



AGENDA

REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, NOVEMBER 14, 2023 AT 3:30 PM. IMMEDIATELY FOLLOWING THE SUBDIVISION AUTHORITY MEETING AT 3:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF THE AGENDA	X
3. PUBLIC HEARINGS	
ITEM No.3.1 Public Hearing for Direct Control Development Application 23-140	X
4. ADOPTION OF THE MINUTES	
ITEM No.4.1 Minutes of Organizational Meeting of Council: October 23, 2023	X
ITEM No.4.2 Minutes of Regular Meeting of Council: October 23, 2023	X
5. BUSINESS ARISING FROM THE MINUTES	
6. BYLAWS	
7. ACTION ITEMS	
ITEM No.7.1 2024 Capital Budget	X
ITEM No.7.2 Franchise Fees	X
ITEM No.7.3 Asset Retirement Obligations	X
ITEM No.7.4 3rd Quarter Financial Statements	
ITEM No.7.5 Letter of Support Request: Watershed Resiliency and Restoration Program (WRRP)	X
ITEM No.7.6 Temporary Portable Signage Request	X
ITEM No.7.7 DP 23-140 - 5701 Highway 864 - Move on Home	X
ITEM No.7.8 Utility Billing Refund for Community Garden Water Supply	X
ITEM No.7.9 Response to Standing Item 293/2023 Water Loss Study	X
ITEM No.7.10 Standing Items - Council Requests	
8. DELEGATIONS	
9. MEDIA INQUIRIES	
	X



10. CLOSED SESSION

- ITEM No.10.1 Council Member Appointments
That Council takes the meeting into Closed Session to prevent disclosure of advice, proposals, recommendations, analyses or policy options developed by or for a public body, in accordance with Advice from officials, Section 24(1)(a) of the *Freedom of Information and Protection of Privacy Act*.
- ITEM No.10.2 Municipal District of Taber Council Appointments
That Council takes the meeting into Closed Session to prevent disclosure of advice, proposals, recommendations, analyses or policy options developed by or for a public body, in accordance with Advice from officials, Section 24(1)(a) of the *Freedom of Information and Protection of Privacy Act*.
- ITEM No.10.3 Land Sale Offer
Closed Session to prevent disclosure of third-party business information, in accordance with Section 16(1) of the *Freedom of Information and Protection of Privacy Act*; (a)(ii) to prevent the disclosure of commercial, financial, and technical information of a third party, (b) the information was supplied in confidence, and (c) the disclosure could reasonably be expected to harm significantly the negotiating position of the third party.

11. OPEN SESSION

X

12. CLOSE OF MEETING

X

Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Public Hearing for Direct Control Development Application 23-140

Recommendation:

That Council accepts for information the input received at this Public Hearing for Direct Control Development Application 23-140.

Background:

Administration has received an application for development in a Direct Control District (DC-5). As per Land Use Bylaw 13-2020 notice for this development application has been sent out to all properties within 100m and this Public Hearing has been set to allow for Council to hear any person that claims to be affected by the decision.

An advertisement had been placed in the Taber Times on November 1st & 8th, 2023 to advise the Public Hearing and it has also been advertised on the Town's website as indicated in the Taber Times ad. To date, no comments or concerns have been received.

Legislation / Authority:

Section 692 of the *MGA* allows for amendments to the Land Use Bylaw. Section 230 of the *MGA* allows for Public Hearings.

Strategic Plan Alignment:

Develop Community & Promote Growth – Review Town Policies and regulations that pertain to development.

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 neighboring properties.

Alternative(s):

That Council does not accept the information provided at this public hearing.

Attachment(s): Advertisement
 Application
 DC-5 District

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____

Town of Taber Public Hearing: Development Permit Application for Direct Control District - DC-5

Take notice that the Town of Taber has received Development Permit Application DP 23-140 for a Secondary move-on-home at 5701 Highway 864.

The proposed application is for the site indicated in the diagram below:

A Copy of the proposed application will be available for review at the Town Office, A4900 – 50th, Street, Taber, Alberta for review.

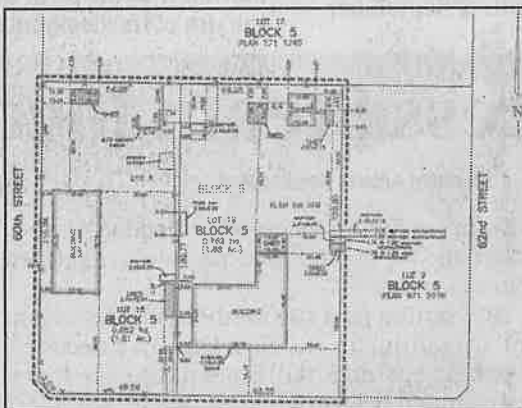


On Tuesday, November 14, at 3:30 pm, Council will hold a PUBLIC HEARING to consider the proposed application. Should you have comments or concerns regarding the proposed application Council would like to hear from you, please visit or contact Planning and Economic Development at 403-223-6009 or celina.newberry@taber.ca before 12 pm (noon) on Tuesday, November 14, 2023 to receive instructions on how to join the Public Hearing.

If you are unable to attend the Public Hearing and would like to submit comments/concerns in writing, please submit them to the Town Office no later than noon on Tuesday, November 14, 2023.

THE TOWN OF TABER HEREBY GIVES NOTICE OF CORRECTION FOR TT 23-0-002

THE SUBDIVISION APPLICATION ORIGINALLY ADVERTISED ON AUGUST 16 & 23, 2023
DID HAVE AN ERROR IN THE WRITTEN DISCRPTION OF THE LANDS
THE CORRECT DISCRPTION IS LISTED BELOW





Application for Residential Development 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 checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: DC-5	Roll No: 6101610	
Development Permit No: 23-140	DP Fee: \$	Off-Site Levy: \$	Security Deposit: \$
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$
RECEIVED OCT 17 2023	Date Advertised:	Permit Effective:	

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

Please attach the following:

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

I / We hereby make application under the provisions of Land Use Bylaw No. 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Municipal Address:	nw 1/4 6-10-16-4 (5701 Hwy 864)		
Legal Description of property to be developed:	Lot (Parcel): 1	Block: 1	Plan: 9512421

Applicant:	Name: [REDACTED]		Email: [REDACTED]	
	Address: 5701 - Hwy 864			
	Town: [REDACTED]		Postal Code: [REDACTED]	
	Phone Res: [REDACTED]		Phone Cell: [REDACTED]	
	Business License#: [REDACTED]			
	Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:			

Registered Owner: (if different from applicant)	Name: [REDACTED]		Email: [REDACTED]	
	Address: [REDACTED]			
	Town: [REDACTED]		Postal Code: [REDACTED]	
	Phone Res: [REDACTED]		Phone Cell: [REDACTED]	

Type of Development Proposed:		
<input type="checkbox"/> New Construction	<input type="checkbox"/> Waiver	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Discretionary Use	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Moved in Building
<input type="checkbox"/> Addition	<input type="checkbox"/> Other explain:	

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

Lot Dimensions	Width: 399'0"	Depth: 370'0"	Area: 2.29 Acres	
Lot Coverage	By proposed build (%):	Total site coverage (%):	Landscaped open space (%):	
Proposed setback from property lines:	Front: W - 245'	Side 1: N - 114'	Side 2: S - 185' Rear: E - 30'	
Additional Information:	Number of Units: 1			
	Number of Off Street Parking Spaces: 1 TO .5			
	Driveway Width:			
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:	\$ 200,000.00	
If development is temporary, state for what period:				
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.	EXISTING FAMILY DWELLING TO THE WEST OF PROPOSED DWELLING, MISC STRUCTURES TO NORTH OF SAME.			
Proposed Use of Site: Describe in detail - attach additional information if necessary.	MOVE ON 24'x71' HOUSE AS PER REQUIRED STANDARDS.			
Services:				
Water Supply	Municipally owned and operated piped water system	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>
	Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned & operated sanitary sewer system	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>
	Other (specify): EXISTING MAN	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Ditches	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>
	Swales	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>

8" SEWAGE AND 6" WATER LINE.

