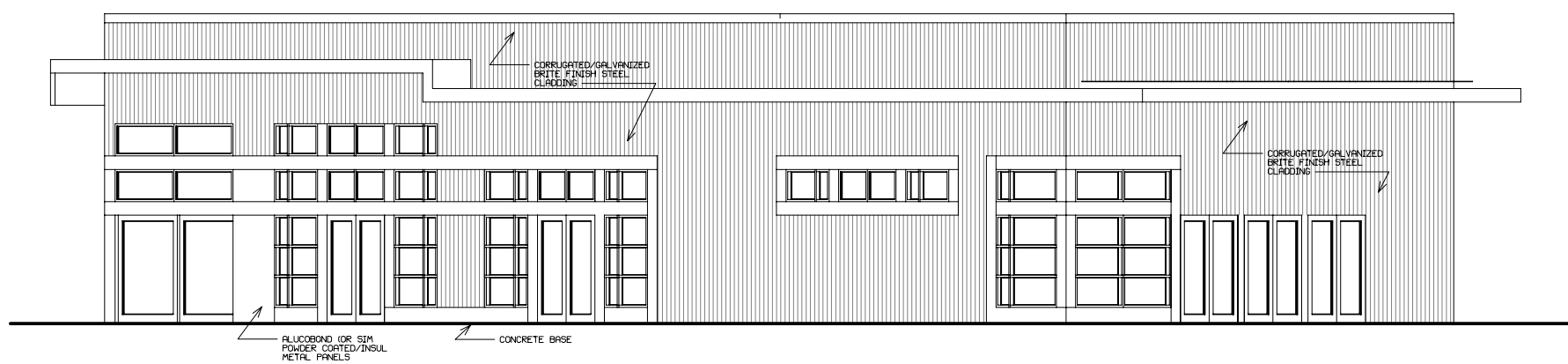
4 WEST
SCALE: AS NOTED



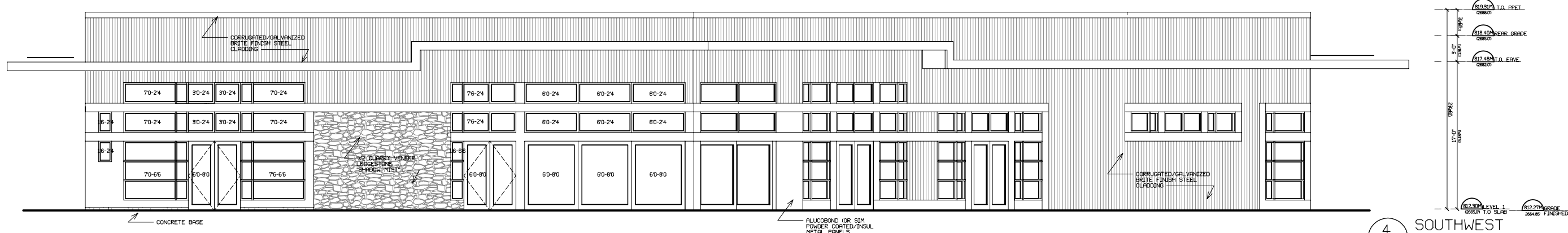
1 NORTHEAST
SCALE: AS NOTED



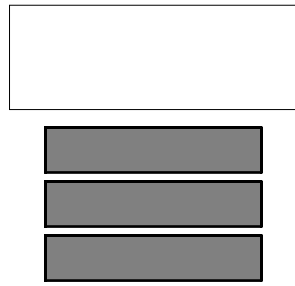
2 NORTHWEST
SCALE: AS NOTED



3 SOUTHEAST
SCALE: AS NOTED



4 SOUTHWEST
SCALE: AS NOTED



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
1885 MARINE DRIVE
NORTH VANCOUVER
604 990 9648
WWW.THESTRONGMANGROUP.COM

FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER V7T 1A2
604 912 0203
WWW.FORMLINE.CA

ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	1/4"=1'-0" (22 BY 34)
NOTES:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

ELEVATIONS

PROJECT
2301
SHEET
A 7.1

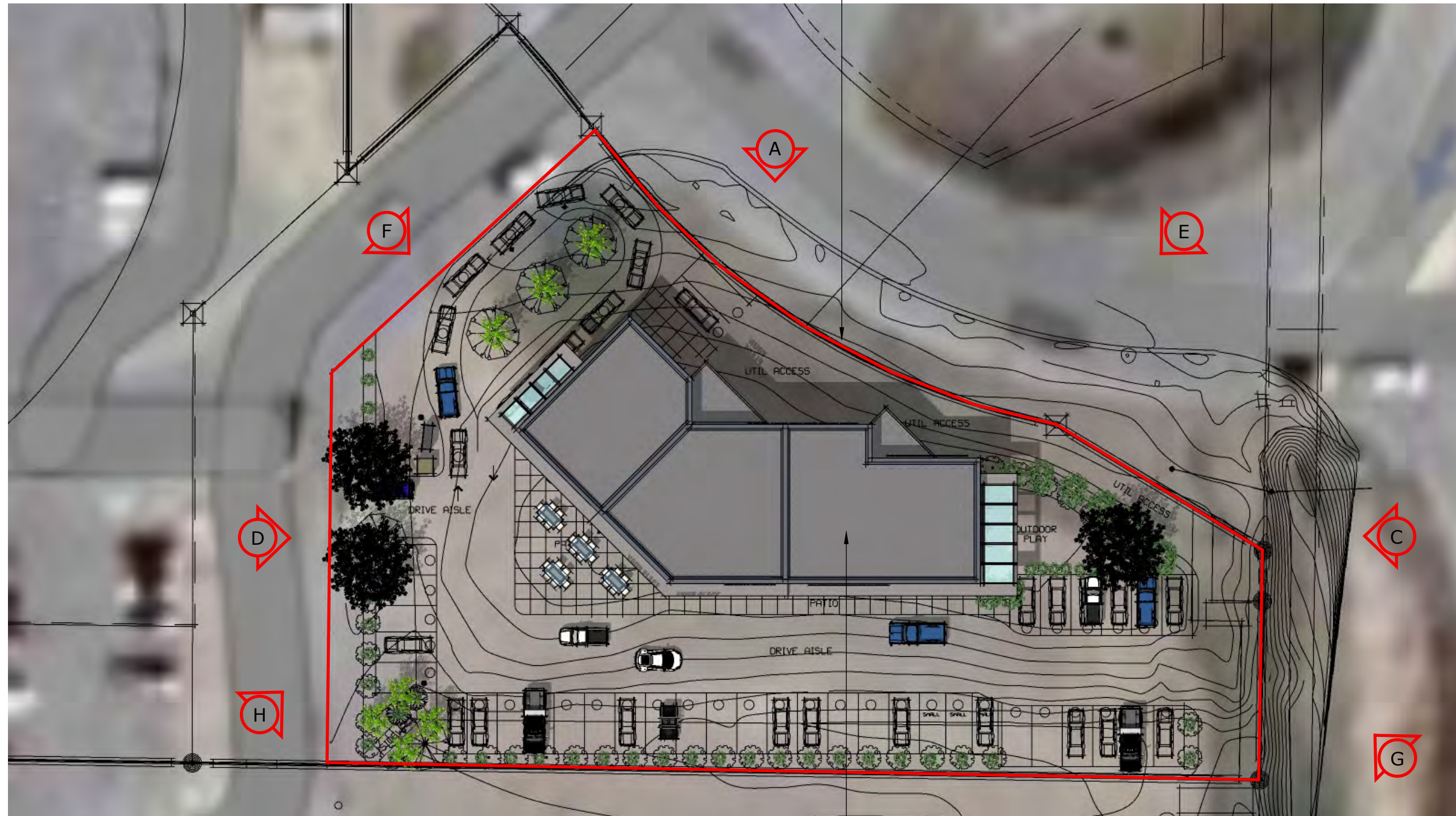


LOCATION PLAN

multi tenant commercial building

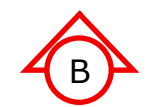
Walmart

• 3200 - west 32nd Ave property boundary (outlined in RED)



(SEE CADD PLANS SHEETS A2.0 THROUGH A8.0 FOR GREATER DETAIL)

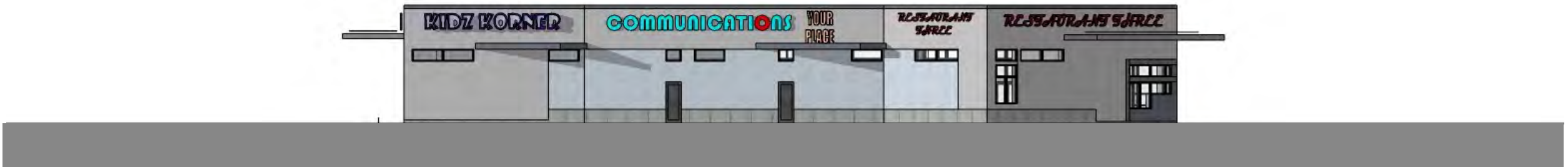
SITE PLAN



Proposed 7500 sq. ft. multi-tenant commercial/retail building •



NORTH (with foliage and vehicles)
(A)



NORTH (without foliage and vehicles)



SOUTH (with foliage and vehicles)
(B)



SOUTH (without foliage and vehicles)



EAST (with foliage and vehicles)
(C)



EAST (without foliage and vehicles)



WEST (with foliage and vehicles)
(D)



WEST (without foliage and vehicles)



NORTHEAST (with foliage and vehicles)
(E)



NORTHEAST (without foliage and vehicles)



NORTHWEST (with foliage and vehicles)
(F)



