



AGENDA

REGULAR MEETING OF THE SUBDIVISION & DEVELOPMENT APPEAL BOARD OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON WEDNESDAY, AUGUST 23, 2023 AT 5:00 PM.

***Call for nominations for the Chair**

MOTION

1. CALL TO ORDER

2. ADOPTION OF THE MINUTES

ITEM No.2.1 Minutes of the Subdivision and Development Appeal Board Meeting: **X**
May 18, 2022

3. PURPOSE OF HEARING

ITEM No.3.1 Notice of Appeal of Decision of Development Permit Application DP 23-074, 6200 46 Avenue, Taber, AB, Lot 2, Block 4, Plan 051 2581

4. INTRODUCTION OF THE BOARD MEMBERS

5. APPELLANT'S PRESENTATION

6. PUBLIC COMMENTS IN SUPPORT OF APPELLANT

7. DEVELOPMENT AUTHORITY PRESENTATION

8. PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY

9. APPELLANT'S FINAL COMMENTS AND SUMMATION

10. CLOSE OF MEETING **X**

Subdivision & Development Appeal Board Request for Decision

Meeting Date: August 23, 2023

Subject:

Minutes of the Subdivision and Development Appeal Board Meeting: May 18, 2022

Recommendation:

The Subdivision and Development Appeal Board adopts the minutes of the Regular Meeting held on May 18, 2022, as presented.

Background:

Approval of the minutes is in accordance with the *Municipal Government Act*, Section 208.

Legislation / Authority:

Municipal Government Act, Section 208 (1)(a)(c).

Strategic Plan Alignment:

Define and practice good governance.

Financial Implication:

None.

Service Level / Staff Resource Implication:

No significant implication.

Justification:

Approval of the minutes is in accordance with the *Municipal Government Act*, Section 208.

Alternative(s):

The Subdivision and Development Appeal Board adopts the minutes of the Regular Meeting of the Subdivision and Development Appeal Board held on May 18, 2022, as amended.

Attachment(s): May 18, 2022 Subdivision and Development Appeal Board Draft Minutes



APPROVALS:

Originated By:
Kerry Van Ham

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION & DEVELOPMENT APPEAL BOARD OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON WEDNESDAY, MAY 18, 2022, AT 5:00 PM.

Members

Cat Champagne
Ben Koersen
Debbie Sargeant

Chief Administrative Officer

Derrin Thibault

Staff

Chris Eagan
Celina Newberry
Kerry Van Ham

CALL TO ORDER

D. Thibault called the meeting to Order at 5:00 PM as the Board required the election of a Chair.

D. Thibault called for nominations from the floor for the position of Chair of the Subdivision and Development Appeal Board for 2022.

B. Koersen nominated D. Sargeant for the position of Chair of the Subdivision and Development Appeal Board for 2022.

D. Thibault called for further nominations for Chair a 2nd and 3rd time.

No further nominations were put forth, and D. Sargeant accepted the nomination as Chair of the Subdivision and Development Appeal Board.

D. Sargeant assumed the Chair at 5:07 PM.

ADOPTION OF THE AGENDA

Chair Sargeant inquired if there were any additions or deletions to the Agenda, and there were none.

RES. 1/2022 MOVED by B. Koersen that the Subdivision and Development Appeal Board adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

1) Minutes Subdivision and Development Appeal Board Meeting: August 21, 2018

RES. 2/2022 MOVED by B. Koersen that the Subdivision and Development Appeal Board adopts the minutes of the Meeting of the Subdivision and Development Appeal Board held on August 21, 2018.

CARRIED UNANIMOUSLY

PURPOSE OF HEARING

1) Notice of Appeal of Decision of Subdivision Application TT 22-0-002, 5031 45 Avenue, Taber, AB, Plan 6390L, Block 17, Lots 23-25

D. Sargeant described the purpose of the hearing involving the decision of the Town's Subdivision Authority to refuse the Subdivision Approval Application for the subdivision of land for separate structures at 5031 45 Avenue, Taber.

D. Sargeant stated that the Subdivision and Development Appeal Board has the opportunity to rule in any way they see fit on the matter. She stated that any decision will be drafted after this meeting, and that this meeting is to hear the evidence from the Appellant.

INTRODUCTION OF THE BOARD MEMBERS

The Board Members introduced themselves and Chair Sargeant inquired if there was any objection to the members of the Board by the Appellant.

There were no objections.

APPELLANT'S PRESENTATION

Joseph Strojwas stated that the application he submitted for Subdivision had been denied by the Municipal Planning Commission and was also defeated by the Subdivision Authority on March 28, 2022.

Mr. Strojwas stated that he is seeking clarification for the denial of his application as there was no dialogue regarding the matter.

Mr. Strojwas mentioned the Town of Taber Land Use Bylaw is a living document that can be updated as necessary to reflect the changing needs in the community.

Mr. Strojwas proceeded to provide a brief history of the property the defeated application was in regards to. Mr. Strojwas detailed that the land in question is approximately 3600 feet of usable land and had been applied for as a single-family residence. J. Strojwas stated that it comes down to 335 square meters of usable land.

Mr. Strojwas provided an example of a similar dwelling, that equates to 182 square meters per unit in the 4-plex situated on that property. Mr. Strojwas stated that this location had been granted a waiver to utilize a cement boulevard that is for parking. Mr. Strojwas also stated that this is a great facility that allows for lower cost housing.

Mr. Strojwas detailed a second example of a similar dwelling, on the corner of 43rd Avenue and 52nd Street, that is a single-family residence and duplex that equates to 390 square meters for the single-family house and each duplex is 211 square meters.

APPELLANT'S PRESENTATION – CONT'D

Mr. Strojwas stated that the Planning Department had indicated that there are several other communities that permit single-family residences on smaller lots. Mr. Strojwas also stated that other communities are moving towards higher densities and using areas, rather than dimensions in their Land Use Bylaws, which allows for more lenient buildings to be proposed for lower cost housing.

Mr. Strojwas referenced a Joint Economic Development Committee meeting in which the discussion had presented three commonalities: cost, cost of gas, and low-cost housing availability for their employees. Mr. Strojwas continued to detail that Council had co-developed the Meadows for lower cost housing. Mr. Strojwas also referenced the developments in Prairie Lake Estates, stating that these buildings are multi-unit homes and duplexes, including some with waivers to have basement suites installed, to assist with obtainable housing.

Mr. Strojwas stated that our community has a lot of factory workers residing in it, and that the Town of Taber needs to be a leader when it comes to this type of development.

Mr. Strojwas stated that this subdivision application provides the opportunity to further develop the Town of Taber into a city. Mr. Strojwas also stated that the infrastructure in the proposed area is already in place and that it would just need the services installed. Mr. Strojwas stated that the approval of this subdivision would generate an additional \$2,000/year in taxes and \$150/month in utilities.

Mr. Strojwas referenced the visuals accompanied by the presentation for the style of housing that can be built in the area and stated that the proposed application provides opportunity to generate taxes and create new housing.

B. Koersen inquired about Mr. Strojwas' intention to sell the lot or develop it if the subdivision application is approved.

J. Strojwas stated that he would sell the land and have a builder develop a house on it. J. Strojwas also stated that the pictures are of prototypes, and that the area is currently designated as a single-family residential dwelling.

APPELLANT'S PRESENTATION – CONT'D

B. Koersen noted that the living document that Mr. Strojwas is referring to states that 11 meters of frontage is designated as R2, and stated that Mr. Strojwas' request is for 8.78 meters. B. Koersen inquired if that is the amendment that Mr. Strojwas is referring to in his application.

Mr. Strojwas agreed that B. Koersen's inference was correct, and that his intention is to have the Subdivision and Development Appeal Board approve this application and recommend to the Town of Taber that they re-evaluate the Land Use Bylaw and to revisit the use standards.

Mr. Strojwas stated that other communities are moving ahead with making amendments due to the high cost of land. Mr. Strojwas referenced the older locations in the Town of Taber that have large lots with older homes developed on them, and stated that this type of development would allow for filling in these areas.

Mr. Strojwas also stated that the Town of Taber had given waivers in the past to builders to clear older homes and to waive the fees at the landfill to assist with the ability to do this.

PUBLIC COMMENTS IN SUPPORT OF APPELLANT

Chair Sargeant inquired if there was anyone present in the gallery to speak in support of the Appellant, and there was not.

DEVELOPMENT AUTHORITY PRESENTATION

C. Newberry, Planning Officer, stated that the Subdivision Application had been received on February 8, 2022 to assess for completeness, and determined on February 22, 2022 that the application was complete.

C. Newberry stated that during the review of the application it was noted that the newly created lot would not meet subdivision standards for development.

DEVELOPMENT AUTHORITY PRESENTATION – CONT'D

C. Newberry stated that the Planning Department sent out notifications to the required agencies for comments, and no concerns had been raised, however there was a comment received from Alberta Transportation due to the distance from the highway.

C. Newberry stated that the Planning Department presented the application to the Municipal Planning Commission for their recommendation towards the Subdivision Authority, and the Commission recommended that the application not be approved with reasons.

C. Newberry also stated that the presentation was then made to the Subdivision Authority with the same information, and the recommendation provided was that the Subdivision Authority not approve the application. She also stated that following that meeting, the notification had been sent to the landowner and applicant on April 6, 2022, that provided the details for the appeal period.

B. Koersen requested clarification on the reference C. Newberry had made in regards to the alternative presented at the Subdivision Authority meeting.

As the Chair of the Subdivision Authority, Mayor Prokop stated that he attended the Subdivision Authority meeting and could provide further details on what had been presented. Mayor Prokop stated Councillor Bekkering had proposed a motion at the meeting, and with six members of Council present, the vote was three for the motion and three against the motion, which resulted in the motion being defeated.