Signed: [Redacted] Date: OCT. 16/23

Signed: _____ Date: _____
Registered Owner (if different than applicant)

Signed: [Signature] Date: Oct 31, 2023
Development Officer

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

TOWN OF TABER
BYLAW NO. 13 - 2023

**Schedule “A”
 Direct Control District (DC-5)**

3.23 DIRECT CONTROL DISTRICT 5 (DC-5)

Purpose

- (1) The purpose of this District is to permit and regulate the development of two dwellings on Lot 1, Block 1, Plan 9512421.

Uses

1) Permitted Uses	2) Discretionary Uses
a) Single Detached Dwelling	a) Manufactured Home
b) Accessory Structure (also see Section 2.11)	b) Secondary Detached Dwelling or Manufactured Home
c) Accessory Use (also see Section 2.12)	c) Park
d) Child Care - Limited	d) Group Care - Limited
e) Sign – Class A	e) Home Occupation – Class 2 (also see Section 2.19)
f) Utilities	

Standards

1) Subdivision Standards	
a) Minimum Parcel Area:	450.0 m ²
b) Minimum Parcel Width:	14.0 m
2) Development Standards	
a) Minimum Front Yard:	6.0 m
b) Minimum Rear Yard:	7.0 m
c) Minimum Interior Side Yard:	
i) Interior Parcel without attached garage:	3.0 m on one side and 1.2 m on the other
ii) Interior Parcel with attached garage:	1.2 m on both sides
iii) Corner Parcel:	

TOWN OF TABER
BYLAW NO. 13 - 2023

Schedule "A"
Direct Control District (DC-5)

d) Minimum Separation Between Residential Buildings:	3.0 m
e) Maximum Building Height:	10.5
f) Maximum Coverage	45%
g) Maximum Site Density	2 dwelling units per property

Special Requirements

(1) Landscaping Requirements:

- (a) All areas not covered by buildings and parking shall be landscaped.
- (b) All dwelling units must plant and maintain at least one (1) tree in the front yard and one (1) tree in the rear or side yard.
- (c) All landscaping shall be identified on the site plan.

(2) Accessory Structures:

- (a) Unless otherwise noted, the following requirements pertain to all Accessory Structures, including structures under 10.0 m².
- (b) An Accessory Structure must not be used or maintained as a Dwelling Unit or Home Occupation, unless otherwise permitted in this Bylaw.
- (c) The total floor area of all Accessory Structures, excluding decks and patios, must not exceed 75.0 m² per dwelling unit.
- (d) The maximum height of an accessory structure is 5.0 metres.
- (e) All Accessory Structures must have an exterior finish that is complimentary to the Principal Building, to the satisfaction of the Development Authority.
- (f) Accessory Structures, including decks, shall be located:
 - (i) No closer to the front property line than the front line of the Principal Building, and must not be located within the front yard setback;
 - (ii) A minimum of 3.0 m from a side or rear property line shared with a street;
 - (iii) A minimum of 1.2 m from a side or rear property line not shared with a street;

TOWN OF TABER
BYLAW NO. 13 - 2023

Schedule "A"
Direct Control District (DC-5)

(iv) A minimum of 1 m from another.

(3) Building Location and Front Yard:

(a) Notwithstanding other provisions in this bylaw, the yard abutting the highway of the existing dwelling shall be deemed the front yard. For any new dwellings the yard abutting 56th Avenue shall be considered the front yard;

(b) The front of the dwellings shall face the front yard unless other wise approved by Council;

(4) District Approval Procedures:

(1) Before Council considers an application for a discretionary use in the Direct Control District, Council shall:

(a) Cause a notice to be issued by the Development Authority of this By-law to all those located within 100 m of the boundaries of the property subject to the application;

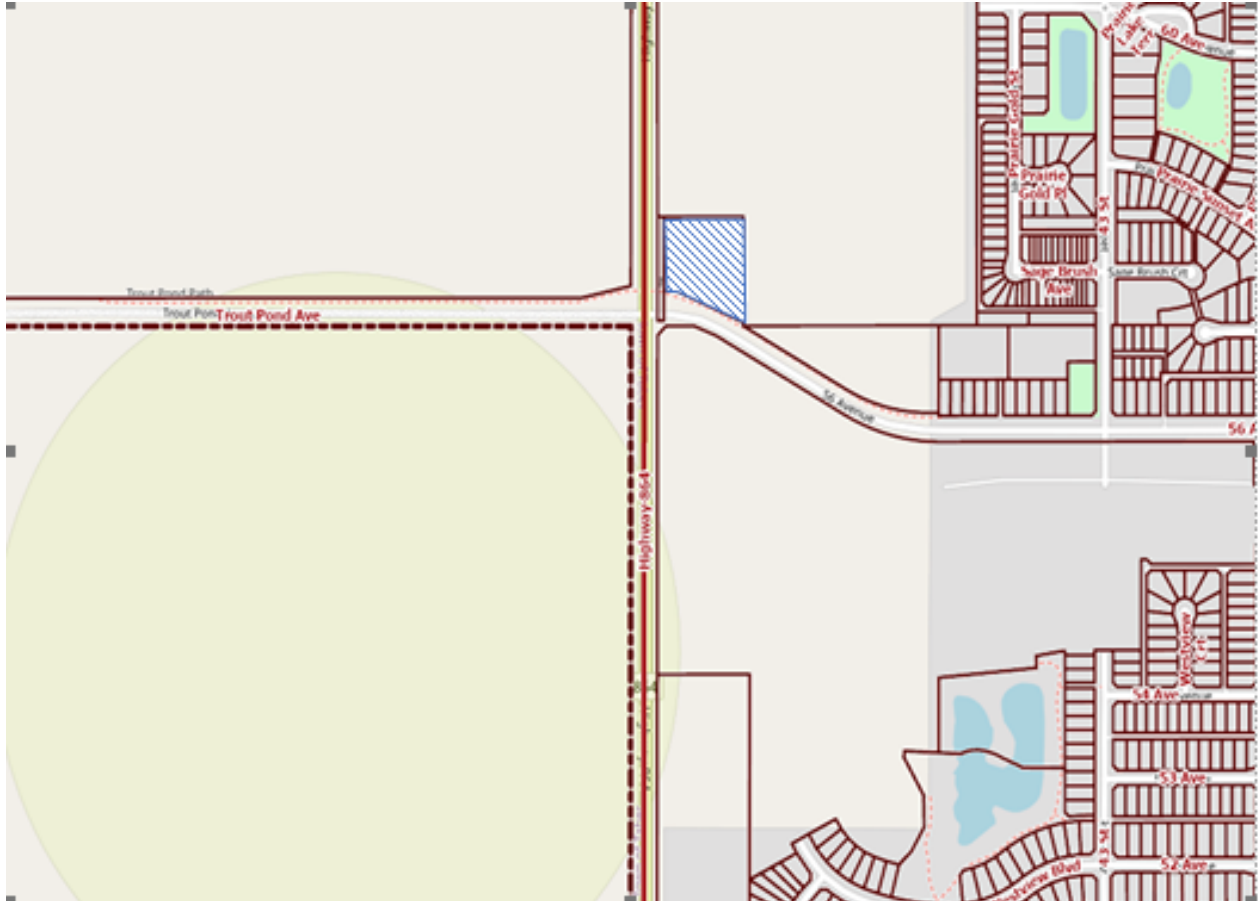
(b) Hold a Public hearing, and said Public hearing shall be advertised in accordance with the municipal Public Hearing procedures;