NORTHWEST (without foliage and vehicles)



SOUTHEAST (with foliage and vehicles)
(G)



SOUTHEAST (without foliage and vehicles)



SOUTHWEST (with foliage and vehicles)
(H)



SOUTHWEST (without foliage and vehicles)



PERSPECTIVE (from southwest)



PERSPECTIVE (from south)



PERSPECTIVE (from southeast)



PERSPECTIVE (from east)



PERSPECTIVE (from northeast)



PERSPECTIVE (from north)



PERSPECTIVE (from northeast)



PERSPECTIVE (from northwest)



RENDERING (from west)

Project Name:		6200 46 Avenue			
Date Submitted:	District CC	Proposed Use		Payments	
Permit Number: 23-074	Address 6200 46 Avenue	Permitted?	Permitted	Amount	Paid?
Roll Number: 4462020	Lot, Block, Plan Plan 0512581			Date	
Meeting and Notification Requirements					
Required?	Date	Required?	Dates		
Council	No	Newspaper			
MPC	Yes 7/10/2023	Mailout			
		DP Application Fee	550	Yes	6/14/2023
		Damage Deposit in	2500	Yes	6/14/2023
		Const. Water Fee	N/A	N/A	
		Total	3050	Yes	6/14/2023
		Deposit Returned?		No	

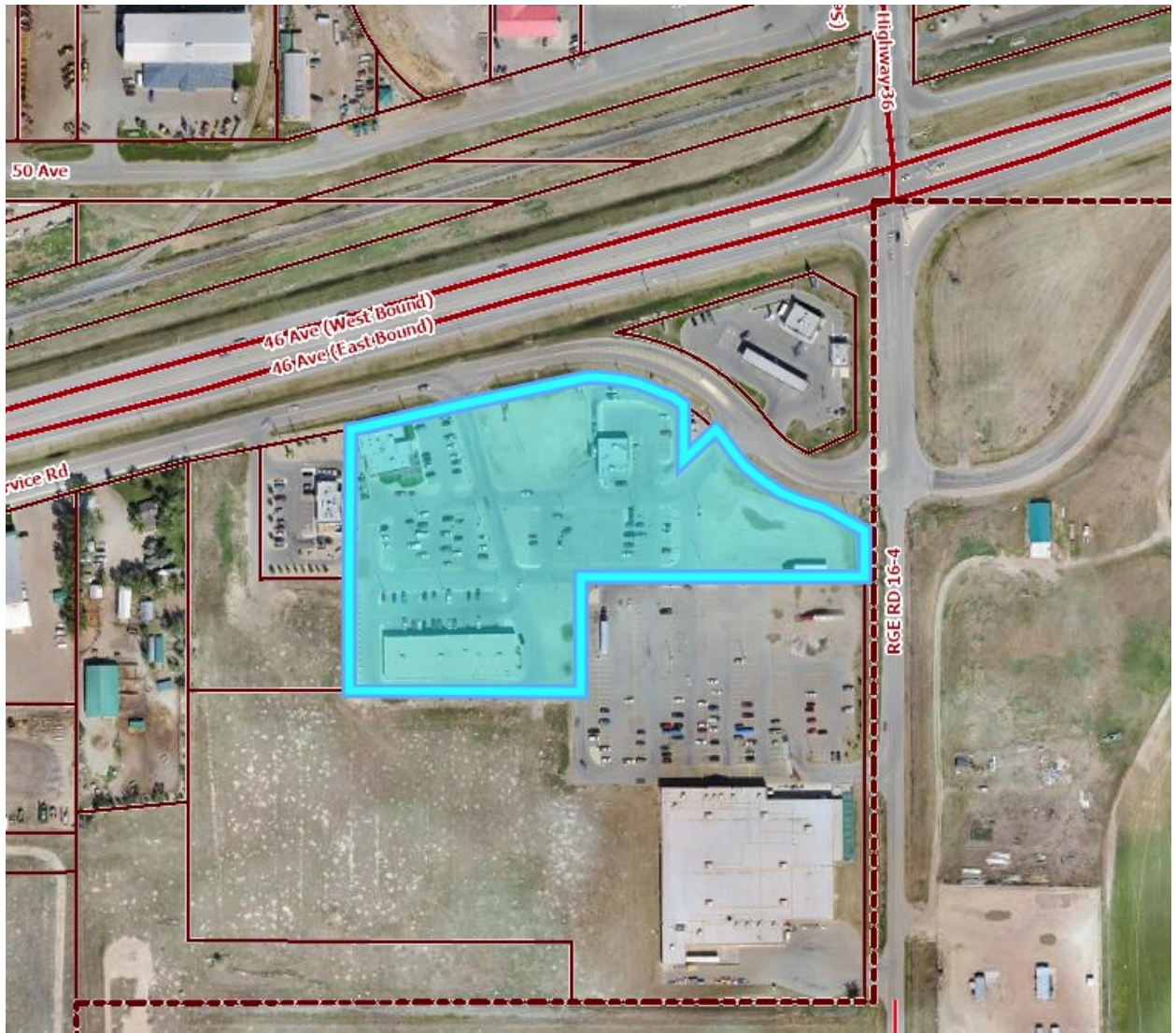
DP Submission	Required?	Completed	Notes	
Application Filled?	Yes	Yes		
Site Plan	Yes	Yes		
Drainage Plan	Yes	No		
Payment	Yes	Yes		
All materials submitted?	Yes	No		
DP Review	Required?	Completed	Notes	
LUB Review	Yes	Yes		
Waiver or Variance	Yes	Yes		
Internal Circulation	Yes	Yes		
Council or MPC	Yes	No		
Mail Outs	Yes	No		
Approval/Refusal	Yes	No		
Following Approval	Required?	Sent/Taken	Returned	Notes/Reasons for Decision:
Damage Deposit	Yes	No	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	25975.99	
Principle Building	1399.83	
Principle Building	252.8	
Principle Building	565.9	0.085406947
Principle Building	229	0.008815833
New Building	696.77	
Accessory Structures		
Accessory Structures		
Accessory Structures		
Total Structures	3144.3	0.121046397

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

Land Use Bylaw Checklist (units in metres)			
Principal Building Setbacks	Required	Proposed	Acceptable
Front Setback	5.0	4.7	No
Rear Setback	7.5	18	Yes
Side Setback 1	1.2	16	Yes
Side Setback 2	3.0	27	Yes
Accessory Setbacks	Required	Proposed	Acceptable
Front Setback	5.0		Yes
Rear Setback	0.6		Yes
Side Setback	0.6		Yes
Side Setback Adjacent Street	1.2		Yes
Principal Building	1.0		Yes
Coverages			
Max Building Coverage	40%	12.1%	Yes
Principal Building		8.5%	No
Accessory Buildings		2.7%	No
Decks		0.9%	No
Driveway Coverage	40%	#DIV/0!	
Landscaping	Required	Proposed	Acceptable
Amount required	10%	8%	No
Parcel Size	Required	Proposed	Acceptable
Min. Parcel Area	2000.0	25975	Yes
Min. Parcel Width	20.0	81	Yes
Heights	Required	Proposed	Acceptable
Max Building Height	14.0	7.01	Yes
Max Deck Height			Yes
Max Accessory Height			Yes
Parking	Required	Proposed	Acceptable
Stalls			Yes
Handicap			Yes
Other	Required	Proposed	Acceptable
Corner Site Triangle			Yes

Parking Calculation			
Use(s)	1 Stall per Xm2	Area	Stalls required
Shopping Centre	30	696.77	23.2256667
Note: Total always rounds up			Total 23.2256667





Municipal District of Taber

July 5, 2023

Town of Taber
4900A – 50th Street
Taber, Alberta
T1G 1T1

Delivered via email

Attention: Celina Newberry

Dear Celina,

RE: IDP Referral for DP 23-074

At the July 4, 2023 Municipal District of Taber Subdivision & Development Authority meeting, the Authority made the following motion:

Resolution No: **Other Business - Town of Taber - IDP Referral for DP 23-074 - Request for comment**
2023-0-181 **MOVED By** Councillor Brian Hildebrand

The Municipal District of Taber Subdivision and Development Authority is of opinion that there is insufficient information regarding impacts to the intersection of 46 Ave and Range Road 16-4 as a result of the proposed development (DP 23-074). The Municipal District of Taber supports the Town of Taber's commitment to undertake an Area Structure Plan from Range Road 16-4 to east of 55th Street south of Highway 3 to establish a comprehensive framework for future development including the long-term viability or existence of intersection of 46 Ave and Range Road 16-4. The Municipal District of Taber Subdivision and Development Authority requires that a TIA (Traffic Impact Assessment) is completed prior to undertaking the development that includes the vision of the Area Structure Plan and that the building is sited appropriately to ensure adequate sight lines and road widening if necessary and that any associated costs for the intersection improvement and road widening are not the responsibility of the Municipal District of Taber. The Municipal District of Taber look forward to future correspondence to discuss the Area Structure Plan through the Intermunicipal Development Plan process.

CARRIED

Please direct questions to the MD of Taber Planning and Development department at (403)-223-3541.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jazlyn Pedersen'.