Mayor Prokop detailed that from his perspective, the Municipal Planning Commission had recommended that the Land Use Bylaw requirements were not met in the application, and that is the reason that he was not in favor.

Chair Sargeant requested clarification that Mayor Prokop was stating that the main reason behind the denial was that the application did not meet the minimum requirements outlined in the Land Use Bylaw.

Mayor Prokop confirmed that was correct, and also that the Municipal Planning Commission had recommended not approving it.

DEVELOPMENT AUTHORITY PRESENTATION – CONT'D

Chair Sargeant stated that in the Agenda Package it did not appear that there were any complications with other companies.

C. Eagan, Director of Planning and Community Services, stated that the R2 designation does not allow for 4-plex units, and that the Land Use Bylaw specifies the minimum standards of area and width of a lot.

C. Eagan also stated that as Administration, they are following the Land Use Bylaw that is in place, and that changes can be made following an approval process.

B. Koersen requested clarification that Administration is stating that the Land Use Bylaw can be modified in such a way that would allow for the proposed project to move forward.

C. Eagan reiterated that bylaws can be modified through the Council approval process.

B. Koersen inquired if a manufactured home would be allowable on the proposed property.

C. Newberry stated that with an R2 District, manufactured homes are prohibited, as the use would be listed in another location and not in the discussed location.

PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY

Chair Sargeant inquired if there was any member of the public present who wished to speak in support of the proposal.

Kirsten Ferguson, a resident at 5109 45th Avenue, inquired to Mr. Strojwas if his intention was to take the vacant lot and divide it into two halves.

Mr. Strojwas stated that currently there is a house that is being rented in that location, and the house to the West had been sold last fall. Mr. Strojwas detailed the vacant lot that is between two fences in that location that he is requesting to divide so that a twenty-foot-wide house could be built onto it.

7/2022

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5/18/2022

PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY – CONT'D

Ms. Ferguson stated that she had no objections to the proposal.

Chair Sargeant confirmed that there were no other members of the public present to speak in support of the Appellant.

APPELLANT'S FINAL COMMENTS AND SUMMATION

J. Strojwas wished to reiterate his opening remarks that the Land Use Bylaw is a living document. Mr. Strojwas stated that other communities have made the adjustment in their bylaws to allow for more flexibility in building homes on smaller lots.

J. Strojwas stated that people wish to have their own home and space, and not everyone wants a duplex. Mr. Strojwas stated that he is hopeful that the appeal process is in favor of his presentation, and that the recommendation is for the Town to update its Land Use Bylaw to reflect different provisions that will allow for the types of housing that is being presented today.

J. Strojwas thanked the Board for their time.

CLOSE OF MEETING

RES. 3/2022

MOVED by D. Sargeant that this Regular Subdivision and Development Appeal Board Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 5:43 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

9/2022

Meeting Date
5/18/2022

Subdivision & Development Appeal Board Request for Decision

Meeting Date: August 23, 2023

Subject:

Notice of Appeal of Decision of Development Permit Application DP 23-074, 6200 46 Avenue, Taber, AB, Lot 2, Block 4, Plan 051 2581

Recommendation:

In accordance with the Provincial legislation, this portion of the hearing is closed, and the Subdivision and Development Appeal Board will discuss the appeal and make its decision within 15 days from the conclusion of the hearing. No decision is binding until the Board issues a written decision.

Background:

Notice of Subdivision and Development Appeal Board Hearing regarding Development Permit Application DP 23-074.

Legislation / Authority:

Municipal Government Act, Section 678 (1)(a).

Strategic Plan Alignment:

Define and practice good governance.

Financial Implication:

Currently unquantifiable due to multiple considerations related to possible policy direction.

Service Level / Staff Resource Implication:

Volunteer board member time, along with staff time to create and have the hearing.

Currently unquantifiable due to multiple considerations related to possible policy direction.

Justification:

Subdivision and Development Appeal Board Hearing is in accordance with the *Municipal Government Act*, Section 678.

Alternative(s):

The Subdivision and Development Appeal Board could recess the hearing to another date.



Attachment(s): Notice of Appeal Package

APPROVALS:

Originated By:
Kerry Van Ham

Chief Administrative Officer (CAO) or Designate: _____

August 3, 2023

**NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING REGARDING THE ISSUANCE OF
DEVELOPMENT PERMIT APPLICATION DP 23-074
(6200 46 Avenue Taber, AB at Lot 2, Block 4, Plan 051 2581)**

HEARING DATE: Wednesday, August 23, 2023
TIME: 5:00 PM
LOCATION: TOWN OF TABER COUNCIL CHAMBERS, A – 4900 50th STREET TABER, AB

Pursuant to the requirements of the *Municipal Government Act*, you are being advised of a public hearing being held by the Town of Taber's Subdivision and Development Appeal Board. *If you have received this package of information, you are either directly involved in the issue at hand or are a nearby landowner.*

The appeal involves the decision by the Town's Development Authority (Municipal Planning Commission) to approve the Development Permit Application for a new, single story, 7500 square foot building to the Westwinds Shopping Centre, Discretionary Use, Comprehensive Commercial District (CC) at 6200 46 Avenue. The Subdivision and Development Appeal Board will make a decision as to whether or not to uphold the original decision after it has heard from anyone claiming to be affected by the proposal.

The Board will hold its hearing on August 23, 2023 at 5:00 PM as noted above. You are invited to attend this hearing and speak to the matter, either in support of the appeal or in support of the Development Authority's (Municipal Planning Commission) decision. You do not have to register for the hearing in advance, and can simply voice your opinion at the appropriate point in the hearing. You can also provide a written comment, whether or not you speak at the hearing. Any written comment must be delivered in person at the hearing or be provided to the Town's Municipal Office by 2:00 PM on the day of the hearing (August 23, 2023). The Town's office address for delivery or mail purposes is: A – 4900 50th Street Taber, AB T1G 1T1.

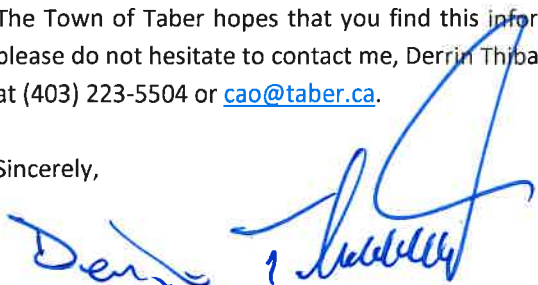
To assist you in understanding this matter, enclosed are:

- Subdivision and Development Appeal Board Hearing Procedure
- Notice of Appeal
- Notice of Decision (Form C)
- Area map to show property location
- Development Permit Application for Commercial/Industrial/Public & Institutional Development DP 23-074
- Correspondence to affected parties
- Original advertisement
- Unadopted minutes from the Development Authority (Municipal Planning Commission) meeting of July 10, 2023

Page 1 of 2

The Town of Taber hopes that you find this information package sufficient to address your questions but, if not, please do not hesitate to contact me, Derrin Thibault, Secretary to the Subdivision and Development Appeal Board, at (403) 223-5504 or cao@taber.ca.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derrin Thibault", is written over the typed name. The signature is stylized and cursive.

Derrin Thibault
Secretary to the Board



Subdivision and Development Appeal Board (S/DAB) Hearing

Procedure No.: ADM- 4	Council Resolution No.: N/A
Department: Administrative	Authority: CAO
Effective Date: April 16, 2013	Revision Date:
Review Date: January 2025	Repealed Date:
Supersedes: N/A	
Related Policy No.: N/A	
Related Policy Name: N/A	

Purpose

The Purpose is to develop operating guidelines for the Subdivision and Development Appeal Board (S/DAB) Hearing.

Operating Guidelines

When hearing a subdivision or development appeal, the S/DAB shall follow the following procedure:

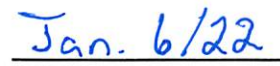
- 1) The Chair will call the hearing to order and describe the hearing procedure and protocols.
- 2) The Chair will ask the Secretary to the S/DAB to provide an overview of the appeal, including the property involved and any relevant material from the Town's files. (Questions from the Board, if any.)
- 3) The Chair will introduce the Board and ask if there are any objections to these persons hearing the appeal from the appellant or other parties directly affected.
- 4) The appellant will be asked to present the appeal details, explaining the reasons for the appeal and the remedy being sought. (Questions from the Board, if any.)
- 5) Persons in support of the appellant will be asked to speak. Written submissions in support of the appeal will also be presented. (Questions from the Board, if any.)



- 6) The development authority will be asked to present its case: the reason the decision was made, and any other pertinent conditions or factors. (Questions from the Board, if any.)
- 7) Persons in support of the development authority's decision will be asked to speak. Written submissions in support of the development authority's decision will also be presented. (Questions from the Board, if any.)
- 8) The Chair will then provide an opportunity for the person(s) making the appeal, not those in support, to make any rebuttal. (Questions from the Board, if any.)
- 9) The Chair will ask the Board members whether or not they require additional information, or if the hearing can be closed. (The Board may choose to recess the hearing to a future date, if necessary.)
- 10) The Chair will then ask the appellant and the development authority to express an opinion as to the fairness of the hearing.
- 11) The Chair closes the hearing.

Note: The S/DAB will discuss the appeal and make its decision in closed session. A decision will be made public within 15 days of the conclusion of the hearing.