(c) At the Public Hearing, hear any persons that claim to be affected by the decision on the application.

(2) Council hereby delegates to the Development Authority decision-making authority for all permitted uses listed in the District, including District Requirements.

TOWN OF TABER
BYLAW NO.13 - 2023

Schedule "B"
5701 Highway 864, Lot 1, Block 1, Plan 9512421
From: Urban Reserve (UR)
To: Direct Control District (DC-5)



LAND USE DISTRICT REDESIGNATION



From: Urban Reserve UR
To: Direct Control District DC-5

Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Minutes of Organizational Meeting of Council: October 23, 2023

Recommendation:

Council adopts the Minutes of the Organizational Meeting of Council held on October 23, 2023, as presented.

Background:

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

Legislation / Authority:

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

Strategic Plan Alignment:

To provide good governance.

Financial Implication:

None at this time.

Service Level / Staff Resource Implication:

The service level will remain status quo.

Justification:

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

Alternative(s):

Council adopts the Minutes of the Organizational Meeting of Council held on October 23, 2023, as amended.



Attachment(s): October 23, 2023 Organizational Meeting Draft Minutes

APPROVALS:

Originated By:
Brittany Gilbertson

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE ORGANIZATIONAL MEETING OF THE COUNCIL
OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD
IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON
MONDAY, OCTOBER 23, 2023, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering
Jack Brewin
Carly Firth
Monica McLean
Daniel Remfert
Joanne Sorensen

Staff

Derrin Thibault
Kerry Van Ham

RES. 311/2023

MOVED by Councillor McLean that Council
tables the Organizational Meeting until after
the Regular Meeting of Council.

CARRIED UNANIMOUSLY

*Resolutions 312-349/2023 can be found in the Minutes from the
Regular Meeting of Council held on October 23, 2023.

CALL TO ORDER

Mayor Prokop called the Organizational Meeting of Council to Order at
6:46 PM.

ADOPTION OF THE AGENDA

RES. 350/2023

MOVED by Councillor Sorensen that Council adopts the Organizational Meeting Agenda, as presented.

CARRIED UNANIMOUSLY

BOARDS/COMMITTEES/COMMISSIONS

1) Council Participation on Boards, Committees, Commissions

RES. 351/2023

MOVED by Councillor Brewin that Council appoints Councillor Sorensen and Councillor Firth to the Arts and Heritage Committee, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 352/2023

MOVED by Councillor Sorensen that Council appoints Mayor Prokop, Councillor Sorensen, and Councillor Bekkering to the Audit Committee, and Councillor Firth as alternate, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 353/2023

MOVED by Councillor Firth that Council appoints Mayor Prokop, and Councillor Sorensen to the Chief Administrative Officer Performance Evaluation Committee, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

BOARDS/COMMITTEES/COMMISSIONS – CONT'D

**1) Council Participation on Boards, Committees, Commissions
– Cont'd**

RES. 354/2023

MOVED by Councillor Brewin that Council appoints Councillor Brewin and Councillor McLean to the Development Authority (Municipal Planning Commission), and Mayor Prokop as alternate, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 355/2023

MOVED by Councillor Brewin that Council appoints Mayor Prokop, Councillor Brewin, and Councillor Bekkering to the Municipal Emergency Management Committee, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 356/2023

MOVED by Councillor Firth that Council appoints Councillor McLean to the Library Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 357/2023

MOVED by Councillor Sorensen that Council appoints Councillor Sorensen and Councillor Firth to the Taber Municipal Police Commission, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

214/2023

Meeting Date
10/23/2023

BOARDS/COMMITTEES/COMMISSIONS – CONT'D

**1) Council Participation on Boards, Committees, Commissions
– Cont'd**

RES. 358/2023

MOVED by Councillor Firth that Council appoints Councillor Brewin and Councillor Sorensen to the Taber Recreation Board, and Mayor Prokop as alternate, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

2) Requested Council Appointments

RES. 359/2023

MOVED by Councillor Brewin that Council appoints Councillor Bekkering to the Barons-Eureka-Warner Family & Community Services (F.C.S.S) Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 360/2023

MOVED by Councillor Firth that Council appoints Councillor Remfert to the Chinook Arch Regional Library System Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

BOARDS/COMMITTEES/COMMISSIONS – CONT'D

2) Requested Council Appointments – Cont'd

RES. 361/2023

MOVED by Councillor Brewin that Council appoints Councillor Brewin, Councillor Bekkering and Councillor Remfert to the Intermunicipal Development Committee, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 362/2023

MOVED by Councillor McLean that Council appoints Councillor Sorensen and Councillor McLean to the Joint Economic Development Committee, and Mayor Prokop as alternate, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 363/2023

MOVED by Councillor McLean that Council appoints Councillor Firth to the Taber & District Chamber of Commerce Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 364/2023

MOVED by Councillor Brewin that Council appoints Councillor Remfert to the Taber Exhibition Association Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

216/2023

Meeting Date
10/23/2023

BOARDS/COMMITTEES/COMMISSIONS – CONT'D

2) Requested Council Appointments – Cont'd

RES. 365/2023

MOVED by Councillor Firth that Council appoints Councillor Bekkering and Councillor Remfert to the Taber & District Handi-bus Association Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 366/2023

MOVED by Councillor Sorensen that Council appoints Councillor Remfert to the Taber & District Housing Foundation Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 367/2023

MOVED by Councillor McLean that Council appoints Mayor Prokop to the Taber & District Municipal Airport Commission, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

3) Ad Hoc Committee Appointments

RES. 368/2023

MOVED by Councillor Sorensen that Council appoints Councillor Brewin to the Highway 3 Twinning Committee, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