Jazlyn Pedersen
Community Services Coordinator
Municipal District of Taber

Development Authority Request for Decision

Meeting Date: July 10, 2023

Subject:

DP 23-090 - 6118 54 Street - Moved-on Shed

Recommendation:

That the Municipal Planning Commission approves Development Permit DP 23-090 for a Moved-on Shed at 6118 54 Street, Lot 20, Block A, Plan 7092GG, with the following twelve (12) conditions:

1. The site is developed as per the site plan, to the satisfaction of the Development Authority;
2. The development conforms to the requirements of the Residential Single and Two Dwelling District (R-2);
3. The shed shall be placed, so that it is a minimum 0.60 m from the southern property line;
4. The Moved-on Shed shall be kept in good repair;
5. The applicant shall be responsible having all the underground utilities located on the property and ensuring that the building has not been located overtop any of them prior moving the building onto the property. If the proposed location of the building has been located over top any underground utilities it is the applicant's responsibility to either relocate the building to a new location (this must be approved by the Development Authority) on the property or remedy to the situation to the satisfaction of the affected utility provider;
6. A separate development permit will be required to install a permanent foundation for the building;
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. The exterior finishes of the moved-on shed shall be professionally manufactured and complimentary to the finishing of the subject dwelling;
9. 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;
10. If the proposed moved-on shed is to be used for a business at any time, a Home Occupation Permit and License shall be required;
11. 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);
12. 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 Moved-on shed at 6118 54 Street. The shed will measure 10' by 16' or 3.048 m by 4.877 m. As this shed is over 10m² and will be Moved-on it is considered a discretionary use and is brought to the commission for a decision.

The application was circulated and no concerns were received.

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 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:

That the proposed development is constant with the relevant statutory plan and in the opinion of the development authority does not unduly impact the neighbouring properties.

Alternative(s):

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 23-090 for a Moved-on Shed at 6118 54 Street, Lot 20, Block A, Plan 7092GG, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 23-090 for a Moved-on Shed at 6118 54 Street, Lot 20, Block A, Plan 7092GG, with reasons.

1. The existing development may unduly impact the use, enjoyment or value of adjacent parcels.



Attachment(s): Application
Site Plan
Picture of the Style of Shed Proposed
Ortho 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

DP 90

Applicant Information

APPLICANT NAME: [REDACTED]

MAILING ADDRESS: 6118, 54st

TOWN: Taber, AB.

POSTAL CODE: T1G 1T9

EMAIL: [REDACTED]

PHONE NUMBER: [REDACTED]

Owner Information (if different from applicant)

Rick OWNER NAME: [REDACTED]

MAILING ADDRESS: [REDACTED]

TOWN: TABER

POSTAL CODE: [REDACTED]

EMAIL: N/A

PHONE NUMBER: [REDACTED]

Property Information (property to be developed)

MUNICIPAL ADDRESS: 6118, 54st

LOT(S): _____

BLOCK: _____

PLAN: _____

Description of Project

DESCRIBE YOUR PROJECT

10x16 shed on property (160sqft)
Attached picture layout on property -
Attached portfolio of manufactured building

Type of Development

TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- Single Family Dwelling Semi-detached Dwelling Duplex Dwelling
 Row House Dwelling Multi-unit Residential Mixed-use Development
 Moved-in Dwelling Addition Renovation
 Other MOVE ON SHED / on blocking min barn.

DOES THE DEVELOPMENT REQUIRE ANY WAIVERS?

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

- Setback Deck Height (1.5m max) Parking (Min. 2 / dwelling unit)
 Other _____

Start Date and Cost

ESTIMATED START DATE: * Hopeful MAY 1 to present date ESTIMATED COST: \$ 7300

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: June 29 / 2023

 REGISTERED OWNER SIGNATURE: _____

DATE: APR 12 2023

PLANNING OFFICER SIGNATURE: 

DATE: June 23 / 2023

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.

10 x 16 manufactured
Shed / Baby Barn



Lofted Barns

With up to 8ft of loft included in the price, the Lofted Barn is ideal for customers needing to maximize their available storage space. The gambrel (barn-style) roof provides a traditional appearance and increases the total loft space. Add a package to suit your needs.



10ft x 20ft Lofted Barn | Black Metal Roof
 Gray Shadow Paint and Barn White Trim Paint on LP Smart Panel Siding
 Shown with extra options: two 10" x 29" windows in Double Barn Doors, one 2ft x 3ft Window & a Loft Window.

KEY FEATURES

- Iconic barn-style roof
- 8ft standard wall height (92.5" inside wall height)
- Up to 8ft of loft included FREE. No price credit for subtracting loft.
- 8ft wide buildings come with a single barn door
- 10ft and wider come with double barn doors (excluding packages)
- Prices shown are for Painted 1 Color using Standard Paint Colors
- Prices shown are for 6' 3" walls

SIZE	CASH PRICE*	RENT TO OWN (36 MO) **	RENT TO OWN (60 MO)
8x10	\$4,975	\$230 ³²	\$184 ²⁶
8x12	\$5,195	\$240 ⁵¹	\$192 ⁴¹
8x16	\$6,075	\$281 ²⁵	\$225 ⁰⁰
10x10	\$5,795	\$268 ²⁹	\$214 ⁶³
10x12	\$6,425	\$297 ⁴⁵	\$237 ⁹⁶
10x14	\$6,895	\$319 ²¹	\$255 ³⁷
10x16	\$7,175	\$332 ¹⁸	\$265 ⁷⁴
10x20	\$8,945	\$414 ¹²	\$331 ³⁰
12x16	\$9,175	\$424 ⁷⁷	\$339 ⁸¹
12x20	\$10,595	\$490 ⁵¹	\$392 ⁴¹
12x24	\$12,375	\$572 ⁹²	\$458 ³³
12x28	\$14,145	\$654 ⁸⁵	\$523 ⁸⁹
12x30	\$14,825	\$686 ³⁴	\$549 ⁰⁷
12x32	\$15,575	\$721 ⁰⁶	\$576 ⁸⁵
12x36	\$16,575	\$767 ³⁶	\$613 ⁸⁹
12x40	\$17,625	\$815 ⁹⁷	\$652 ⁷⁸
14x24	\$15,945	\$738 ¹⁹	\$590 ⁵⁶
14x28	\$17,975	\$832 ¹⁸	\$665 ⁷⁴
14x32	\$20,375	\$943 ²⁹	\$754 ⁶³
14x36	\$22,025	\$1,019 ⁶⁸	\$815 ⁷⁴
14x40	\$23,375	\$1,082 ¹⁸	\$865 ⁷⁴
>16x24	\$19,125	\$885 ⁴²	\$708 ³³
>16x28	\$21,595	\$999 ⁷⁷	\$799 ⁸¹
>16x32	\$24,425	\$1,130 ⁷⁹	\$904 ⁶³
>16x36	\$26,445	\$1,224 ³¹	\$979 ⁴⁴
>16x40	\$28,075	\$1,299 ⁷⁷	\$1,039 ⁸¹

> 16ft wide buildings not available in all areas.

Utility Sheds

The gable style roof of the Utility Shed provides the option for increased wall height, making it feel more spacious on the inside and leaving room on the walls for taller storage shelves, long garden tools, or ladders. Add a package to suit your needs.



10ft x 14ft Utility Shed | Brown Metal Roof
 Navajo Paint and Barn White Trim Paint on LP Smart Panel Siding
 Shown with extra options: one 2ft x 3ft Window with Shutter Trim, two 10" x 29" windows in Double Barn Doors and 8ft Tall Walls

KEY FEATURES

- 5/12 Pitch gable-style roof
- 8ft standard wall height (92.5" inside wall height)
- 7ft (81in inside) required for some Add-on Packages & Options
- 8ft wide buildings come with a single barn door
- 10ft and wider come with double barn doors (excluding packages)
- Prices shown are for Painted 1 Color using Standard Paint Colors
- Prices shown are for 6' 3" walls (7' & 8' walls available)

SIZE	CASH PRICE*	RENT TO OWN (36 MO)	RENT TO OWN (60 MO)
8x8	\$3,945	\$182 ⁸⁴	\$146 ¹¹
8x10	\$4,275	\$197 ⁹²	\$158 ³³
8x12	\$4,475	\$207 ¹⁸	\$165 ⁷⁴
8x16	\$5,925	\$274 ³¹	\$219 ⁴⁴
10x10	\$5,075	\$234 ⁹⁵	\$187 ⁹⁶
10x12	\$5,625	\$260 ⁴²	\$208 ³³
10x14	\$6,095	\$282 ¹⁸	\$225 ⁷⁴
10x16	\$6,395	\$296 ⁰⁶	\$236 ⁸⁵
10x20	\$8,045	\$372 ⁴⁵	\$297 ⁹⁶
12x16	\$8,225	\$380 ⁷⁹	\$304 ⁶³
12x20	\$9,575	\$443 ²⁹	\$354 ⁶³
12x24	\$10,895	\$504 ⁴⁰	\$403 ⁵²
12x28	\$12,475	\$577 ⁵⁵	\$462 ⁰⁴
12x30	\$13,275	\$614 ⁵⁸	\$491 ⁶⁷
12x32	\$13,675	\$633 ¹⁰	\$506 ⁴⁸
12x36	\$15,045	\$696 ⁵³	\$557 ²²
12x40	\$15,945	\$738 ¹⁹	\$590 ⁵⁶
14x24	\$14,625	\$677 ⁰⁸	\$541 ⁶⁷
14x28	\$16,475	\$762 ⁷³	\$610 ¹⁹
14x32	\$18,775	\$869 ²¹	\$695 ³⁷
14x36	\$20,795	\$962 ⁷³	\$770 ¹⁹
14x40	\$22,575	\$1,045 ¹⁴	\$836 ¹¹
>16x24	\$17,525	\$811 ³⁴	\$649 ⁰⁷
>16x28	\$19,775	\$915 ⁵¹	\$732 ⁴¹
>16x32	\$22,495	\$1,041 ⁴⁴	\$833 ¹⁵
>16x36	\$24,975	\$1,156 ²⁵	\$925 ⁰⁰
>16x40	\$26,975	\$1,248 ⁸⁴	\$999 ⁰⁷

> 16ft wide buildings not available in all areas.