CHIEF ADMINISTRATIVE OFFICER


DATE





Notice for Appeal

Planning and Economic Development

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

Office Use Only			
Date Received: July 29/23	Land Use District: CC	Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	
Building Permit No: N/A	Development Permit No: DP 23-074	Subdivision File No: N/A	Roll No: 4462020
Appeal No:	Final Date of Appeal: July 31/23	Hearing Date: August 23, 2023	Date Applicant Notified: July 10/23
<ul style="list-style-type: none"> • Division 10 of the <i>Municipal Government Act</i> establishes the requirements and procedure for Appeals. • The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date for appeal, as specified in the <i>Municipal Government Act</i>. Otherwise, the appeal will not be processed. <ul style="list-style-type: none"> ○ In most cases, this is 14 days from the date the notice of decision was mailed. • Any decision of the Municipal Planning Commission or Development Officer can be appealed. • The Subdivision and Development Board will give a minimum of 5 days written notice of the hearing to all affected parties, this includes the applicant, the authority who made the decision, and anyone else that received a notice of the application such as neighbors and external agencies. • The decision of the Subdivision and Development Appeal Board is final. 			
Municipal Address Subject to Appeal:	6200 - 46 Avenue, Taber, Alberta		
Legal Description of property to be appealed:	Lot (Parcel): 2	Block: 4	Plan: 0512581
Appellant:	Name: Wal-Mart Canada Corp.		
	Address: 4500 - 64 Street		
	Town: Taber	Postal Code: T1G 0A4	
	Phone Res:	Phone Cell:	
	Email: Scott.burke@walmartlegal.com		
Agent: (if different from appellant)	Name: Brian Futoransky/Field Law		
	Address: 2500, 10175 101 Street NW		
	Town: Edmonton	Postal Code: T5J0H3	
	Phone Res: 780-643-8758	Phone Cell:	
	Email: bfutoransky@fieldlaw.com		
Appeal Commenced By:	Interest in the property subject to appeal: <input type="checkbox"/> Applicant of the development permit or subdivision <input type="checkbox"/> A school authority <input type="checkbox"/> A government department <input type="checkbox"/> Agency identify: <input checked="" type="checkbox"/> Other explain: Adjacent Land Owner		
Reason(s) for the Appeal:	<input checked="" type="checkbox"/> Development Permit - Approval of the permit <input type="checkbox"/> Development Permit - Refusal of the permit <input type="checkbox"/> Development Permit – Conditions of Approval imposed on the permit <input type="checkbox"/> Subdivision – Approval of the subdivision <input type="checkbox"/> Subdivision – Refusal of the subdivision <input type="checkbox"/> Subdivision – Conditions of approval imposed on the subdivision Details must be provided on the next page.		

The personal information requested on this form is being collected for a Notice of Appeal 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.

The proposed development will unduly impact the use and enjoyment of the adjacent property owned by the appellant. The impacts are as follows:

1. increased intensity of parking resulting in a reduction of spaces available for patrons of the appellant's property;
2. the proposed development and approved plans rely on access being provided over the appellant's property which will significantly disrupt the appellant's business activities and which the appellant has not approved;
3. decreased visibility of the appellant's property from adjacent roadway

Reason for Appeal:

The *Municipal Government Act* requires that the written notice of Appeal must contain specific reasons for the appeal.

Attach additional information if necessary

Signed:



Appellant

Date: July 28, 2023

Notice of Decision
FORM C



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

APPLICATION NO: DP 23-074 ZONING CC
DATE OF DECISION: July 10, 2023 ROLL NO. 4462020

Applicant

Name: The Strongman Group
Address: 1885 Marine Drive, North Vancouver,
BC, V7P 1V5
Telephone: 604-990-9648

Owner of Land

Name: Redline Investment Properties LP
Address: 1885 Marine Drive, North Vancouver,
BC, V7P 1V5
Telephone: 604-990-9648

Location

Municipal Address: 6200 46 Avenue
Legal Description: Lots: 2 Block: 4 Plan: 0512581

Description of Work: Addition to Shopping Centre as per DP application 23-074, Discretionary Use, Comprehensive Commercial District (CC)

**Note: This is *not* a Development Permit
Final date for appeals to the Notice of Decision is July 31, 2023.**

Permit Conditions (see Standard Conditions on attached):

Location

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;

Prior To Release

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;

Prior To Construction

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;

Permanent

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.

Issued by:



Planning Officer

NOTE: The Municipal Government Act, (MGA) allows for appeals of development permits if the use is discretionary or the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted. In these instances, the MGA provides that any person affected by the issuance of a development permit may appeal to the Subdivision and Development Appeal Board by serving written notice before the final date of appeal on the Notice of Decision.

Appeals can be made to:

*Subdivision and Development Appeal Board
Attention: Secretary
c/o Town of Taber
A 4900 50 St
Taber, AB
T1G 1T1*

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50th Street, Taber, Alberta T1G 1T1 or phone at (403) 223-5500.

STANDARD DEVELOPMENT CONDITIONS

The development outlined on the reverse side is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law, and in no way relieves or excuses the applicant from complying with the Land Use By-law or any other by-law, laws, order and/or regulations affecting such development.
2. This permit, issued in accordance with the Notice of Decision, is valid for a period of one (1) year from the date of issue if development has commenced within this time period. If, at the expiry of one (1) year, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
3. If this Development Permit is issued for the construction of a building:
 - a) all finished grades shall be consistent with the approved site/grading plan.
 - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
 - c) the exterior of the building, including painting, shall be completed within one (1) year from the date of the issue of the Development Permit.
4. The development officer may, in accordance with the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
5. The applicant must ensure they are not interfering with, or building over, any easements or right of ways without prior notification to, and prior approval from the proper authorities.
6. **Compliance with Town of Taber Bylaws, National Fire Code 2019 (AE), the National Building Code 2019 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency approved by the Town of Taber.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**

**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)
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

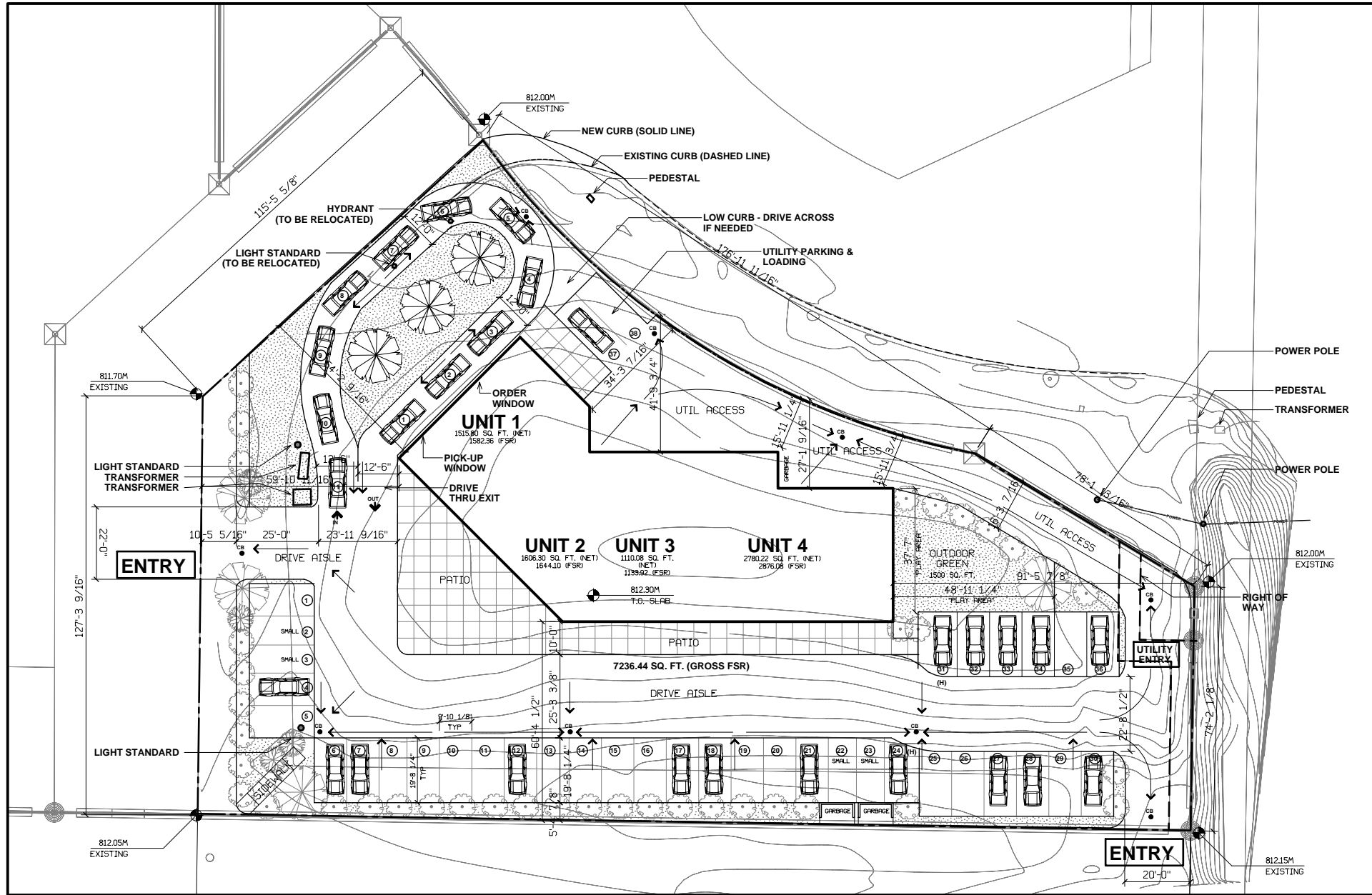
ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	AS NOTED
NOTES:	-