BOARDS/COMMITTEES/COMMISSIONS – CONT'D

3) Ad Hoc Committee Appointments – Cont'd

RES. 369/2023

MOVED by Councillor Firth that Council appoints Mayor Prokop to the Mayor/Reeves Meeting, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 370/2023

MOVED by Councillor Sorensen that Council appoints Councillor Sorensen to the SouthGrow Regional Initiative, and Councillor Remfert as an alternate, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 371/2023

MOVED by Councillor Firth that Council appoints Councillor Firth to the Traffic Committee, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 372/2023

MOVED by Councillor McLean that Council appoints Councillor Firth to the Veterans Memorial Highway Committee, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

BOARDS/COMMITTEES/COMMISSIONS – CONT'D

3) Ad Hoc Committee Appointments – Cont'd

RES. 373/2023

MOVED by Councillor Bekkering that Council appoints Councillor Brewin to the Alberta Municipalities Police Act Review Board, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 374/2023

MOVED by Councillor Brewin that Council appoints Mayor Prokop to the Eagle Spirit Nest Community Association, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 375/2023

MOVED by Councillor Brewin that Council appoints Councillor Remfert to the Taber and District Museum Society, until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 376/2023

MOVED by Councillor Firth that Council appoints Mayor Prokop, Councillor Firth, and Councillor Brewin, to the West Trail Extension Project Committee (Taber Trout Pond Committee), until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

BOARDS/COMMITTEES/COMMISSIONS – CONT'D

3) Ad Hoc Committee Appointments – Cont'd

RES. 377/2023

MOVED by Councillor McLean that Council appoints Councillor Remfert to the Southern Alberta Kanadier Association Committee (SAKA), until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

RES. 378/2023

MOVED by Councillor Firth that Council appoints Mayor Prokop to the South Regional Storm Water Drainage Committee (SRSDC), until the 2024 Council Organizational Meeting.

CARRIED UNANIMOUSLY

APPOINTMENT OF DEPUTY MAYOR(S)

1) Appointment of Deputy Mayor(s)

RES. 379/2023

MOVED by Councillor Sorensen that, in accordance with Section 3.4 of Procedural Bylaw 11-2022 that allows Council to waive particulars of Section 5.4.2, which details the appointment of Deputy Mayor to be eight months, Council approves the appointment of Deputy Mayor for the following terms, as amended:

APPOINTMENT OF DEPUTY MAYOR(S) – CONT'D

1) Appointment of Deputy Mayor(s) – Cont'd

1. Councillor Garth Bekkering July 17, 2023 to February 29, 2024 (7 months),
2. Councillor Monica McLean March 1, 2024 to September 30, 2024 (7 months),
3. Councillor Jack Brewin October 1, 2024 to April 30, 2025 (7 months); and,
4. Councillor Daniel Remfert May 1, 2025 to October 20, 2025 (6 months).

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

None.

CLOSE OF MEETING

RES. 380/2023

MOVED by Councillor McLean that this Organizational Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 7:12 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

221/2023

Meeting Date
10/23/2023



Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Minutes of Regular Meeting of Council: October 23, 2023

Recommendation:

Council adopts the Minutes of the Regular Meeting of Council held on October 23, 2023, as presented.

Background:

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

Legislation / Authority:

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

Strategic Plan Alignment:

To provide good governance.

Financial Implication:

None at this time.

Service Level / Staff Resource Implication:

The service level will remain status quo.

Justification:

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

Alternative(s):

Council adopts the Minutes of the Regular Meeting of Council held on October 23, 2023, as amended.



Attachment(s): October 23, 2023 Regular Meeting of Council Minutes

APPROVALS:

Originated By:
Brittany Gilbertson

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, OCTOBER 23, 2023, AT 3:30 PM.

Mayor

Andrew Prokop

Councillors

Garth Bekkering
Jack Brewin
Carly Firth
Monica McLean
Daniel Remfert
Joanne Sorensen

Chief Administrative Officer

Derrin Thibault

Staff

Alaa Abdel Khaliq
Amy Allred
Chris Eagan
Brian Martin
Steve Munshaw
Celina Newberry
John Orwa
Kerry Van Ham

CALL TO ORDER

Mayor Prokop called the Meeting to Order at 3:32 PM, after Council tabled the Organizational Meeting of Council scheduled to be held at 3:30 PM.

ADOPTION OF THE AGENDA

Mayor Prokop inquired if there were any additions or deletions to the Agenda, and there were none.

222/2023

Meeting Date
10/23/2023

ADOPTION OF THE AGENDA – CONT'D

RES. 312/2023

MOVED by Councillor Firth that Council adopts the Agenda, as presented.

CARRIED UNANIMOUSLY

PUBLIC HEARINGS

1) Public Hearing for Direct Control Development Application 23-131, to be located at 5506 46 Avenue.

A) Call to Order: Public Hearing for Direct Control Development Application 23-131

Mayor Prokop called the Public Hearing to Order at 3:33 PM.

RES. 313/2023

MOVED by Councillor Bekkering that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

B) Public Hearing for Direct Control Development Application 23-131

C. Newberry, Planning Officer, stated that Administration had received an application for development in a Direct Control District (DC-2), for a Shopping Centre.

C) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-131

Mayor Prokop inquired if anyone was present who wished to speak For Direct Control Development Application 23-131.

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-131 – Cont'd

Mayor Prokop inquired a second time if anyone was present who wished to speak For Direct Control Development Application 23-131.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For Direct Control Development Application 23-131, and there was none.

D) Presentation of Written or Oral Briefs Against the Direct Control Development Application 23-131

Mayor Prokop inquired if anyone was present who wished to speak Against the Direct Control Development Application 23-131.

B. Kinnahan, resident of the area, stated that he had concerns regarding the traffic on 55th Street. B. Kinnahan stated that traffic is currently a concern, and that the addition of the drive-throughs will create congestion.

B. Kinnahan stated that he has concerns with accessibility if the proposed Direct Control Development Application 23-131 is approved, as the traffic congestion could make it difficult for him to utilize his garage. B. Kinnahan also stated concern for excessive garbage in the area.

Mayor Prokop inquired a second time if anyone was present who wished to speak Against the Direct Control Development Application 23-131.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against the Direct Control Development Application 23-131, and there was none.

RES. 314/2023

MOVED by Councillor Bekkering that Council accepts for information the input received at this Public Hearing for Direct Control Development Application 23-131.

CARRIED UNANIMOUSLY

224/2023

Meeting Date
10/23/2023

PUBLIC HEARINGS – CONT'D

E) Close of Meeting: Public Hearing for Direct Control Development Application 23-131.

RES. 315/2023

MOVED by Councillor McLean that this Public Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 3:39 PM

2) Public Hearing for Direct Control Development Application 23-132, to be located at 5508 46 Avenue

A) Call to Order: Public Hearing for Direct Control Development Application 23-132

Mayor Prokop called the Public Hearing to Order at 3:39 PM.