Development Authority Request for Decision

Meeting Date: July 10, 2023

Subject:

Subdivision TT 23-0-001 - 5115 57 Street MPC

Recommendation:

That the Development Authority recommend that the Subdivision Authority approve Subdivision TT 23-0-001, Lot 1, Block 1, Plan 141 2121, within SE ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5115 57th Street, with the following twelve (12) conditions:

1. That approval shall apply to an industrial subdivision plan within Lot 1, Block 1, Plan 141 2121.
2. Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority.
3. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development/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. Drawing and Securities will be required as part of this process.
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 Developer shall provide a stormwater analysis to the Development Authority for approval by SMRID 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.
7. 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.
8. An encroachment agreement must be entered into with the Town of Taber for the building that measures 7.31 m by 10.38 m and registered on title;

9. Either the tank that has a radius of 1.06 m, which is on the newly proposed property line, shall be moved to a location the is fully on Lot 3, or an Encroachment Agreement shall be entered into and registered against the titles;
10. 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.
11. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.
12. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

Background:

Administration received a complete subdivision application on June 15, 2023 to subdivide one industrial lot from a larger remainder lot. The new lot would be for future industrial/commercial development. The current lot is districted as Light Industrial (M-1) and this land use will remain, should they want to change the district they would need to amend the Land Use Bylaw at that time.

The lands currently have a large building and a smaller building on them. These buildings will remain on the remainder lot. The large building would still meet the district setback requirements. The small building does not currently meet the setback requirements for the district as there is a setback shortfall between the north side of this building and the northern property line, nor would it after the subdivision. The building itself is encroaching onto the road right of way. An encroachment agreement shall be entered into with the Town of Taber and registered on the title.

The newly created lot would have no buildings on it, but there is a right of way that would limit development on a portion of the property. It should also be noted that there is a tank that would be located on the newly proposed lot line. The tank shall either be moved to a location that is fully on the remainder lot, or an encroachment agreement shall be entered in to and registered against the titles.

The application package was reviewed and circulated to internal and external stakeholders as well as adjacent properties within 100 m on June 16, 2023. Comments have been considered in the subdivision conditions and are attached for review. The subdivision was also advertised in the Taber times on June 21 & 29, 2023.

Legislation / Authority:

Bylaw 10-2018 Part 3(17)(b) Subdivision and Development Authority.



Strategic Plan Alignment:

Develop Community and Promote Growth<Describe if this aligns to either the strategic plan goals or initiatives set out by the Town or the Council/Board/Committee/Commission >>

Financial Implication:

The cost of advertising and registering the subdivision is covered by the subdivision fees.

Service Level / Staff Resource Implication:

Processing subdivisions is a part of the ongoing responsibilities of the Planning Development Department.

Justification:

Approval of the subdivision will be in line with the statutory plans. The subdivision will allow for a new industrial lot within the Town of Taber.

Alternative(s):

That the Development Authority recommend that the Subdivision Authority approve Subdivision TT 23-0-001, Lot 1, Block 1, Plan 141 2121, within SE ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5115 57 Street., with amendments to the conditions.

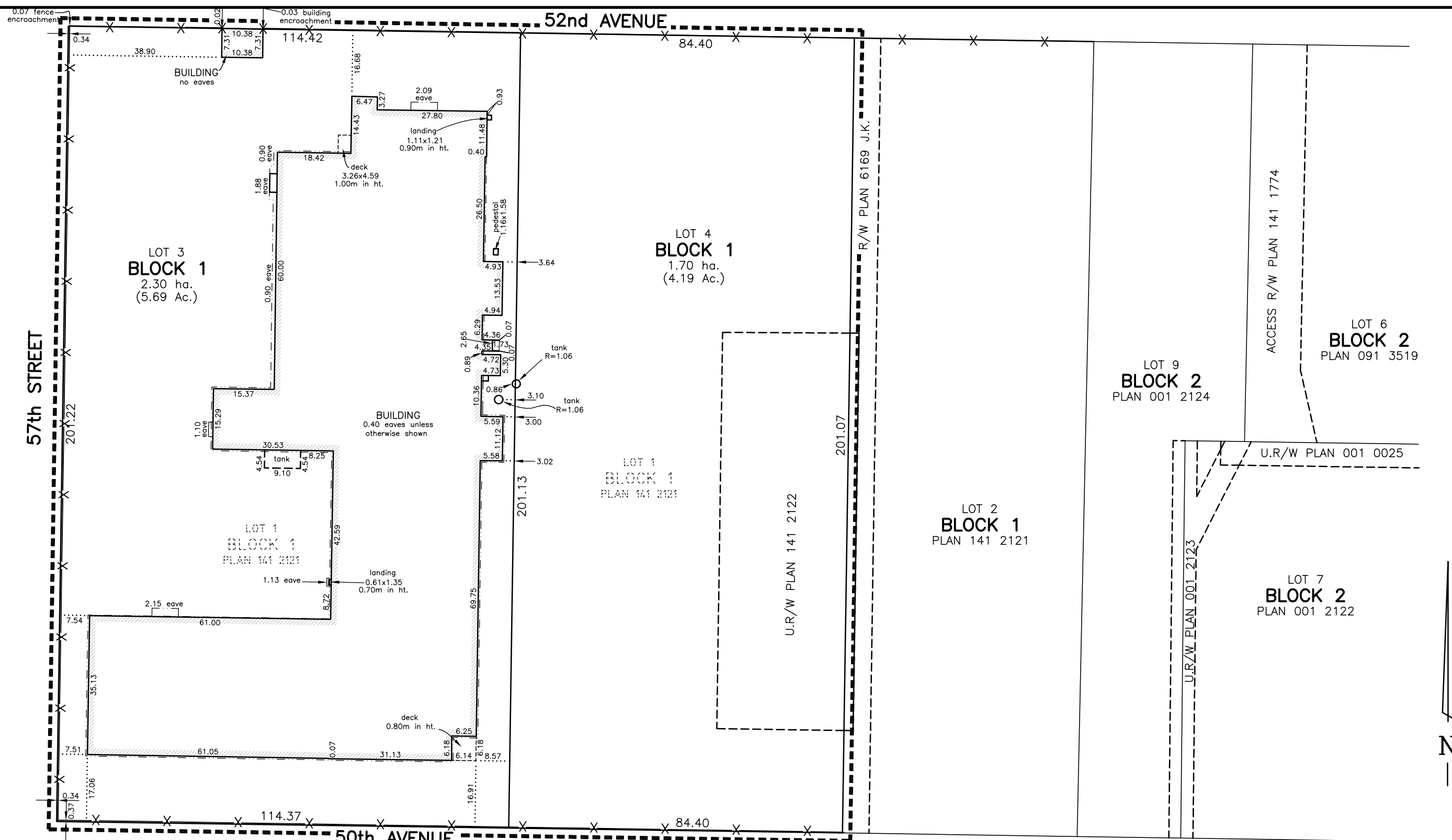
That the Development Authority recommend that the Subdivision Authority does not approve Subdivision TT 23-0-001, Lot 1, Block 1, Plan 141 2121, within SE ¼ Sec. 5, Twp. 10, Rge. 16, W4M, civically described as 5115 57 Street, with reasons.

Attachment(s): Subdivision TT 23-0-001 - Plan of Subdivision
Subdivision TT 23-0-001 - Application
Subdivision Report
Subdivision TT 23-0-001 - Site Map
Land Title
Abandoned Well Map
Comments

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



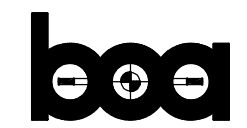
NO.	REVISION	DATE	BY

Improvements shown were surveyed on December 14th, 2022
 NOTE : Portion to be approved is outlined thus **-----**
 and contains approximately 4.00 ha.
 Distances are in metres and decimal parts thereof.

Fence lines are shown thus **-----X-----X-----**
 Distances and areas are approximate and are
 subject to change upon final survey.

SPITFIRE INVESTMENTS LTD.

TENTATIVE PLAN SHOWING SUBDIVISION
 of all of
LOT 1; BLOCK 1; PLAN 141 2121
(5115 - 57th STREET)
 all within
S.E.1/4 SEC. 5; TWP. 10; RGE. 16; W.4 M.
 TOWN OF TABER



brown okamura & associates ltd.
 Professional Surveyors
 2830 - 12th Avenue North, Lethbridge, Alberta

APPROVED Z. J. Prosper A.L.S.	DRAWN CJB	DATE JAN. 5/23
	CHECKED ZJP	JOB 22-15870
	SCALE 1:1000	DRAWING 22-15870T



Application for Subdivision Approval

Planning and Economic Development

A-4900 50th 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:	
Subdivision No:	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new Certificate of Title. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the follow:
 - Application fee
 - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor (include a digital copy)
 - Servicing Agreement (3 copies)
 - Current Copy of Certificate of Title

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

Applicant:	Name: Spitfire Investments Ltd.	
	Address: box 4905	
	Town: Taber	Postal Code: T1G2E1
	Phone Res: 403-915-8023	Phone Cell:
	Email: jon@rocketleasing.com	
	Business License#:	
Interest in the proposed subdivision, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
Registered Owner: (if different from applicant)	Name: Plus 1 Storage	
	Address: Box 4905	
	Town: Taber AB	Postal Code: T1G 2E1
	Phone Res: 4039158023	Phone Cell:
	Email: jon@rocketleasing.com	
Legal Description of Land to be Subdivided:	All/Part of the ___ ¼ of Section ___ Township ___ Range ___ W4M	
	Being all/part of: Lot/Unit 1 Block 1 Plan	
	Municipal Address (if applicable): 5115 57 ave (Street)	
Location of Land to be Subdivided:	The land is situated in the Municipality of: Taber	
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name of Municipality:
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, Highway No:
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Use of Land to be Subdivided:	Total Number of lots to be created: 2	Size of Lot(s) or range:
	Describe the existing use of the land:	bare land beside building
	Describe the proposed use of the land:	Create 1 commercial lot
	Current land use designation:	M1
	Proposed land use designation:	M1
Characteristics of the Land to be Subdivided	Describe any existing buildings: Currently 1 a building on current lot	
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain:

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.