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

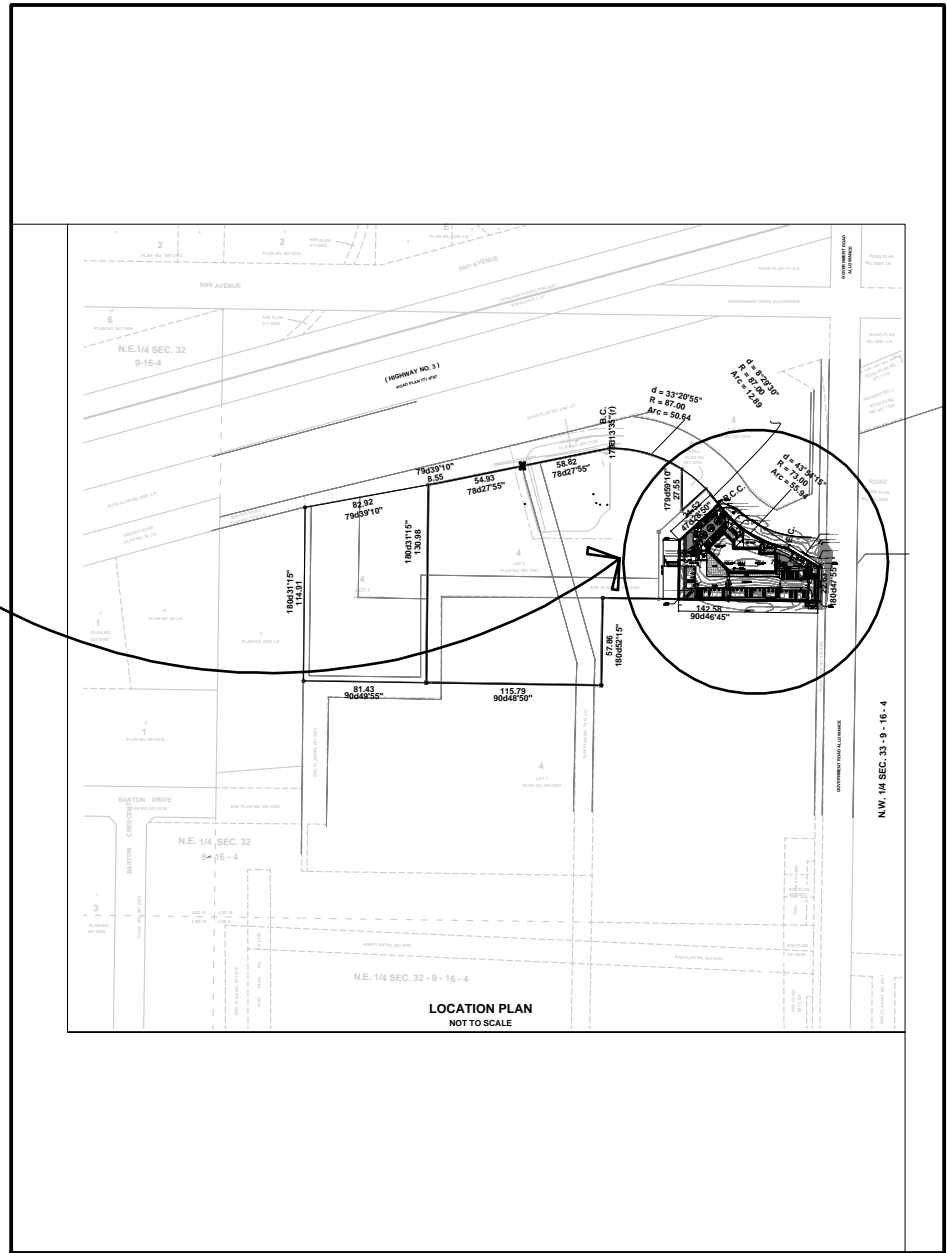


LOCATION,
LOT PLAN
&
INFO

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)	GROSS (FSR)	REQUIRED PARKING (3MX6M)
		PROPOSED UNIT 1	1582.36 SQ. FT. 8 STALLS
		PROPOSED UNIT 2	1644.10 SQ. FT. 9 STALLS
		PROPOSED UNIT 3	1133.92 SQ. FT. 6 STALLS
		PROPOSED UNIT 4	2876.08 SQ. FT. 15 STALLS
	TOTAL:	7236.46 SQ. FT. (38 TOTAL 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 DISCREPANCIES 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

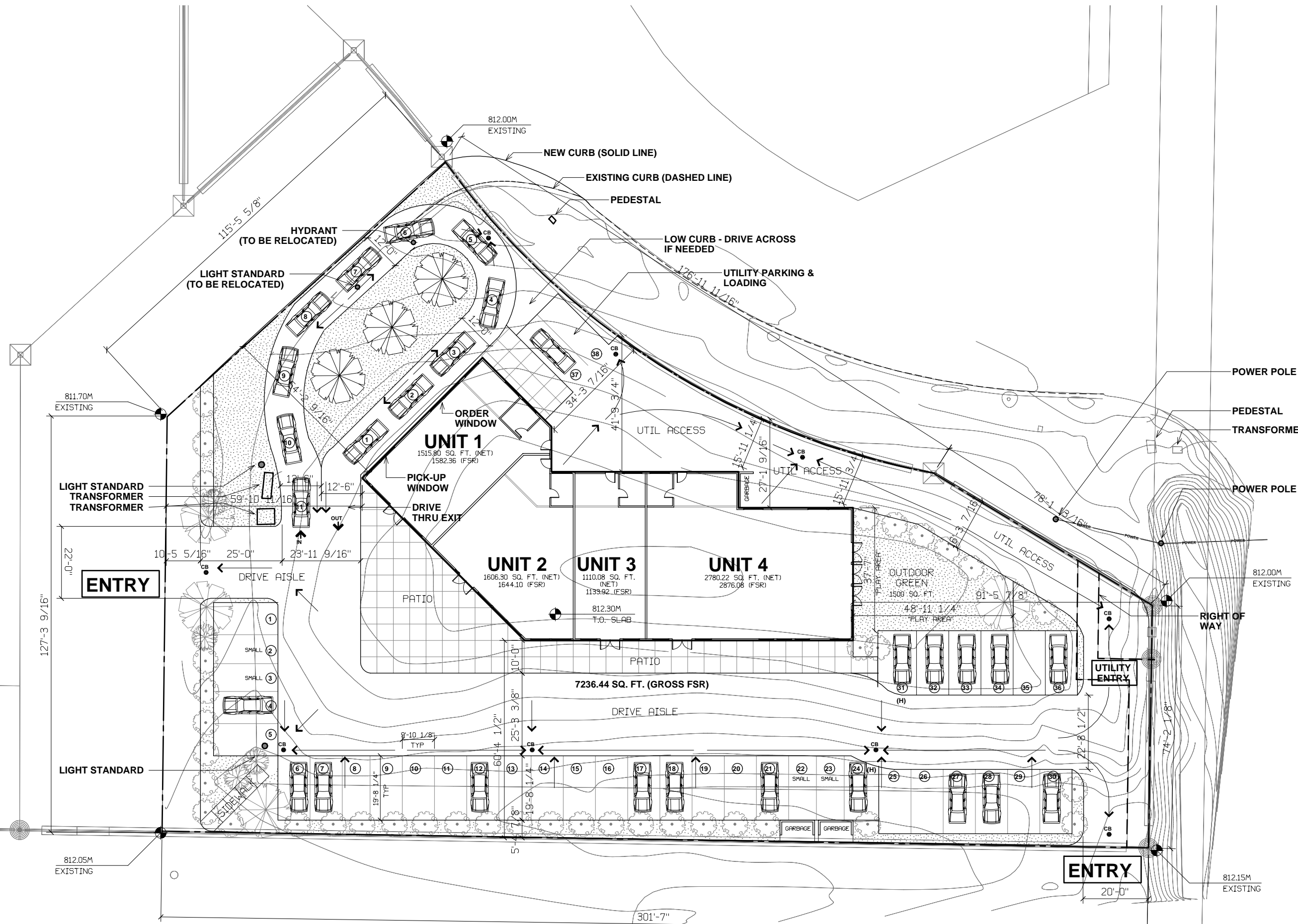
FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER V7T 1A2
604 912 0203
WWW.FORMLINE.CA

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

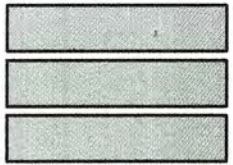
CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2