RES. 316/2023

MOVED by Councillor Sorensen that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY AT 3:39 PM

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

B) Public Hearing for Direct Control Development Application 23-132

C. Newberry stated that Administration had received an application for development in a Direct Control District (DC-2), adjacent to the property discussed in the Public Hearing for Direct Control Development Application 23-131. C. Newberry stated that there are many of the same conditions for this Application.

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs Against the Direct Control Development Application 23-132

Mayor Prokop inquired if Administration had received any written briefs Against Direct Control Development Application 23-132.

C. Newberry stated that Administration had received inquiries, but no written briefs Against Direct Control Development Application 23-132.

Mayor Prokop inquired if anyone was present who wished to speak Against Direct Control Development Application 23-132.

B. Kinnahan, resident of the area, stated that he is speaking Against Direct Control Development Application 23-132. B. Kinnahan stated that the proposal reflects a lot of development in a small area, and that he has concerns with garbage and speed if the Applications are approved for development.

Mayor Prokop inquired a second time if anyone was present who wished to speak Against Direct Control Development Application 23-132.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against Direct Control Development Application 23-132, and there was none.

D) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-132

Mayor Prokop inquired if anyone was present who wished to speak For the Direct Control Development Application 23-132.

Mayor Prokop inquired a second time if anyone was present who wished to speak For the Direct Control Development Application 23-132.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For the Direct Control Development Application 23-132, and there was none.

PUBLIC HEARINGS – CONT'D

D) Presentation of Written or Oral Briefs For the Direct Control Development Application 23-132 – Cont'd

RES. 317/2023 MOVED by Councillor McLean that Council accepts for information the input received at this Public Hearing for Direct Control Development Application 23-132.

CARRIED UNANIMOUSLY

E) Close of Meeting: Public Hearing for Direct Control Development Application 23-132.

RES. 318/2023 MOVED by Councillor Brewin that this Public Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 3:42 PM

3) Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting 5701 HWY 864; Lot 1, Block 1, Plan 951 2421.

A) Call to Order: Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting

RES. 319/2023 MOVED by Councillor Firth that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

B) Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting

C. Newberry described the Proposed Amendments to the Land Use Bylaw for re-districting to direct control, that will allow for a development for a second home on a property.

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs Against the Land Use Bylaw Amendment 13-2023 for Redistricting

Mayor Prokop inquired if Administration had received any written briefs Against Land Use Bylaw Amendment 13-2023 for Redistricting.

C. Newberry stated that Administration had not received any written briefs Against Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired if anyone was present who wished to speak Against Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a second time if anyone was present who wished to speak Against Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against Land Use Bylaw Amendment 13-2023 for Redistricting, and there was none.

D) Presentation of Written or Oral Briefs For the Land Use Bylaw Amendment 13-2023 for Redistricting

Mayor Prokop inquired if anyone was present who wished to speak For Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a second time if anyone was present who wished to speak For Land Use Bylaw Amendment 13-2023 for Redistricting.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For Land Use Bylaw Amendment 13-2023 for Redistricting, and there was none.

RES. 320/2023

MOVED by Councillor Remfert that Council accepts for information the input received at this Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting.

CARRIED UNANIMOUSLY

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PUBLIC HEARINGS – CONT'D

E) Close of Meeting: Public Hearing for Land Use Bylaw Amendment 13-2023 for Redistricting

RES. 321/2023 MOVED by Councillor McLean that this Public Hearing is hereby Closed.

CARRIED UNANIMOUSLY AT 3:45 PM

4) Public Hearing for Land Use Bylaw Amendment 14-2023, for the use of Shipping Containers in the Downtown District

A) Call to Order: Public Hearing for Land Use Bylaw Amendment 14-2023

Mayor Prokop called the Public Hearing to Order at 3:45 PM.

RES. 322/2023 MOVED by Councillor Sorensen that Council adopts the Agenda of the Public Hearing, as presented.

CARRIED UNANIMOUSLY

B) Public Hearing for Land Use Bylaw Amendment 14-2023

C. Newberry stated that the Proposed Amendments would allow for the use of Shipping Containers in the Downtown District. C. Newberry stated that Administration had received several phone calls, but no written input.

Mayor Prokop stated that anyone who wishes to speak during the Public Hearing will have 5 minutes to speak, and must state their name for the record, and state if they are speaking for themselves or on behalf of a group or organization.

C) Presentation of Written or Oral Briefs Against the Land Use Bylaw Amendment 14-2023

Mayor Prokop inquired if anyone was present who wished to speak Against Land Use Bylaw Amendment 14-2023.

PUBLIC HEARINGS – CONT'D

C) Presentation of Written or Oral Briefs Against the Land Use Bylaw Amendment 14-2023 – Cont'd

Mayor Prokop inquired a second time if anyone was present who wished to speak Against Land Use Bylaw Amendment 14-2023.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak Against Land Use Bylaw Amendment 14-2023, and there was none.

D) Presentation of Written or Oral Briefs For the Land Use Bylaw Amendment 14-2023

Mayor Prokop inquired if anyone was present who wished to speak For Land Use Bylaw Amendment 14-2023.

Mayor Prokop inquired a second time if anyone was present who wished to speak For Land Use Bylaw Amendment 14-2023.

Mayor Prokop inquired a third and final time if anyone was present who wished to speak For Land Use Bylaw Amendment 14-2023, and there was none.

RES. 323/2023

MOVED by Councillor Sorensen that Council accepts for information the input received at this Public Hearing for Land Use Bylaw Amendment 14-2023.

CARRIED UNANIMOUSLY

E) Close of Meeting: Public Hearing for Land Use Bylaw Amendment 14-2023

No motion was made to close the Public Hearing.

ADOPTION OF THE MINUTES

1) Minutes of Regular Meeting of Council: October 10, 2023

RES. 324/2023

MOVED by Councillor Firth that Council adopts the Minutes of the Regular Meeting of Council held on October 10, 2023, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

1) Second and Third Reading for Land Use Bylaw Amendment 13-2023 for Redistricting

RES. 325/2023

MOVED by Councillor Brewin that Council gives Second Reading to Bylaw 13-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED UNANIMOUSLY

RES. 326/2023

MOVED by Councillor McLean that Council gives Third Reading to Bylaw 13-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED UNANIMOUSLY

BYLAWS – CONT'D

2) Second and Third Reading for Land Use Bylaw Amendment 14-2023

RES. 327/2023 MOVED by Councillor Firth that Council gives Second Reading to Bylaw 14-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED

RES. 328/2023 MOVED by Councillor Remfert that Council gives Third Reading to Bylaw 14-2023, to amend Land Use Bylaw 13-2020, as presented.

CARRIED

3) Proposed Residential Tax Incentive Bylaw 16-2023 – Second and Third Reading

D. Thibault introduced A. Allred, Economic Development Manager, who presented the Proposed Residential Tax Incentive Bylaw for Second and Third Reading.

RES. 329/2023 MOVED by Councillor Sorensen that Council gives Second Reading to Bylaw 16-2023, as presented.

CARRIED UNANIMOUSLY

RES. 330/2023 MOVED by Councillor Firth that Council gives Third Reading to Bylaw 16-2023, as presented.