**Application for Subdivision Approval
Form E
Planning and Economic Development**
A-4900 50th St.
Taber, Alberta T1G 1T1
Phone: 403-223-6009
Fax: 403-223-5530

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	<u>Flat</u>
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	<u>Grass and gravel</u>
Type of soil (sand, loam, clay, etc.):	<u>Sand/clay</u>
Describe the manner of providing water and sewage services:	<u>Run Sewer and water to new lot</u>

I (we), Spitfire Investments Ltd. hereby certify that I am (we are)
Print full name(s)

- the registered owner(s)
 authorized to act on behalf of the registered owner(s)

And that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Signed: [Signature] Date: 06/01/2023
Applicant

Signed: [Signature] Date: 06/01/2023
Registered Owner (if different than applicant)

Signed: [Signature] Date: 06/05/2023
Development Officer

To be completed by the registered owner(s):

Right of Entry:
I, Rob Tams, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the *Municipal Government Act*.

Signed: [Signature] Date: 06/01/2023
Registered Owner

**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject: TENTATIVE PLAN OF SUBDIVISION – Address 5115 57 Street

Date: July 5, 2023

Subdivision Application No: TT 23-0-001

Proposed Subdivision Summary:

Applicant	Spitfire Investments Ltd.
Owner/Developer	Plus 1 storage
Legal Description	Lot 1, Block 1, Plan 141 2121
Location	5115 57 Street
Subdivision Area	4 ha (9.88 ac)
Proposed Lots	1 new commercial/industrial lot and 1 remainder commercial/industrial lot.
MDP Designation	Taber Town Plan Bylaw 7-2016
Community ASP	None.
Neighbourhood Structure Plan (NSP)	None.
LUB District	Light Industrial District M-1
Existing Uses	Industrial – An existing building that was previously a factory, but is now used for storage. There is also a smaller building and there are some tanks on the site.

Internal / External Circulation:

Circulation was sent out on June 16, 2023 all relevant comments are addressed within the Planning Considerations and Conditions of approval. All circulation comments are on file for review as required.

Planning Considerations:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mainly flat as the site is within a developed industrial area.
Storm Water & Collection	Existing, any changes are to be approved by the Development Authority.
Water Supply, Sewage Disposal and Solid Waste Disposal	Town Services are within proximity to the subdivision area.
Subdivision Design - Roads, Accessibility, & Circulation	The plan of subdivision is intended to create one lot for future industrial use and one remainder lot that is already developed. The newly created lot will require a new access to be created from 50 Ave.
Open Space / Parks	N/A
Reserves	N/A
Land Use Bylaw	<p>M-1 - 2 Lots Primary Commercial/Industrial</p> <p>Area of Site: Minimum Standard required: 900 m² or 0.22 acres Standard provided: 18170 m and 23027 m or (4.49 and 5.69 acres)</p> <p>Width of Site: Minimum Standard required: 25 m Standard provided: 84.4 m and 114.37m</p>

Recommendation:

That the subdivision application by the Town of Taber be **APPROVED** with the following conditions:

Prior to entering into a Servicing Agreement	<ol style="list-style-type: none"> 1. That approval shall apply to an industrial subdivision plan within Lot 1, Block 1, Plan 141 2121. 2. Pre and post storm water modelling that ensures post-development flows do not exceed pre-development flows shall be required, to the satisfaction of the Development Authority.
Prior to construction commencing	<ol style="list-style-type: none"> 3. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development/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. Drawing and Securities will be required as part of this process. 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 Developer shall provide a stormwater analysis to the Development Authority for approval by SMRID Irrigation District. The analysis shall show post-development flows do not exceed pre-development flows by

	<p>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.</p> <p>7. 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.</p> <p>8. An encroachment agreement must be entered into with the Town of Taber for the building that measures 7.31 m by 10.38 m and registered on title;</p>
Prior to plan endorsement	<p>9. Either the tank that has a radius of 1.06 m, which is on the newly proposed property line, shall be moved to a location the is fully on Lot 3, or an Encroachment Agreement shall be entered into and registered against the titles;</p> <p>10. 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.</p> <p>11. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.</p> <p>12. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</p>

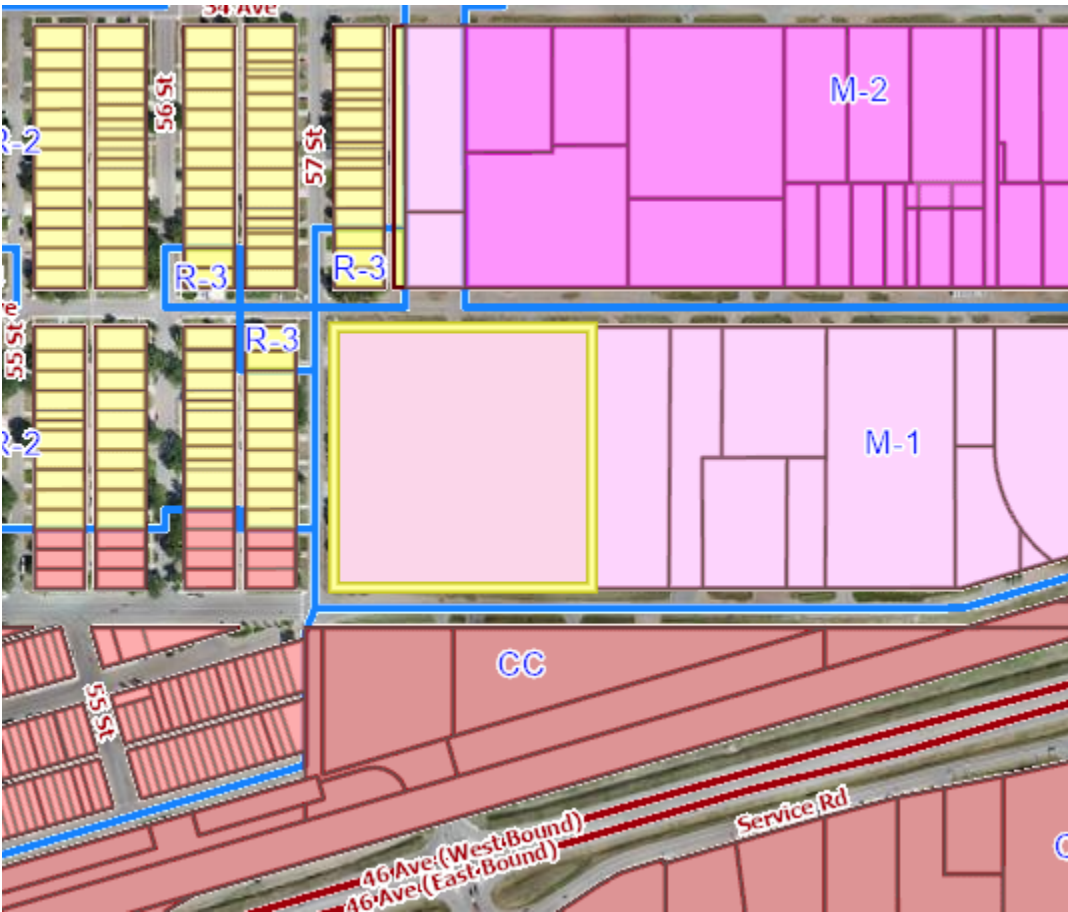
Notations

1. This approval is subject to all relevant environmental legislation and the Alberta Environmental Protection and Enhancement Act.
2. It is the developer's responsibility to ensure that boundary grades tie in with adjacent properties.
3. It is the developer's responsibility to determine whether the use approved by this tentative plan of subdivision is achievable or whether such use may be constrained or precluded by site conditions, including constraints on use resulting from environmental conditions or legislation or both.

Author: Celina Newberry
Departmental Review:

Subdivision Approving Authority

Approval Date



Land Use District Map for Proposed Subdivision TT 23-0-001

The property subject to subdivision is indicated in yellow



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0036 248 508 1412121;1;1 171 158 881

LEGAL DESCRIPTION
PLAN 1412121
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 4 HECTARES (9.88 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;16;10;5;SE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 171 011 353

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171 158 881	18/07/2017	TRANSFER OF LAND	\$2,250,000	CASH & MORTGAGE

OWNERS

PLUS 1 STORAGE LTD.
OF 5801 54 AVENUE
TABER
ALBERTA T1G 1X4

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
141 205 165	06/08/2014	EASEMENT OVER AND FOR BENEFIT: SEE INSTRUMENT AS TO PLAN: SEE INSTRUMENT
171 011 354	13/01/2017	CAVEAT RE : ENCROACHMENT AGREEMENT , ETC. (DATA UPDATED BY: TRANSFER OF CAVEAT 171158882)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
171 158 881

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: 171158895)

171 158 883 18/07/2017 MORTGAGE
MORTGAGEE - CANADIAN IMPERIAL BANK OF COMMERCE.
595 BAY ST,SUITE 500
TORONTO
ONTARIO M5G2C2
ORIGINAL PRINCIPAL AMOUNT: \$2,000,000

171 158 884 18/07/2017 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - CANADIAN IMPERIAL BANK OF COMMERCE.
595 BAY ST,SUITE 500
TORONTO
ONTARIO M5G2C2
AGENT - MICHAEL J MORCOM

191 122 647 25/06/2019 CAVEAT
RE : AGREEMENT CHARGING LAND , ETC.
CAVEATOR - FORTISALBERTA INC.
15 KINGSVIEW ROAD SE
ATTN:LAND DEPT
AIRDRIE
ALBERTA T4A0A8
AGENT - ERIN ALDCROFT.