PROJECT
2301
SHEET



PROJECT	2301
SHEET	



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
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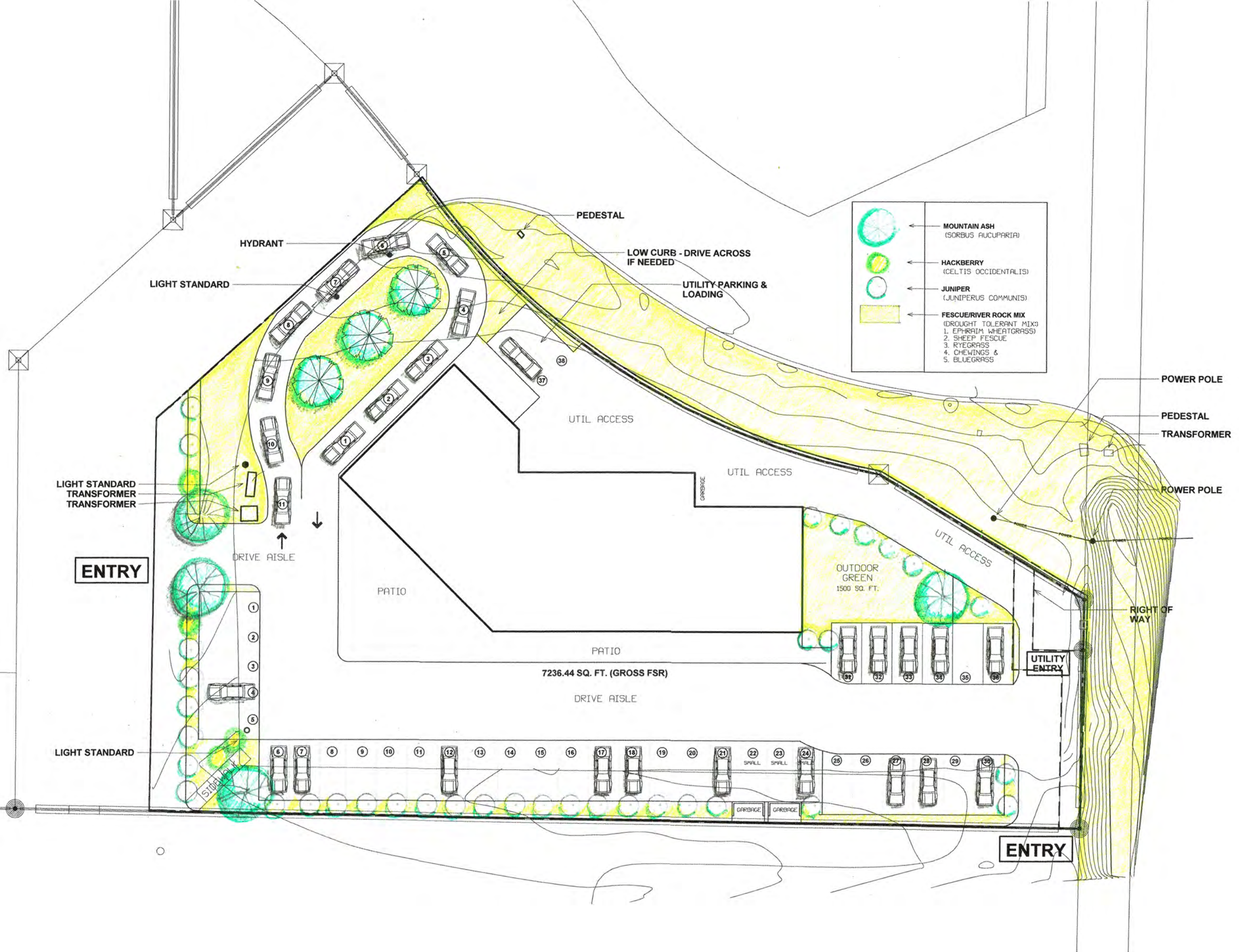
FORMLINE ARCHITECTURE
100 PARK ROYAL SOUTH - SUITE 807
WEST VANCOUVER V7T 1A2
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WWW.FORMLINE.CA

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

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

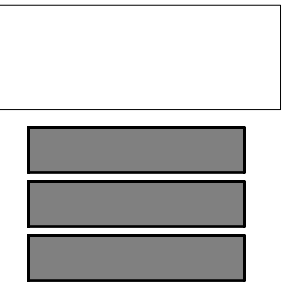
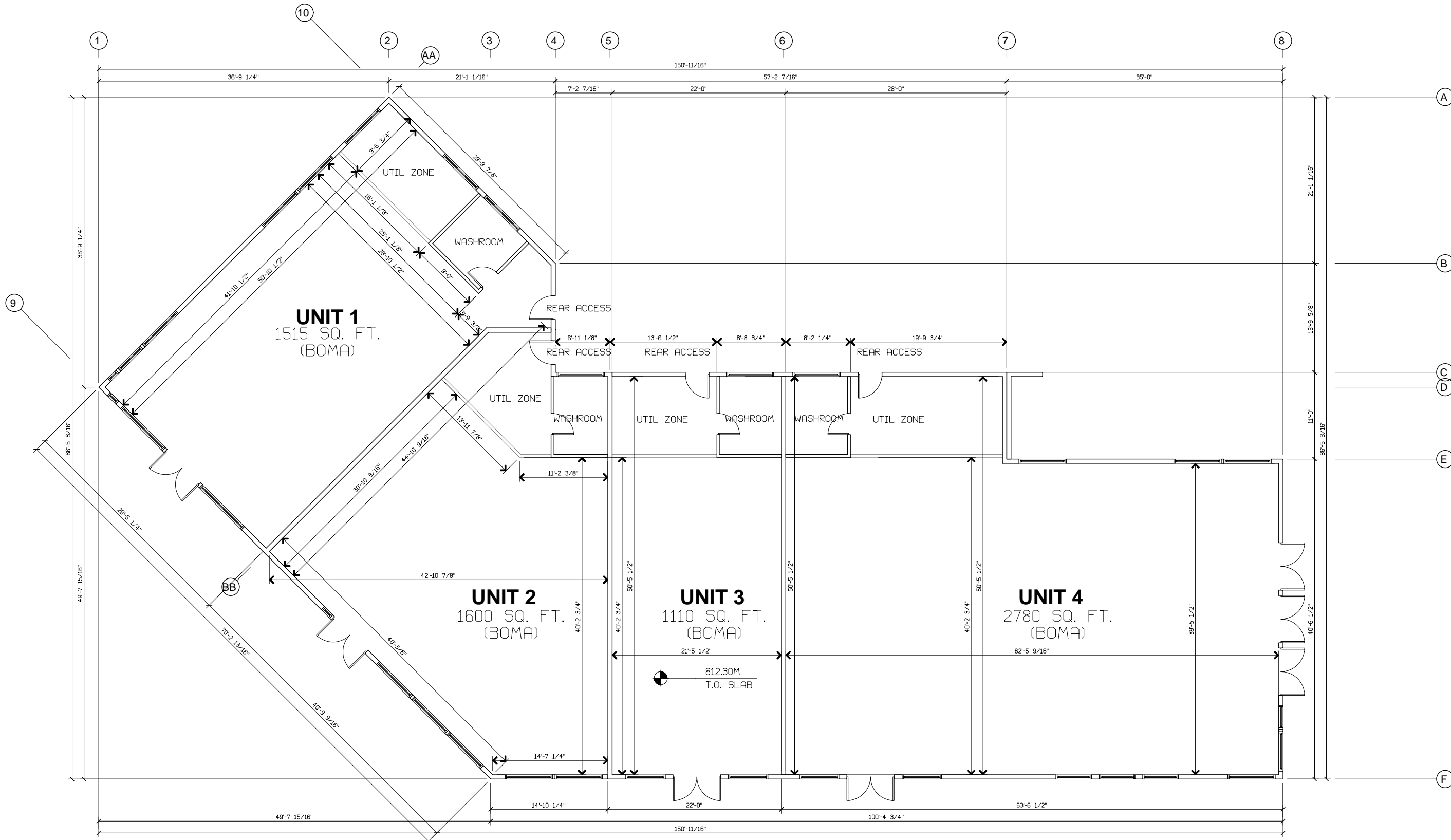
**SITE
PLANTING**

PROJECT
2301
SHEET
A 4.0



ENTRY

ENTRY



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:	1:75 (22X34)

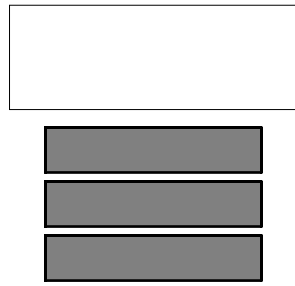
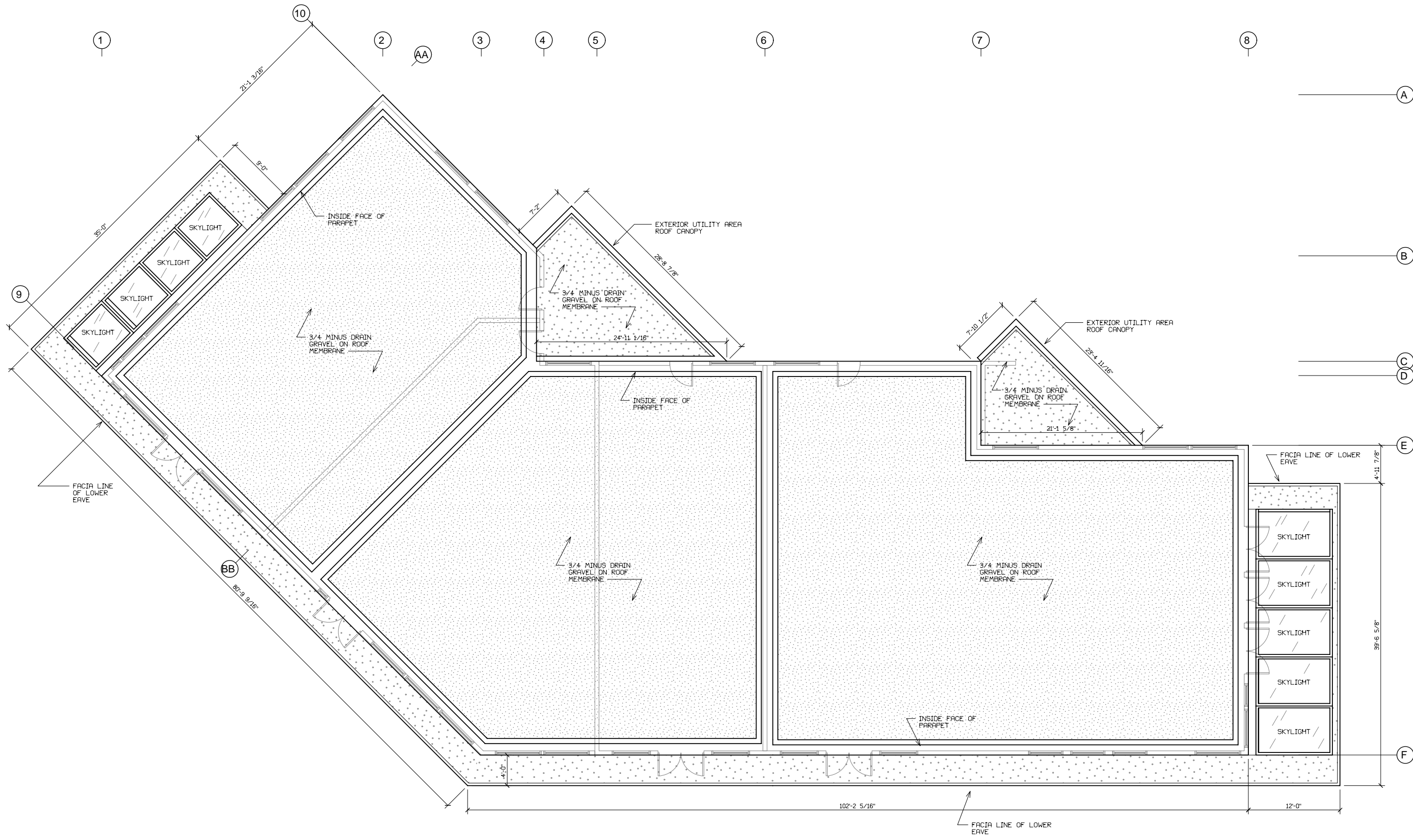
CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2