CARRIED UNANIMOUSLY

BYLAWS – CONT'D

4) Proposed Fee Bylaw 19-2023

RES. 331/2023 MOVED by Councillor Bekkering that Council gives First Reading to Fee Bylaw 19-2023.

CARRIED UNANIMOUSLY

5) Corrections for Bylaw 17-2023 Traffic Control

RES. 332/2023 MOVED by Councillor Sorensen that Council rescinds RES. 287/2023 which states:
“MOVED by Councillor McLean that Council gives Third and Final Reading to Bylaw 17-2023, at this meeting.

CARRIED UNANIMOUSLY”

CARRIED UNANIMOUSLY

MOVED by Councillor Brewin that Council gives Third and Final Reading to Bylaw 17-2023, as amended, to indicate the repeal of Bylaw 22—2021, rather than Bylaw 4-2021.

Council discussed various sections in the Proposed Bylaw 17-2023.

Councillor Brewin WITHDREW his original motion.

RES. 333/2023 MOVED by Councillor Brewin that Council directs Administration to look at bylaw amendments to Proposed Bylaw 17-2023 at a future meeting.

CARRIED UNANIMOUSLY

BYLAWS – CONT'D

6) Proposed Fire Bylaw 18-2023

RES. 334/2023 MOVED by Councillor Brewin that Council gives First Reading to Fire Bylaw 18-2023, at this meeting.

CARRIED UNANIMOUSLY

RES. 335/2023 MOVED by Councillor McLean that Council gives Second Reading to Fire Bylaw 18-2023, at this meeting.

CARRIED UNANIMOUSLY

RES. 336/2023 MOVED by Councillor Bekkering that Council unanimously agrees to proceed to Third and Final Reading, as amended, to state Fire Bylaw 18-2023, rather than Fire Bylaw 18-2028, at this meeting.

CARRIED UNANIMOUSLY

RES. 337/2023 MOVED by Councillor Sorensen that Council gives Third and Final Reading to Fire Bylaw 18-2023, at this meeting.

CARRIED UNANIMOUSLY

ACTION ITEMS

1) Paid On-Call Firefighter Compensation Policy PROS-FIRE-3

D. Thibault introduced S. Munshaw, Fire Chief, who presented the Paid On-Call Firefighter Compensation Policy PROS-FIRE-3.

ACTION ITEMS – CONT'D

**1) Paid On-Call Firefighter Compensation Policy PROS-FIRE-3
– Cont'd**

RES. 338/2023

MOVED by Councillor Brewin that Council approves the Fire Department Paid On-Call Firefighter Compensation Policy (PROS-FIRE-3), as presented.

CARRIED UNANIMOUSLY

2) Level of Service Policy PROS-FIRE-4

S. Munshaw presented the Level of Service Policy PROS-FIRE-4.

RES. 339/2023

MOVED by Councillor Firth that Council approves the Fire Department Level of Service Policy (PROS-FIRE-4), as presented.

CARRIED UNANIMOUSLY

3) Weed Control Act: Municipal Inspector Appointment

RES. 340/2023

MOVED by Councillor Firth that Council appoints Constable Brandon Demers, of the Taber Police Service, under the *Weed Control Act* of Alberta, as a Municipal Inspector for the Town of Taber, to carry out this *Act* and the regulations within the municipality.

CARRIED UNANIMOUSLY

ACTION ITEMS – CONT'D

3) Weed Control Act: Municipal Inspector Appointment – Cont'd

RES. 341/2023

MOVED by Councillor Bekkering that Council appoints Constable Earl Coby Cobarrubias, of the Taber Police Service, under the *Weed Control Act* of Alberta, as a Municipal Inspector for the Town of Taber, to carry out this Act and the regulations within the municipality.

CARRIED UNANIMOUSLY

4) Response to Standing Item 197/2023 Shared Trail Signage

D. Thibault introduced B. Martin, Recreation Manager, who presented the details of the shared trail signage, in response to Standing Item 197/2023.

No motion was made at this time.

5) DP 23-131 - 5506 46 Avenue - Shopping Centre

D. Thibault introduced C. Eagan, Director of Planning, Engineering and Operations, and C. Newberry, who presented the details of the Development Permit 23-131-5506 46 Avenue.

D. Thibault stated that condition number 1 will need to be amended to remove the word "is".

Council discussed concerns with parking, traffic congestion, and garbage in the area.

RES. 342/2023

MOVED by Councillor Remfert that Council approves Development Permit DP 23-131 for a Shopping Centre at 5506 46 Avenue, Lots 1-5, Block 21, Plan 6390L, with the following twenty-four (24) conditions, as amended to remove the word "is" from the first condition:

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ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

1. The site shall be development as per the site plan submitted;
2. The development shall conform to the district requirements of the Direct Control District (DC-2) for which all development standards are, as per Town of Taber Council;
3. The applicant shall obtain any required provincial approvals for the development;
4. The Stormwater Management Plan shall be adhered to, any changes shall require approval from the Town of Taber;
5. The Landscaping and Parking Plan shall be adhered to, any changes shall require approval from the Development Authority;
6. A parking variance for the development was granted by Town of Taber Council on October 23, 2023, reducing the number of required parking spots to 6 for this property, with one being an accessible stall;
7. The landowner shall ensure that a Crossings/Parking Agreement for free movement of traffic, parking and the drive-thru lanes that will be shared between Lots 1-5, Block 21, Plan 6390L and Lot 23, Block 21, Plan 141 0557 is entered into and registered on each title;

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

8. The developer/landowner shall obtain a Roadside Development Permit from Alberta Transportation prior to construction commencing;
9. An easement and/or rights of way shall be entered into with TELUS and registered against the land for the provision telecommunications, and proof of this shall be provided to the Planning Department;
10. Prior to construction commencing the developer/landowner shall enter into a Development/Service Agreement with the Town of Taber, this must be done within 120 days of the approval;
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;

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

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. A Construction Fire Safety Plan shall be submitted to and approved by the Development Authority prior to construction commencing;
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;

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

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;

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

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);

ACTION ITEMS – CONT'D

5) DP 23-131-5506 46 Avenue – Shopping Centre – Cont'd

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; and,
24. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue - Shopping Centre

D. Thibault introduced C. Eagan, and C. Newberry, who presented the details of the Development Permit 23-132-5508 46 Avenue – Shopping Centre.

C. Newberry stated that the motion will need to be amended, to remove the word “is” from condition 1.

Council discussed concerns with traffic congestion.