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 31 DAY OF MAY,
2023 AT 01:09 P.M.

ORDER NUMBER: 47384388

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S) .



Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author: XXX	Printing Date: 6/16/2023
Legend ◊ Abandoned Well (Large Scale) ○ Revised Well Location (Large Scale) — Revised Location Pointer Paved Road (20K) — Primary Divided — Primary Undivided 4L — Primary Undivided 2L — Primary Undivided 1L — Interchange Ramp — Secondary Divided — Secondary Undivided 4L	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer .	
	Scale: 9,027.98 0.16 Kilometers 0	
	Projection and Datum: WGS84 Web Mercator Auxiliary Sphere	

From: Newberry, Celina
To: [Weiss, Donna](#); [Eagan, Chris](#); [Flaherty, Christopher](#); [Abela, Graham](#); [Hamilton, Brent](#); [Van Ham, Kerry](#); [Martin, Brian](#); [Lahiji, Ramin](#); [Munshaw, Steve](#); [Thibault, Derrin](#)
Subject: Subdivision TT 23-0-001 5117 57 Street
Date: Friday, June 16, 2023 11:02:00 AM
Attachments: [Application.pdf](#)
[Abandoned Well Map.pdf](#)
[Land Title.pdf](#)
[Plan of Subdivision.pdf](#)
[Land Use Map.docx.pdf](#)
[image001.png](#)

Good Morning,

Please see the attachments for the subdivision outlined below:

APPLICATION FOR SUBDIVISION OF LAND

Our File: TT 23-0-001

Subject: **SUBDIVISION APPLICATION**

LOT 1 BLOCK 1, PLAN 141 2121.

SE ¼ SEC 5 TWP 10 RNG 16 W4M

5115 57 St., Taber, AB

The applicant has applied, to subdivide a 4.19-acre lot from the larger remainder lot to facilitate future industrial/commercial development. The lot is in the Light Industrial District (M-1) land use district and all developments must conform to the M-1 District requirements. Please see the attached application form and Plan of Subdivision for further details.

To assist with creating conditions of subdivision for this file, please respond with comments by **noon on July 5, 2023. If you have no comments, please reply with “No Comments”**. This subdivision will be taken to the July 10, 2023 MPC meeting and July 17, 2023 Subdivision Authority meeting.

Thank you,

Celina Newberry
Planning Officer
Town of Taber

From: [Van Ham, Kerry](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-001 5117 57 Street
Date: Monday, June 19, 2023 10:31:30 AM
Attachments: [image001.png](#)
[image002.png](#)

Thank you. No concerns.

Kind regards,



Kerry Van Ham
Administrative Services Manager
FOIP Coordinator
Commissioner for Oaths
Pronouns: she/her
P: 403 223 5519

From: Newberry, Celina
To: [AHS Referrals](mailto:ahsreferrals@atco.com); [Atco Gas Subdivision Notices \(southdistrictengineering1@atco.com\)](mailto:atco_gas_subdivision_notices@southdistrictengineering1.atco.com); [Fortis Alberta \(landserv@fortisalberta.com\)](mailto:fortis_alberta_landserv@fortisalberta.com); [Jake Heide \(jake.heide@horizon.ab.ca\)](mailto:jake.heide@horizon.ab.ca); [Lisa Palmarin \(palmarinl@holyspirit.ab.ca\)](mailto:lisa.palmarin@holyspirit.ab.ca); [Shaw Circulations \(ProjectManagerSouthernAlberta@sjrb.ca\)](mailto:shaw_circulations@projectmanagersouthernalberta.com); [Taber Irrigation District \(tid@taberirrigationdistrict.ca\)](mailto:taber_irrigation_district@taberirrigationdistrict.ca); [Telus Subdivision notices \(circulations@telus.com\)](mailto:telus_subdivision_notices@telus.com); [Kim Mannion](mailto:kim.mannion@telus.com)
Subject: Subdivision TT 23-0-01 5117 57 Street
Date: Friday, June 16, 2023 10:51:00 AM
Attachments: [Application.pdf](#)
[Abandoned Well Map.pdf](#)
[Land Title.pdf](#)
[Plan of Subdivision.pdf](#)
[Land Use Map.docx.pdf](#)
[image001.png](#)

Hello,

Please see the attachments for the subdivision outlined below:

APPLICATION FOR SUBDIVISION OF LAND

Our File: TT 23-0-001

Subject: **SUBDIVISION APPLICATION**

LOT 1, BLOCK 1, PLAN 141 2121

SE ¼ SEC 5 TWP 10 RGE 16 W4M

5115 57 Street, Taber, AB

The applicant has applied, to subdivide a 4.19-acre lot from the larger remainder lot to facilitate future industrial/commercial development. The lot is in the Light Industrial District (M-1) land use district and all developments must conform to the M-1 District requirements. Please see the attached application form and Plan of Subdivision for further details.

In accordance with Section 7 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision by noon on July 6, 2023.

Please contact this office at 403-223-6003 or email celina.newberry@taber.ca if you require any further information.

Thank you,


Celina Newberry
Planning Officer

From: [Glodzinski, Claudia](mailto:glodzinski.claudia@atco.com)
To: [Newberry, Celina](mailto:newberry.celina@atco.com)
Subject: RE: Subdivision TT 23-0-01 5117 57 Street
Date: Thursday, June 22, 2023 8:06:01 AM
Attachments: [image003.png](#)

Hi Celina,

No objections form ATCO.

Claudia Glodzinski

Engineer in Training, South District Engineering
Natural Gas

E. claudia.glodzinski@ATCO.com

D. SouthDistrictEngineering1@atco.com

From: MANNION, Kimberly <Kimberly.Mannion@canadapost.postescanada.ca>
Sent: Monday, June 19, 2023 2:40 PM
To: Newberry, Celina <Celina.Newberry@taber.ca>
Subject: RE: Subdivision TT 23-0-01 5117 57 Street

Good Afternoon,

Canada Post has no comments at this time. I did however, notice on the application it states the address as 5115 57 Ave not street as it should.

Thank you,

Kim Mannion
Delivery Services Officer
Canada Post Corporation

From: Newberry, Celina
To: "MANNION, Kimberly"
Subject: RE: Subdivision TT 23-0-01 5117 57 Street
Date: Monday, June 19, 2023 3:25:00 PM
Attachments: [image001.png](#)

Hi,

Thank you the applicant put it wrong on the application, but it was right on the Plan of Subdivision. I will make sure to make the necessary corrections.

From: MANNION, Kimberly <Kimberly.Mannion@canadapost.postescanada.ca>
Sent: Monday, June 19, 2023 2:40 PM
To: Newberry, Celina <Celina.Newberry@taber.ca>
Subject: RE: Subdivision TT 23-0-01 5117 57 Street

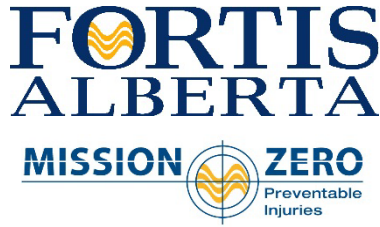
From: [circulations](#)
To: [Newberry, Celina](#)
Subject: RE: Subdivision TT 23-0-01 5117 57 Street
Date: Tuesday, June 20, 2023 2:21:00 PM
Attachments: [image003.png](#)

Good afternoon,

TELUS Communications Inc. has no objection to the above circulation.

Thank you,

Tanya Roberts
Sr Real Estate Specialist
Network Engineering & Operations (NEO) | TELUS | Rights of Way
2930 Centre Avenue NE, Calgary, AB T2A 4Y2
circulations@telus.com



Diana Pounall
Land Department

FortisAlberta Inc.
320 - 17 Ave SW
Calgary, AB
T2S 2V1
Phone# 587-775-6264
Cell#
www.fortisalberta.com
Email:
Diana.Pounall@fortisalberta.com

June 27, 2023

Town of Taber
4900A - 50 Street
Taber, Alberta
T1G 1T1

Attention: Celina Newberry

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320130626

MD File No.: TT 23-0-01

Location/Legal Description: SE 05-10-16 W4

Customer Name: PLUS 1 STORAGE LTD.

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Pounall', is written over a light blue circular stamp.

Diana Pounall

RE: 320130626

June 16, 2023

Email: Celina.newberry@taber.ca

Celina Newberry
Planning Officer
Town of Taber
A – 4900 50 Street
Taber AB T1G 1T1

Re: Subdivision Application
Lot 1, Block 1, Plan 1412121 (5115 57 Street, Taber AB)
Your File: TT 23-0-001

Dear Celina,

The St. Mary River Irrigation District (SMRID) has reviewed the above-referenced application. The proposed development is located within sub-catchment H5 that drains to Taber Reservoir. Therefore, the applicant shall ensure that post-development flows into roads or ditches do not exceed pre-development flows. SMRID will require the implementation of on-site storage or low impact development initiatives. Provision of these details should form part of the grading and drainage plan or be provided on a landscaping plan and drawing provided by and stamped by a professional engineer.