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

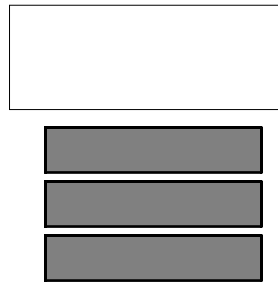
ISSUED FOR:	DP REVIEW
DATE:	MAY 31 2023
SCALE:	
NOTES:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2



PROJECT
2301
 SHEET

6200-46TH AVE
TABER
ALBERTA



REDLINE INVESTMENT PROPERTIES
(THE STRONGMAN GROUP)
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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:	

CONSTRUCTION		
TENDERING		
BUILDING PERMIT		
DEVELOPT PERMIT		
VARIANCE		
CONCEPT	1	2

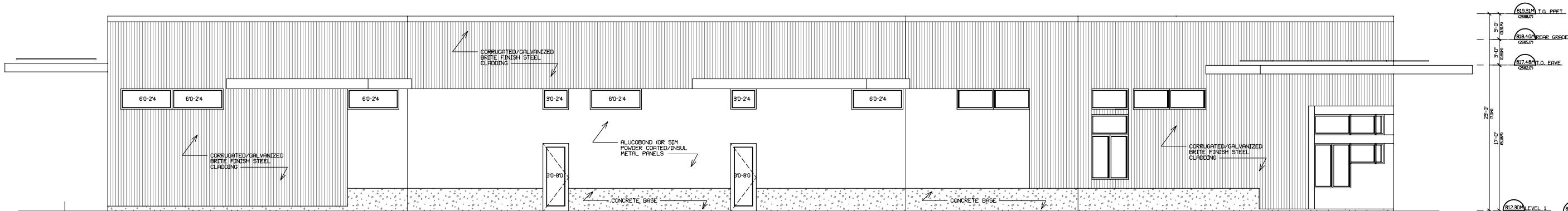
ELEVATIONS

PROJECT

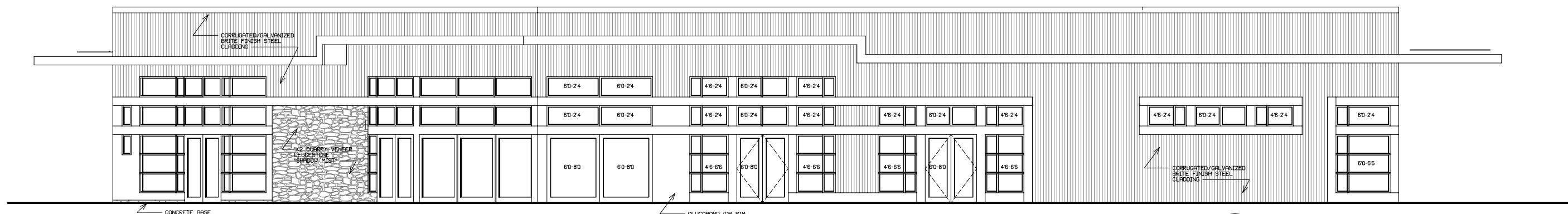
2301

SHEET

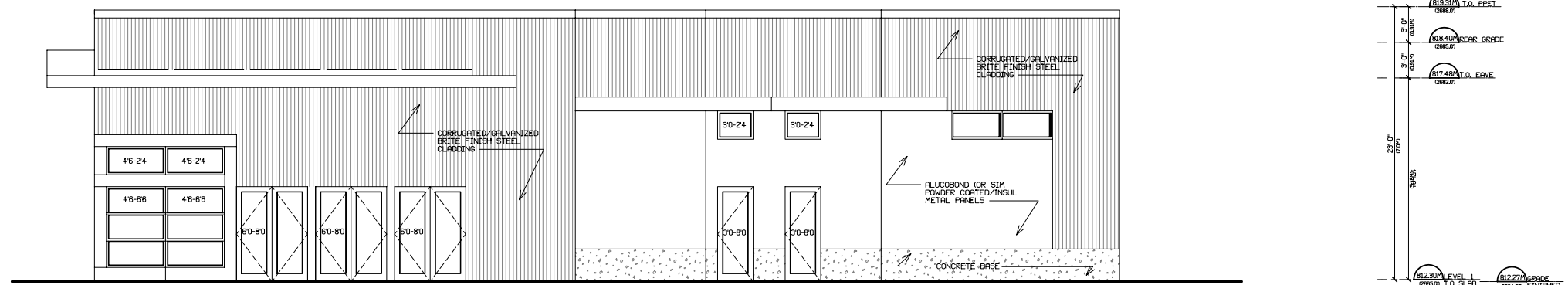
A 7.0



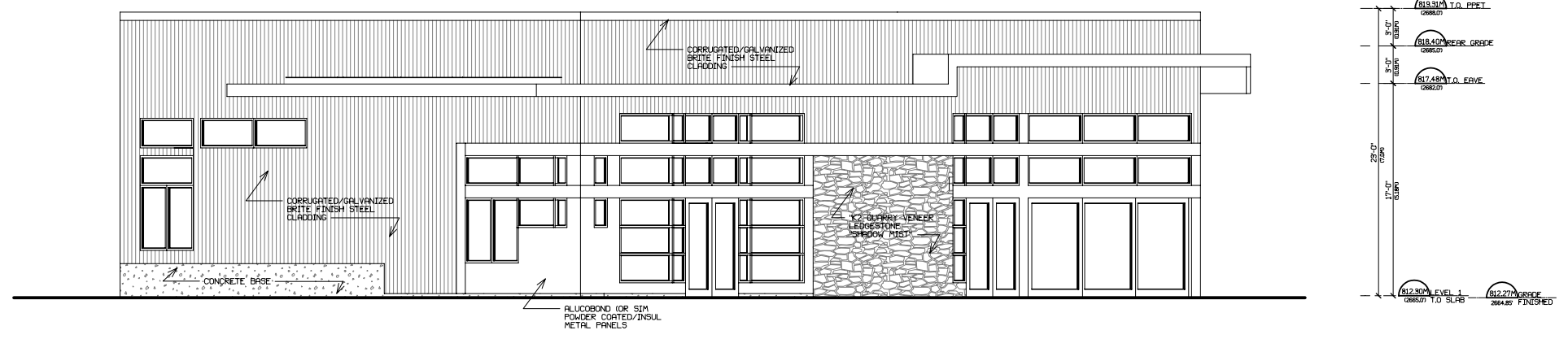
1 NORTH
SCALE: AS NOTED



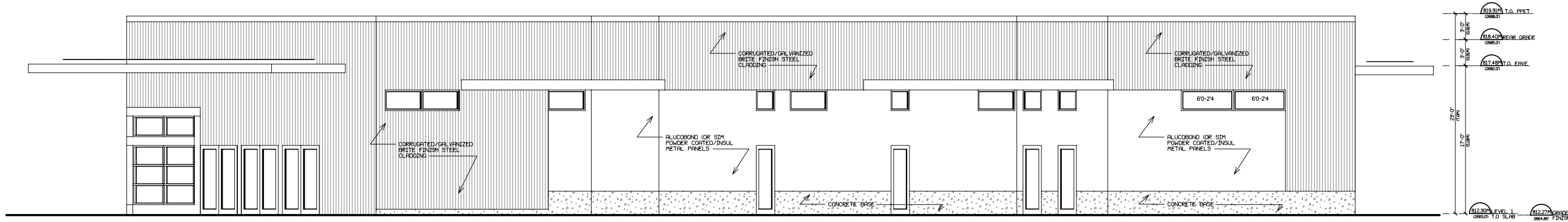
2 SOUTH
SCALE: AS NOTED



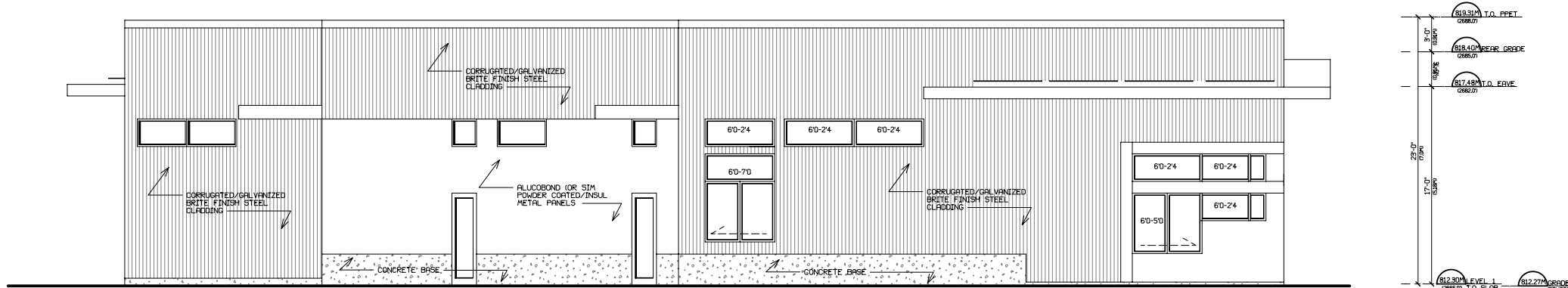
3 EAST
SCALE: AS NOTED



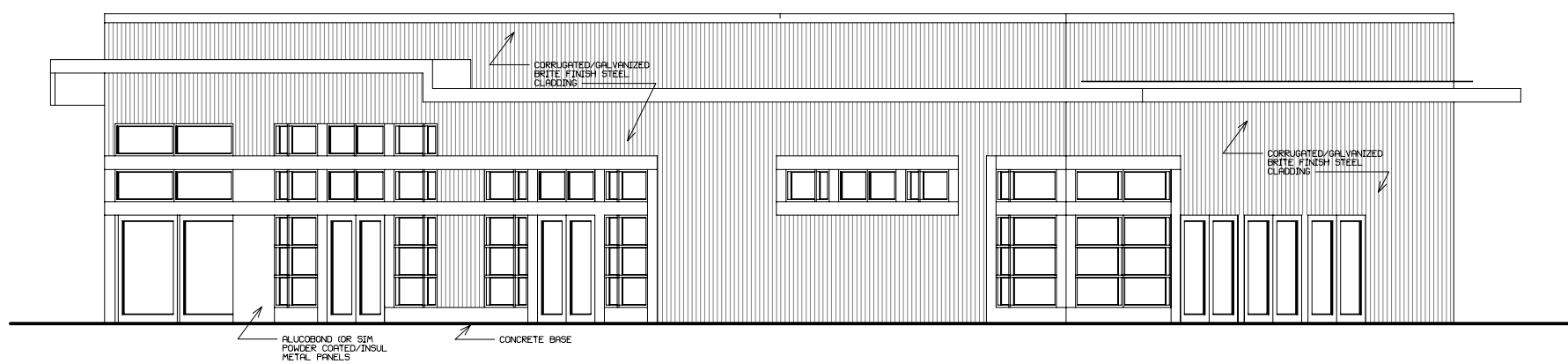
4 WEST
SCALE: AS NOTED



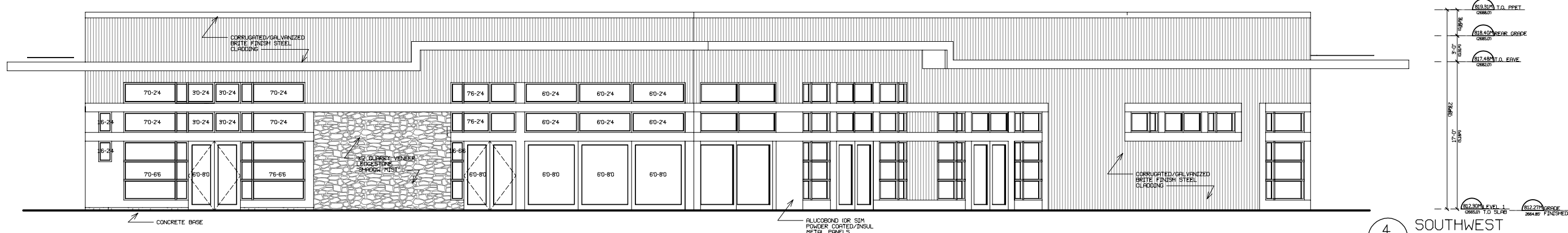
1 NORTHEAST
SCALE: AS NOTED



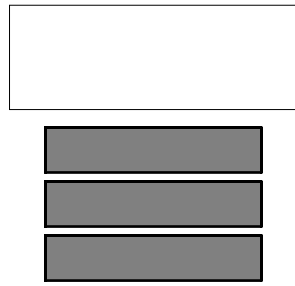
2 NORTHWEST
SCALE: AS NOTED



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

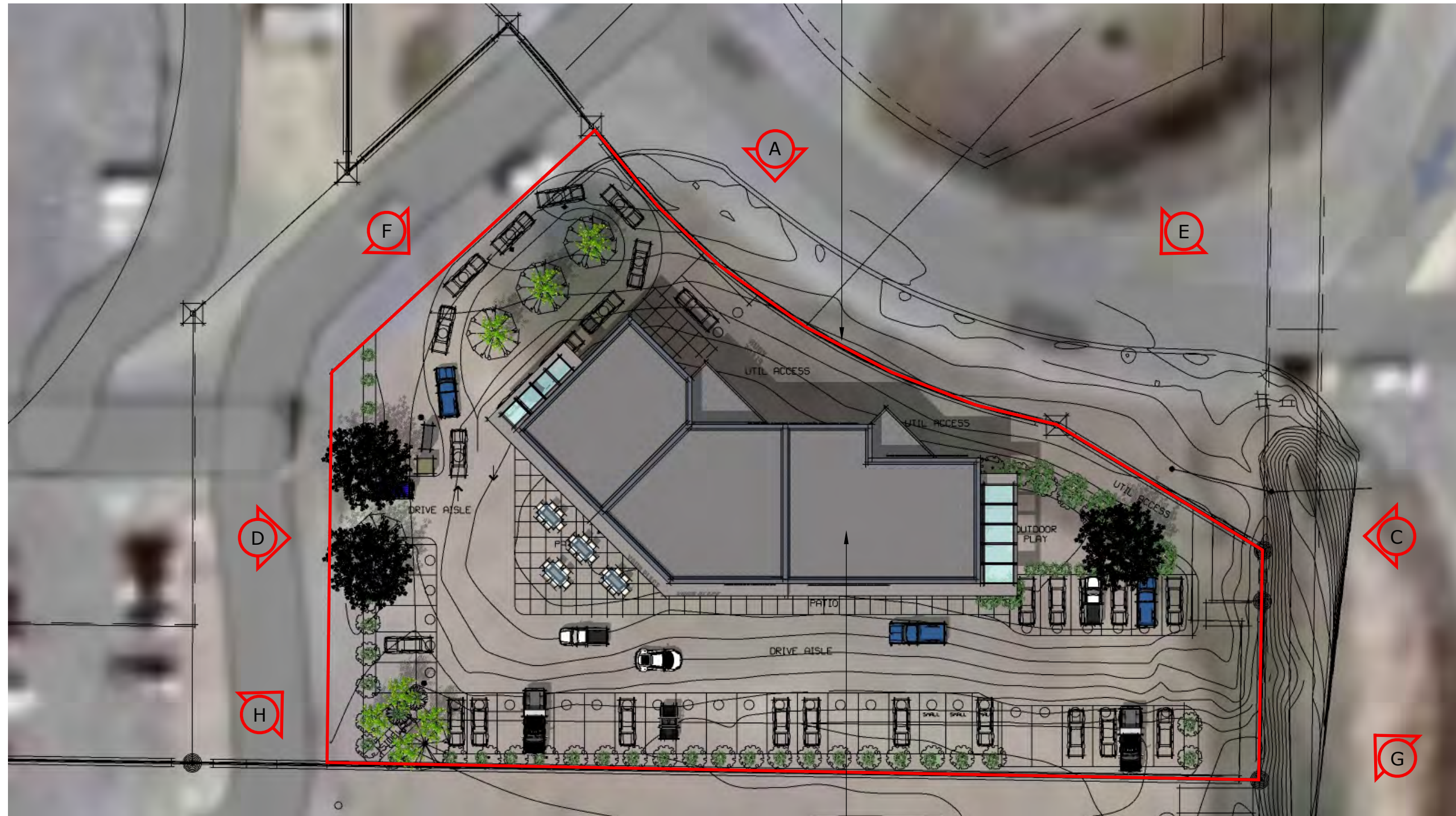


LOCATION PLAN

multi tenant commercial building

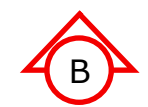
Walmart

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