Sincerely,



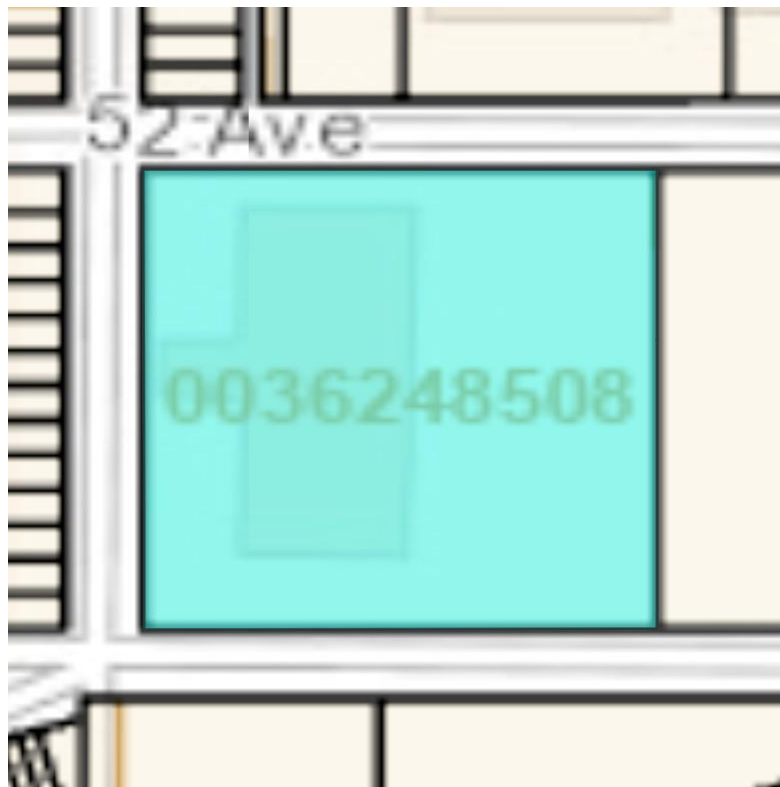
Kyla Ross
Land Administrator

cc: C. Haugan, R. Oliver

Transportation and Economic Corridors Notification of Referral Decision

Subdivision in Proximity of a Provincial Highway

Municipality File Number:	Subdivision TT23-0-001	Highway(s):	3, 36
Legal Land Location:	QS-SE SEC-05 TWP-010 RGE-16 MER-4	Municipality:	Taber
Decision By:	Leah Olsen	Issuing Office:	Southern Region / Lethbridge
Issued Date:	2023-06-21 08:14:15	Appeal Authority:	Subdivision and Development Appeal Board
RPATH Number:	RPATH0036034		
Description of Development:	Subdivision of a 4.19 Ac. parcel from a larger remainder lot.		



This will acknowledge receipt of your circulation regarding the above noted proposal. The subdivision application would be subject to the requirements of Sections 18 and 19 of the Matters Related to Subdivision and Development Regulation (The Regulation), due to the proximity of Highway(s) 3, 36

Transportation and Economic Corridors offers the following comments with respect to this application:

The requirements of Section 18 of the Regulation are not met. The department anticipates minimal impact on the highway from this proposal. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 18 of the Regulation.

The requirements of Section 19 of the Regulation are not met. There is no direct access to the highway and there is sufficient local road access to the subdivision and adjacent lands. Pursuant to Section 20(1) of the Regulation, Transportation and Economic Corridors grants approval for the subdivision authority to vary the requirements of Section 19 of the Regulation.

Transportation and Economic Corridors has the following additional comments and/or requirements with respect to this proposal:

1. The department expects that the municipality will mitigate the impacts of traffic generated by developments approved on the local road connections to the highway system, pursuant to Policy 7 of the Provincial Land Use Policies and Section 618.4 of the Municipal Government Act

Please contact Transportation and Economic Corridors through the [RPATH Portal](#) if you have any questions, or require additional information.



Issued by **Leah Olsen**, on **2023-06-21 08:14:15** on behalf of the Minister of Transportation and Economic Corridors pursuant to *Ministerial Order 52/20 – Department of Transportation and Economic Corridors Delegation of Authority*



Development Authority Request for Decision

Meeting Date: July 10, 2023

Subject:

Building Permit Statistics

Recommendation:

No Motion Required

Background:

Building Permit Statistics for the month of June 2023 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 June 2023 as information.

Attachment(s): Building Permits Stats for June 2023

APPROVALS:

Originated By:

Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



TOWN OF TABER

BUILDING PERMIT STATISTICS

June 2023

Month of June by Year

	2023			2022			2021		
	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	1	0	\$ 600,000.00	3	0	\$ 1,048,600.00	0	0	\$ -
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	0	0	\$ -	0	0	\$ -	2	0	\$ 420,000.00
MULTI FAMILY DWELLING	0	0	\$ -	0	8	\$ -	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	2	0	\$ 30,000.00	5	0	\$ 33,000.00	3	0	\$ 115,000.00
GARAGES & CARPORTS	1	0	\$ 17,000.00	1	0	\$ 20,000.00	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	0	0	\$ -	0	0	\$ -	1	0	\$ 1,100,000.00
COMMERCIAL ADDITIONS/ALTER	1	0	\$ 200,000.00	1	0	\$ 500.00	1	0	\$ 20,000.00
NEW INDUSTRIAL	1	0	\$ 550,000.00	0	0	\$ -	0	0	\$ -
INDUSTRIAL ADDITIONS/ALTER	1	0	\$ 820,000.00	0	0	\$ -	0	0	\$ -
NEW INSTITUTIONAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	1	0	\$ 120,000.00	0	0	\$ -	1	0	\$ 8,000.00
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	0	0	\$ -	0	0	\$ -	1	0	\$ 5,000.00
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	0	0	\$ -	0	0	\$ -
PERMANENT SIGNS	2	0	\$ 9,500.00	0	0	\$ -	1	0	\$ 5,000.00
TOTAL	10	0	\$ 2,346,500.00	10	8	\$ 1,102,100.00	10	0	\$ 1,673,000.00

Year to Date (June 1 to 30)

	2023			2022			2021		
	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	3	0	\$ 1,715,000.00	10	1	\$ 3,288,600.00	6	1	\$ 2,003,000.00
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	0	0	\$ -	2	0	\$ 450,000.00	4	0	\$ 750,000.00
MULTI FAMILY DWELLING	4	0	\$ 500,000.00	2	12	\$ 1,050,000.00	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	8	0	\$ 125,350.00	16	0	\$ 287,305.77	13	0	\$ 324,500.00
GARAGES & CARPORTS	5	0	\$ 340,500.00	4	0	\$ 193,000.00	1	0	\$ 35,000.00
MANUFACTURED HOMES	1	0	\$ 160,000.00	1	0	\$ 195,000.00	0	0	\$ -
SWIMMING POOLS	0	0	\$ -	1	0	\$ 500.00	1	0	\$ 2,499.00
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	1	0	\$ 1,000,000.00	2	0	\$ 1,425,000.00	2	0	\$ 3,100,000.00
COMMERCIAL ADDITIONS/ALTER	8	0	\$ 1,880,813.00	3	0	\$ 9,500.00	6	0	\$ 2,442,300.00
NEW INDUSTRIAL	1	0	\$ 550,000.00	1	0	\$ 190,000.00	0	0	\$ -
INDUSTRIAL ADDITIONS/ALTER	7	0	\$ 1,323,342.00	2	0	\$ 1,059,932.00	2	0	\$ 124,000.00
NEW INSTITUTIONAL	0	0	\$ -	0	0	\$ -	1	0	\$ 1,000,000.00
INSTITUTIONAL ADDITIONS/ALTER	5	0	\$ 1,073,045.00	0	0	\$ -	2	0	\$ 13,000.00
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	3	0	\$ 16,000.00	0	0	\$ -	3	0	\$ 77,229.00
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	1	0	\$ 225,991.56	0	0	\$ -
PERMANENT SIGNS	4	0	\$ 35,500.00	0	0	\$ -	1	0	\$ 5,000.00
TOTAL	50	0	\$ 8,719,550.00	45	13	\$ 8,374,829.33	42	1	\$ 9,876,528.00

Permits by District

	2023		2022		2021	
	No. of Permits	Construction Value	No. of Permits	Construction Value	No. of Permits	Construction Value
RESIDENTIAL	21	\$ 2,840,850.00	36	\$ 5,464,405.77	25	\$ 3,114,999.00
INDUSTRIAL	11	\$ 1,889,342.00	3	\$ 1,249,932.00	5	\$ 201,229.00
COMMERCIAL	13	\$ 2,916,313.00	6	\$ 1,660,491.56	9	\$ 5,547,300.00
INSTITUTIONAL	5	\$ 1,073,045.00	0	\$ -	3	\$ 1,013,000.00