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

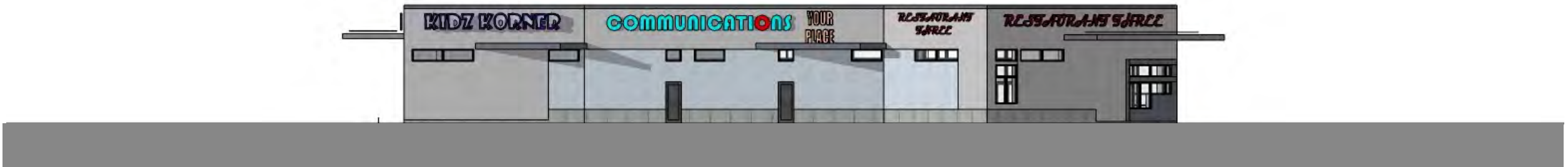
SITE PLAN



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)



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.



SOUTH COUNTRY CO-OP LIMITED
OR CURRENT LANDOWNER
969 16 ST SW
MEDICINE HAT, AB
T1A4X5

July 10, 2023

Dear Sir or Madam,

This letter is a courtesy notification as you have property **adjacent** a conditionally approved development. This application is for **Addition to a Shopping Centre** on the neighbouring property of **6200 46 Avenue**. If you have questions about the proposed development please contact the Planning Officer at 403-223-6003 or at Celina.Newberry@taber.ca. The application listed below has been conditionally approved by the Municipal Planning Commission, and is subject to an appeal period.




The Addition will go in this space

DP 23-074 6200 46 Avenue, Lot 2, Block 4, Plan 0512581: Comprehensive Commercial District (CC).

If you are an affected party wishing to appeal the application, please call us at 403-223-6009. To appeal this application please submit the Notice of Appeal Application and the \$350 appeal fee prior to 1:00pm on July 31, 2023.

Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



You are being contacted as the development is adjacent to your property, either in whole or part.