Town of Taber Building Permits June 2023

Building Permit #		Issue Date	Owner	Contractor	
TTB B	0038 23 LT	14-Jun-23	K Dave Holdings Ltd.	Danilo Andrade	
Project Site Address		Project Description	Value of Project	Tax Roll	
5326 48 Avenue		Commercial Additions/Alterations	\$ 200,000.00	4753130	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0042 23 LT	21-Jun-23	Unifirst	Southwest Design & Constr. Ltd.	
Project Site Address		Project Description	Value of Project	Tax Roll	
5702 60 Street		Industrial Additions/Alterations	\$ 820,000.00	5758050	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0043 23 LT	14-Jun-23		VHL Construction	
Project Site Address		Project Description	Value of Project	Tax Roll	
4513 51 Avenue		Residential Additions & Accessory Uses	\$ 25,000.00	5144120	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0044 23 LT	24-Jun-23		Homeowner	
Project Site Address		Project Description	Value of Project	Tax Roll	
5409 41 Avenue		Garages and Carports	\$ 17,000.00	4154260	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0046 23 LT	22-Jun-23	Town of Taber	Town of Taber	
Project Site Address		Project Description	Value of Project	Tax Roll	
A 4900 50 Street		Institutional Additions/Alterations	\$ 120,000.00	4745600	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0047 23 LT	22-Jun-23		Homeowner	
Project Site Address		Project Description	Value of Project	Tax Roll	
4241 60 Avenue		Residential Additions & Accessory Uses	\$ 5,000.00	4360300	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0048 23 LT	28-Jun-23		Rugged Enterprises Inc.	
Project Site Address		Project Description	Value of Project	Tax Roll	
6302 55 Street		New Industrial	\$ 550,000.00	5563590	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0049 23 22 LT	28-Jun-23	Genica Custom Builders Ltd.	West End Eavestrouging Inc.	
Project Site Address		Project Description	Value of Project	Tax Roll	
4 Westview Place		Single Family Dwelling	\$ 600,000.00	5142410	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0050 23 LT	28-Jun-23	K Dave Holdings Ltd.	Meteor Sing Works Ltd	
Project Site Address		Project Description	Value of Project	Tax Roll	
5326 48 Avenue		Permanent Signs	\$ 7,500.00	4753130	
-					
Building Permit #		Issue Date	Owner	Contractor	
TTB B	0051 23 LT	28-Jun-23	Bank of Nova Scotia	Five Star Permits	
Project Site Address		Project Description	Value of Project	Tax Roll	
4824 53 Street		Permanent Signs	\$ 2,000.00	4852100	
-					

June 2023 Year to Date Approved Permits - Construction Values

Permit #	Issued Date	Class	Description	Roll #	Owner	Contractor	Address	Construction Cost
0002 23	1/18/2023	COM	Commercial Additions/Alterations	4853090	Mennoite Central Committee AB	VHL Construction Ltd.	5320 49 Avenue	\$ 100,000.00
0003 32	1/18/2023	COM	Commercial Additions/Alterations	4752220	CWIN Corporation	Megacad Design	5213 47 Avenue	\$ 60,000.00
0004 23	1/25/2023	COM	Commercial Additions/Alterations	4752110		VHL Construction Ltd.	4714 53 Street	\$ 40,000.00
0005 23	2/1/2023	INST	Institutional Additions/Alterations	4844010	Alberta Health Services	Nitro Construction	4326 50 Avenue	\$ 200,000.00
0006 32	2/1/2023	COM	Commercial Additions/Alterations	5457130	Velux Dairy Ltd.	VHL Construction Ltd.	5703 54 Avenue	\$ 70,000.00
0007 23	2/1/2023	RES	Manufactured Homes	7101583	Town of Taber	Douglas J Bergen & Associates	4805 72 Avenue	\$ 160,000.00
0007 23	2/8/2023	INST	Industrial Additions/Alterations	8101619	Taber Evangelical Mennonite Chu	Fire Safety Services	5001 54 Avenue	\$ 5,265.00
0007 23	2/8/2023	RES	Demolitions	5252460	902286 AB Ltd.	902286 AB Ltd.	5314 & 5318 53 Street	\$ 2,000.00
0001 23	2/22/2023	COM	New Commercial	4755330	Town of Taber	Ben Stienborn	5503 47 Avenue	\$ 1,000,000.00
0010 23	3/1/2023	COM	Commercial Additions/Alterations	4751120	CIBC	BGIS	5124 48 Avenu	\$ 55,813.00
0011 23	3/1/2023	INST	Institutional Additions/Alterations	4844010	Taber Health Centre	Fire Safety Services	4326 50 Avenue	\$ 3,045.00
0012 23	3/1/2023	RES	Residential Additions & Accessory Uses	4939530		Homeowner	4910 40 street	\$ 60,000.00
0013 23	3/2/2023	RES	Residential Additions & Accessory Uses	5850060		Homeowner	5901 20 Street	\$ 10,000.00
0014 23	3/2/2023	RES	Single Family Dwelling	4359260	South Alta	Willowcrest	161 Praire Gold street	\$ 750,000.00
0015 23	3/2/2023	RES	Garages and Carports	4359260	South Alta	Willowcrest	162 Praire Gold street	\$ 250,000.00
0016 23	3/15/2023	COM	Demolitions	4852155	Kay Assets	VHL Construction Ltd.	5227 48 Avenue	\$ 10,000.00
0017 23	3/22/2023	IND	Industrial Additions/Alterations	5258020	Pepsico Foods Ltd.	C&A Structural Inc.	5904 52 Avenue	\$ 324,077.00
0018 23	3/29/2023	RES	Residential Additions & Accessory Uses	5650360		Homeowner	5709 50 Street	\$ 14,550.00
0020 23	3/7/2023	COM	Demolitions	5051220	2431512 Alberta Ltd	Horizon Contactors Inc.	5002 52 Street	\$ 4,000.00
0022 23	3/8/2023	COM	Commercial Additions/Alterations	5051220	2431512 Alberta Ltd	Horizon Contactors Inc.	5002 52 Street	\$ 355,000.00
0019 23	4/26/2023	COM	Permanent Signs	4551100	Parkland Corporation	Dab's Eelectric Ltd.	5214 45 Avenue	\$ 6,000.00
0023 23	4/12/2023	RES	Garages and Carports	4050120		D&W Construction	5056 41 Avenue	\$ 45,000.00
0024 23	4/12/2023	INST	Institutional Additions/Alterations	5453420	The Tango Foundation	VHL Construction Ltd.	5314 54 Street	\$ 350,000.00
0026 23	4/12/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 33,000.00
0027 23	4/12/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 33,000.00
0028 23	4/12/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 33,000.00
0029 23	4/19/2023	IND	Industrial Additions/Alterations	6260320	Interga Construction	VHL Construction Ltd.	6210 60 Street	\$ 75,000.00
0021 23	5/31/2023	RES	Garages and Carports	5650290		Homeowner	5618 51 Street	\$ 18,500.00
0030 23	5/10/2023	COM	Commercial Additions/Alterations	4852155	Kay Assets Inc.	VHL Construction	5227 48 Avenue	\$ 1,000,000.00
0031 23	5/3/2023	RES	Garages and Carports	5847120		Homeowner	5815 47 A Street	\$ 10,000.00
0032 23	5/3/2023	COM	Permanent Signs	4752220	CWIN Corp.	Willowcrest Construction Ltd	5213 47 Avenue	\$ 20,000.00
0033 23	5/10/2023	RES	Residential Additions & Accessory Uses	4354100		Lethbridge Electric Ltd.	5420 44 Avenue	\$ 9,600.00
0034 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0035 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0036 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0037 23	5/17/2023	RES	Multi-Family Dwelling	4251230	South Hills Construction	South Hills Construction	5103 42 Avenue	\$ 125,000.00
0039 23	5/17/2023	RES	Single Family Dwelling	4752220	South Alta	Willowcrest Construction Ltd	1 Praire Gold Place	\$ 365,000.00
0040 23	5/17/2023	RES	Residential Additions & Accessory Uses	7101583	Douglas J. Bergen Associates	Douglas J. Bergen Associates	4805 72 Avenue	\$ 500.00
0041 23	5/31/2023	RES	Residential Additions & Accessory Uses	7101501	Douglas J. Bergen Associates	Douglas J. Bergen Associates	33 Meadows Way	\$ 700.00
0067 22	5/3/2023	INST	Institutional Additions/Alterations	8646430	Town of Taber	Southwest Design & Construction	3000 Transfer Staion Avenue	\$ 400,000.00
0038 23	6/14/2023	COM	Commercial Additions/Alterations	4753130	K Dave Holdings Ltd.	Danilo Andrade	5326 48 Avenue	\$ 200,000.00
0042 23	6/21/2023	IND	Industrial Additions/Alterations	5758050	Unifirst	Southwest Design & Constr. Ltd.	5702 60 Street	\$ 820,000.00
0043 23	6/14/2023	RES	Residential Additions & Accessory Uses	5144120		VHL Construction	4513 51 Avenue	\$ 25,000.00
0044 23	6/24/2023	RES	Garages and Carports	4154260		Homeowner	5409 41 Avenue	\$ 17,000.00
0046 23	6/22/2023	INST	Institutional Additions/Alterations	4745600	Town of Taber	Town of Taber	A 4900 50 Street	\$ 120,000.00
0047 23	6/22/2023	RES	Residential Additions & Accessory Uses	4360300		Homeowner	4241 60 Avenue	\$ 5,000.00
0048 23	6/28/2023	IND	New Industrial	5563590		Rugged Enterprises Inc.	6302 55 Street	\$ 550,000.00
0049 23	6/28/2023	RES	Single Family Dwelling	5142410	Genica Custom Builders Ltd.	West End Eavestrouging Inc.	4 Westview Place	\$ 600,000.00
0050 23	6/28/2023	COM	Permanent Signs	4753130	K Dave Holdings Ltd.	Meteor Sing Works Ltd	5326 48 Avenue	\$ 7,500.00
0051 23	6/28/2023	COM	Permanent Signs	4852100	Bank of Nova Scotia	Five Star Permits	4824 53 Street	\$ 2,000.00

\$ 8,719,550.00



Development Authority Request for Decision

Meeting Date: July 10, 2023

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: _____