WAL-MART CANADA CORP.
OR CURRENT LANDOWNER
1940 ARGENTIA RD
MISSISSAUGA, ON
L5N1P9

July 10, 2023

Dear Sir or Madam,

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Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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SRA TABER LTD
OR CURRENT LANDOWNER
5403 23 AVE NW
EDMONTON, AB
T6L7G4

July 10, 2023

Dear Sir or Madam,

This letter is a courtesy notification as you have property **adjacent** a conditionally approved development. This application is for **Addition to a Shopping Centre** on the neighbouring property of **6200 46 Avenue**. If you have questions about the proposed development please contact the Planning Officer at 403-223-6003 or at Celina.Newberry@taber.ca. The application listed below has been conditionally approved by the Municipal Planning Commission, and is subject to an appeal period.




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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



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REDLINE INVESTMENT PROPERTIES LTD
OR CURRENT LANDOWNER
1885 MARINE DR
NORTH VANCOUVER, BC
V7P1V5

July 10, 2023

Dear Sir or Madam,

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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



You are being contacted as the development is adjacent to your property, either in whole or part.



CANADIAN PACIFIC LIMITED & REAL ESTATE TAXATION
OR CURRENT LANDOWNER
7550 OGDEN DALE RD SE
CALGARY, AB
T2C4X9

July 10, 2023

Dear Sir or Madam,

This letter is a courtesy notification as you have property **adjacent** a conditionally approved development. This application is for **Addition to a Shopping Centre** on the neighbouring property of **6200 46 Avenue**. If you have questions about the proposed development please contact the Planning Officer at 403-223-6003 or at Celina.Newberry@taber.ca. The application listed below has been conditionally approved by the Municipal Planning Commission, and is subject to an appeal period.




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Thank you,


Celina Newberry
Planning Officer
Town of Taber
A4900 50 St
Taber, AB T1G 1T1

Notification Area



You are being contacted as the development is adjacent to your property, either in whole or part.

July 12, 2023 Notice

ped in the short time
in operation, and
rybody deserves to have
olly said. "Alberta's parks
d to be for all Albertans, not
e-bodied Albertans."
ole Outdoors welcomes volun-
help with the programs.

SOUTHERN ALBERTA NEWSPAPER

PHOTO SUBMITTED

THE FIRST ADVENTURE: Cheyanne Parker Whitlow learns how to fish with the help of volunteer Craig Iseke at Adaptable Outdoor program.



Town of Taber

ALL PERSONS WISHING TO ATTEND AS A DELEGATION OR A MEMBER OF THE PUBLIC FOR A COUNCIL MEETING MAY UTILIZE THE MAIN ENTRANCE DOORS ON 50TH STREET TO GAIN ACCESS TO THE COUNCIL CHAMBER AREA.

ALL AGENDAS AND MINUTES CAN BE FOUND AT WWW.TABER.CA UNDER "YOUR GOVERNMENT"

VISIT WWW.TABER.CA/LIVESTREAM TO VIEW COUNCIL MEETING LIVESTREAMS & RECORDINGS

REGULAR/SPECIAL COUNCIL MEETING

REGULAR MEETING OF COUNCIL TO BE HELD MONDAY, JULY 17, 2023
AT 3:30 PM IN THE TOWN COUNCIL CHAMBERS

REGULAR MEETING OF COUNCIL TO BE HELD MONDAY, AUGUST 21, 2023
AT 3:30 PM IN THE TOWN COUNCIL CHAMBERS

BOARD/COMMITTEE/COMMISSION MEETINGS

ARTS & HERITAGE COMMITTEE MEETING TO BE HELD
TUESDAY, JULY 18, 2023 AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

MUNICIPAL PLANNING COMMISSION MEETING TO BE HELD
MONDAY, AUGUST 14, 2023 AT 1:30 PM IN THE TOWN COUNCIL CHAMBERS

ARTS & HERITAGE COMMITTEE MEETING TO BE HELD
TUESDAY, AUGUST 15, 2023 AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

MUNICIPAL EMERGENCY MANAGEMENT COMMITTEE MEETING TO BE HELD
TUESDAY, SEPTEMBER 5, 2023 AT 4:30 PM IN THE TOWN COUNCIL CHAMBERS

RECREATION BOARD MEETING TO BE HELD
THURSDAY, SEPTEMBER 7, 2023 AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

VOLUNTEER BOARD/COMMITTEE/COMMISSION VACANCIES

- **SUBDIVISION AND DEVELOPMENT APPEAL BOARD:** 2 Residents of the Town of Taber
- **ARTS & HERITAGE COMMITTEE:** 1 Resident of the Town of Taber
- **LIBRARY BOARD:** 1 Resident of the Town of Taber or Municipal District of Taber

Applications for the above may be picked up at the Town Administration Office,
or apply easily online at www.taber.ca/volunteer.

Further information may be obtained by contacting Kerry Van Ham, Administrative Services Manager at 403 223 5519.

TAKE NOTICE THAT THE FOLLOWING APPLICATIONS FOR DEVELOPMENT HAVE BEEN CONDITIONALLY APPROVED BY THE MUNICIPAL PLANNING COMMISSION SUBJECT TO AN APPEAL PERIOD

DP 23-074: 6200 46 Avenue, Lots 2, Block 4, Plan 051 2581, Addition to Shopping Centre, Discretionary Use, Comprehensive Commercial District (CC).

DP 23-090: 6118 54 Street, Lot 20, Block A, Plan 7092GG, Moved-on Shed, Discretionary Use, Residential Single and Two Dwelling District (R-2).

Any person affected by the above decision may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Planning Officer no later than 1:00 pm on July 31, 2023.



A - 4900 50 St. Taber, T1G 1T1
Phone 403-223-5500 • Fax 403-223-5530
email: town@taber.ca • website: www.taber.ca
Keeping Our Community Informed



July 19, 2023 Notice

MEETING OF COUNCIL TO BE HELD MONDAY, AUGUST 21, 2023
AT 3:30 PM IN THE TOWN COUNCIL CHAMBERS

BOARD/COMMITTEE/COMMISSION MEETINGS

MUNICIPAL PLANNING COMMISSION MEETING TO BE HELD
MONDAY, AUGUST 14, 2023 AT 1:30 PM IN THE TOWN COUNCIL CHAMBERS

ARTS & HERITAGE COMMITTEE MEETING TO BE HELD
TUESDAY, AUGUST 15, 2023 AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

MUNICIPAL EMERGENCY MANAGEMENT COMMITTEE MEETING TO BE HELD
TUESDAY, SEPTEMBER 5, 2023 AT 4:30 PM IN THE TOWN COUNCIL CHAMBERS

RECREATION BOARD MEETING TO BE HELD
THURSDAY, SEPTEMBER 7, 2023 AT 5:30 PM IN THE TOWN COUNCIL CHAMBERS

TABER LIBRARY BOARD MEETING TO BE HELD
THURSDAY, SEPTEMBER 14, 2023 AT 5:15 PM IN THE TOWN COUNCIL CHAMBERS

VOLUNTEER BOARD/COMMITTEE/COMMISSION VACANCIES

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DP 23-074: 6200 46 Avenue, Lots 2, Block 4, Plan 051 2581, Addition to Shopping Centre,
Discretionary Use, Comprehensive Commercial District (CC).

DP 23-090: 6118 54 Street, Lot 20, Block A, Plan 7092GG, Moved-on Shed, Discretionary
Use, Residential Single and Two Dwelling District (R-2).

Any person affected by the above decision may appeal the issuance of a permit to the
applicant by submitting a written notice of appeal along with payment of \$350.00 to the
office of the Planning Officer no later than 1:00 pm on July 31, 2023.

FORM 3

NOTICE OF NOMINATION DAY
Local Authorities Election Act
(Section 26)

LOCAL JURISDICTION: Town of Taber. PROVINCE OF ALBERTA

Notice is hereby given that Nomination Day is **August 10, 2023** and that
nominations for the election of candidates for the following offices will be
received at the location of the local jurisdiction office set out below within the
period beginning on **July 7, 2023** and ending at 12:00 noon on Nomination Day.

Office(s)	Number of Vacancies
Councillor	1

Location (Address) of Local Jurisdiction Office:

Town of Taber Administration Building
4900 A 50 Street
Taber, AB
T1G 1T1

DATED at the Town of Taber, in the Province of Alberta, this 7 day of July, 2023.


Returning Officer



A - 4900 50 St. Taber, T1G 1T1
Phone 403-223-5500 • Fax 403-223-5530
email. town@taber.ca • website: www.taber.ca
Keeping Our Community Informed



*UNADOPTED AS OF AUGUST 3, 2023

***DRAFT**

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, JULY 10, 2023, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin - Absent

Cody Fletcher - Absent

Monica McLean

Chief Administrative Officer

Derrin Thibault - Absent

Staff

Chris Eagan

Emily Hembrough - Absent

Celina Newberry

CALL TO ORDER

R. Miles called the meeting to order at 1:30 pm.

ADOPTION OF THE AGENDA

RES 61/2023 MOVED by M. McLean that the Agenda for the July 10, 2023 regular meeting of the Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

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

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Meeting Date
7/10/2023

***DRAFT**

RES 62/2023 MOVED by R. Hadden that the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held June 19, 2023 as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

Building Permit Stats for May 2023 - Update

No Motion Required

ACTION ITEMS

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

RES 63/2023 MOVED by M. McLean 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

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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/Servicing 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

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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

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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.

CARRIED UNANIMOUSLY

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

RES 64/2023

MOVED by R. Hadden 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

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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

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Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

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

RES 65/2023

MOVED by M. McLean 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/Service 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

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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.

CARRIED UNANIMOUSLY

Building Permit Statistics

No Motion Required

Standing Items

None

DELEGATIONS

None

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MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 66/2023

MOVED by R. Hadden that the meeting be closed at 2:06 pm.

CARRIED UNANIMOUSLY

CHAIRPERSON

CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

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