RES. 343/2023

MOVED by Councillor Sorensen that Council approves Development Permit DP 23-132 for a Shopping Centre at 5508 46 Avenue, Lots 23, Block 21, Plan 141 0557, with the following twenty-five (25) conditions, as amended to remove the word “is” from the first condition:

1. The site shall be development as per the site plan submitted;
2. The development shall conform to the district requirements of the Direct Control District (DC-2) for which all development standards are as per Town of Taber Council;
3. The applicant shall obtain any required provincial approvals for the development;
4. The Stormwater Management Plan shall be adhered to, any changes shall require approval from the Town of Taber;
5. The Landscaping and Parking Plan shall be adhered to, any changes shall require approval from the Development Authority;

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

6. A parking variance for the development was granted by Town of Taber Council on October 23, 2023, reducing the number of required parking spots to 18 for this property, with one being an accessible stall;
7. The landowner shall ensure that a Crossings/Parking Agreement for free movement of traffic, parking and the drive-thru lanes that will be shared between Lots 1-5, Block 21, Plan 6390L and Lot 23, Block 21, Plan 141 0557 is entered into and registered on each title;
8. The developer/landowner shall obtain a Roadside Development Permit from Alberta Transportation prior to construction commencing;
9. An easement and/or rights of way shall be entered into with TELUS and registered against the land for the provision telecommunications, and proof of this shall be provided to the Planning Department;
10. Prior to construction commencing the developer/landowner shall enter into a Development/Service Agreement with the Town of Taber, this must be done within 120 days of the approval;

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

11. The landowner shall enter into a Crossings Agreement and new Utility Right of Way with the Town of Taber to in regards to the services that are currently covered under instrument 141 077 640 registered on Title to better reflect the changes that have and will occur on the property prior to construction;
12. 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;
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;

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

14. A Construction Fire Safety Plan shall be submitted to and approved by the Development Authority prior to construction commencing;
15. 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;
16. 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;
17. 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;
18. Signage shall require a separate Development Permit;
19. Individual businesses shall require a separate Development Permit before occupying the building;

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

20. The owner must obtain and maintain a business license when required;
21. 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);

ACTION ITEMS – CONT'D

6) DP 23-132 - 5508 46 Avenue – Shopping Centre – Cont'd

22. 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;
23. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
24. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber; and,
25. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

ACTION ITEMS – CONT'D

7) Special Meeting of Council - Budget Presentation

D. Thibault introduced J. Orwa, Director of Corporate Services and Chief Financial Officer, who presented the proposal for holding a Special Meeting of Council for budget deliberations.

RES. 344/2023 MOVED by Councillor Brewin that Council approves a Special Meeting of Council to be held on November 16, 2023, at 4:30 PM, to discuss the 2024-2027 Operating Budget.

CARRIED UNANIMOUSLY

RES. 345/2023 MOVED by Councillor Bekkering that Council takes a 30-minute meal break to reconvene the Meeting at 6:00 PM.

CARRIED UNANIMOUSLY AT 5:34 PM

Meeting reconvened at 6:15 PM.

8) Department Reports

D. Thibault presented the Department Reports for Council to review.

No motion was made at this time.

9) Mayor and Councillor Reports (Verbal)

Mayor and Council provided details of their monthly activity.

No motion was made at this time.

10) Standing Items - Council Requests

D. Thibault reviewed the current listing, stating that RES. 197/2023 will be removed from the listing as it had been addressed in the Action Items at this meeting.

ACTION ITEMS – CONT'D

10) Standing Items – Council Requests – Cont'd

RES. 346/2023

MOVED by Councillor Firth that Council directs Administration to review the building permit requirements, and bring back to Council any recommendations to streamline the building process, and to possibly create a checklist for guidelines for what is required if you would like to develop in the Town of Taber.

CARRIED UNANIMOUSLY

RES. 347/2023

MOVED by Councillor Sorensen that Council directs Administration to investigate the Extended Producer Responsibility Program (EPR), and the possibility of the Town of Taber joining that Program.

CARRIED UNANIMOUSLY

RES. 348/2023

MOVED by Councillor McLean that Council directs Administration to look at the cost of extending the sidewalk to complete on 46th Avenue.

CARRIED

DELEGATIONS

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

None.

OPEN SESSION

None.

CLOSE OF MEETING

RES. 349/2023

MOVED by Councillor Firth that this Regular Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 6:45 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Council Request for Decision

Meeting Date: November 14, 2023

Subject:

2024 Capital Budget

Recommendation:

That Council approves the 2024 Capital Budget as presented.

Background:

Administration has prepared the proposed 2024 Capital project listing with possible funding, for Council's approval.

Eligible projects may be funded by federal or provincial grants. Whenever possible, grant funds are used ahead of municipal funding sources to reduce the impact on taxpayers.

Administration has estimated that in 2024 we will receive approximately \$851 thousand from Municipal Sustainability Initiative (MSI) which will be replaced with LGFF, \$525 thousand from Federal Gas Tax (FGT), now called Canada Community Building Fund and capital contribution of approximately \$1.89 million.

The Federal Canada Community-Building Fund (CCBF) was part of the federal Budget 2014 and runs from 2014 to 2024. The program is expected to continue under a renewed agreement beginning in 2024. The CCBF provides predictable, long-term, stable funding for Canadian municipalities to help build and revitalize public infrastructure while creating jobs and long-term prosperity.

These amounts will be allocated to fund the relevant projects that have been carefully identified for their potential to support long-term economic growth.

2023 is the last program year for MSI. Additional program changes have been implemented to facilitate program closure and the transition to the LGFF in 2024. Municipalities will continue to access their unspent MSI funding. The allocation formula and program design are still being developed by the province.

Administration has carefully reviewed the original Capital listing that was presented to Council and has revised the list as attached.

The contributions to capital reserves in the operating budget have been reduced by \$171,161, and as such the 2024 Capital projects have been reduced by the same amount.



The Town budget process is based on effective short and long-term planning in support of the goals of Council's Strategic Plan and the needs of the community.

Legislation / Authority:

Section 245 and 246 of the MGA

Strategic Plan Alignment:

Define and Practice Good Governance

Financial Implication:

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

Service Level / Staff Resource Implication:

Service levels remain the same.

Justification:

Council must adopt a capital plan as per the MGA.

Alternative(s): Council discussion

1. That Council does not approve the 2024 Capital Budget as presented.
2. That Council approves the 2024 Capital Budget with the following amendments _____

Attachment(s): 2024 Capital Budget

APPROVALS:

Originated By: John Orwa

Chief Administrative Officer (CAO) or Designate: _____

2024 Proposed Capital Projects

	Department	Total Budget	Reserves	MSI	FGT	AMWWP	Other Sources	LTD
Information Technology								
2024 Project - Diamond Upgrade	IT	\$ 10,000	\$ 10,000					
2024 Project - Annual Computer Replacement	IT	\$ 162,200	\$ 162,200					
2024 Project - Downtown WiFi Improvement	IT	\$ 25,000	\$ 25,000					
2024 Project - Server Upgrades	IT	\$ 60,000	\$ 60,000					
Police								
2024 Project - Front Entrance Security Refurbish	Police	\$ 75,000	\$ 75,000					
2024 Project - Radio/Voice Recorder	Police	\$ 90,000	\$ 90,000					
2024 Project - Radio Console	Police	\$ 140,000	\$ 140,000					
2024 Project - Annual Car Replacement	Police	\$ 75,000	\$ 75,000					
Fire								
2024 Project - Rescue Pumper	Fire	\$ 1,100,000	\$ 249,000	\$ 851,000				
Engineering and Public Works								
2024 Project - 44 St & 51 Ave. Intersection Improvements (Res.87/2023)	Roads & Walks	\$ 125,000			\$ 125,000			
2024 Project - Asphalt Milling & Overlay Program	Roads & Walks	\$ 200,000			\$ 200,000			
2024 Project - Surface Works (Sidewalk Replacement)	Roads & Walks	\$ 200,000			\$ 200,000			
2024 Project - Traffic Line Painter - Dual Gun	Roads & Walks	\$ 25,000	\$ 25,000					
2024 Project - Zero Turn Mower	Stormwater	\$ 30,000	\$ 30,000					
2024 Project - South Regional Storm Drainage Commitment - Phase 1	Stormwater	\$ 242,970	\$ 242,970					
2024 Project - 45th Ave Cast Iron & Sanitary Replacement	Water Sup & Dist.	\$ 1,550,000	\$ 575,000					\$ 975,000
2024 Project - Lagoon Sludge Removal- 3 Cells	WW Treat & Disp	\$ 650,000						\$ 650,000
2024 Project - Downtown Sanitary Pipe Relining & Cleaning	WW Treat & Disp	\$ 160,000						\$ 160,000
Recreation								
2024 Project - UTV Replacement	Arena	\$ 45,000	\$ 45,000					
2024 Project - Hot Water Pressure Washer	Parks	\$ 7,000	\$ 7,000					
2024 Project - Skate Park Cement	Parks	\$ 40,000	\$ 40,000					
2024 Project - Flat Deck Trailer	Parks	\$ 10,000	\$ 10,000					
2024 Project - Auditorium Table & Chair Replacements	Auditorium	\$ 30,000	\$ 30,000					
Total Proposed 2024 Capital Projects		5,052,170.00	\$ 1,891,170	\$ 851,000	\$ 525,000	\$ -	\$ -	\$ 1,785,000

Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Franchise Fees

Recommendation:

That Council increases the 2024 Franchise Fee rates for Fortis Alberta from 18% to 20% and Atco Gas from 18% to 20% (low & medium use) and from 33% to 35% (high use) and directs administration to inform the two utility companies of its decision.

Background:

The Town of Taber has franchise agreements with Fortis Alberta for electricity, and Atco for natural gas. The Alberta Utilities Commission (AUC) has established maximum percentages at 20% for Fortis Alberta and 35% for Atco Gas.

The premise behind franchise fees is that the Town is giving these two private corporations the sole right to deliver electricity and gas in Taber, using Town-controlled roads and rights-of-way. The fees provide a significant amount of revenue for the Town. The estimated franchise fee revenue for 2024 from Fortis is \$1,327,165 and from Atco Gas is \$829,579.

Historically the Town has informed both Fortis and Atco that its fees will be at 20% for Fortis and 20% for Atco (low & medium use) and 35% for Atco Gas (high use).

At the October 28, 2019, regular meeting of council, it was decided to drop the Franchise fees by 2%. The Franchise Fees are currently at 18% for Fortis and 18% (Low-Med use), 33% (High use) for Atco.

The 2024 Franchise Fees were discussed at the last Town of Taber Audit Committee meeting.

Administration is requesting an increase of 2% to both Fortis and Atco fees.

Each year Council will have the ability to set the franchise fee percentages at a higher or lower amount for either or both utilities; the two are not linked.

Legislation / Authority:

MGA Section 360



Strategic Plan Alignment:

Define and Practice Good Governance

Financial Implication:

Increase of approximately \$190,000 Revenue

Service Level / Staff Resource Implication:

To remain the same

Justification:

To increase revenue

Alternative(s):

1. That Council does not increase the Franchise fees for Fortis and Atco.
2. That Council increases the Fees to ___% for Fortis and leaves Atco as is.
3. That Council increases the Fees to ___% for Atco and Leaves Fortis as is.
4. That Council requests additional information from Administration.

Attachment(s): Municipal Franchise Fee Rider

APPROVALS:

Originated By: John Orwa

Chief Administrative Officer (CAO) or Designate: _____

MUNICIPAL FRANCHISE FEE RIDERS

Availability: Effective for all consumption, estimated or actual, on and after the first of the month following Commission approval, the following franchise fee riders apply to each rate class.

Price Adjustment:

A percentage surcharge per the table below will be added to the total distribution tariff, including both the transmission and distribution charges, and excluding any Riders, calculated for every Point of Service within each Municipality and will be billed to the applicable Retailer.

FortisAlberta will pay to each Municipality each month, in accordance with the franchise agreements between FortisAlberta and the Municipalities or an agreement with a non-municipality, the franchise fee revenue collected from the Retailers.

Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
03-0002	Acme	3%	2013/07/01	02-0040	Bowden	15%	2017/01/01
01-0003	Airdrie	20%	2021/04/01	03-0041	Boyle	20%	2021/01/01
03-0005	Alix	8.50%	2019/01/01	03-0042	Breton	20%	2015/01/01
03-0004	Alberta Beach	8%	2021/01/01	01-0043	Brooks	14%	2021/01/01
03-0007	Amisk	0%	2014/01/01	02-0044	Bruderheim	2%	2022/01/01
02-0011	Athabasca	16%	2023/01/01	02-0047	Calmar	20%	2013/07/01
04-0009	Argentia Beach	0%	2017/01/01	01-0048	Camrose	16%	2023/04/01
03-0010	Arrowwood	12%	2015/07/01	02-0050	Canmore	12%	2021/01/01
02-0387	Banff	6%	2020/01/01	03-0054	Carmangay	15%	2021/01/01
07-0164	Banff Park	4%	2019/10/01	03-0055	Caroline	12%	2021/01/01
03-0363	Barnwell	5%	2013/07/01	02-0056	Carstairs	10%	2015/01/01
03-0013	Barons	5%	2015/04/01	03-0061	Champion	15%	2015/04/01
02-0014	Barrhead	14%	2023/04/01	03-0062	Chauvin	11%	2016/01/01
02-0016	Bashaw	2%	2021/01/01	01-0356	Chestermere	11.50%	2014/01/01
02-0017	Bassano	14.40%	2019/01/01	03-0064	Chipman	0%	2016/01/01
03-0018	Bawlf	6%	2016/01/01	02-0065	Claresholm	5%	2022/04/01
01-0019	Beaumont	17.25%	2020/01/01	03-0066	Clive	11%	2023/01/01
03-0022	Beiseker	3.50%	2019/01/01	03-0068	Clyde	15%	2017/01/01
02-0024	Bentley	10%	2019/01/01	02-0069	Coaldale	16%	2023/04/01
04-0026	Betula Beach	0%	2017/01/01	02-0360	Coalhurst	7.5%	2023/01/01
03-0029	Bittern Lake	7%	2016/01/01	02-0070	Cochrane	17%	2020/01/01
02-0031	Blackfalds	20%	2013/10/01	03-0076	Coutts	3%	2017/01/01
02-0034	Bon Accord	19%	2022/01/01	03-0077	Cowley	5%	2016/01/01
02-0039	Bow Island	8.50%	2018/01/01	03-0078	Cremona	10%	2016/01/01
				02-0079	Crossfield	17%	2023/01/01

Muni Code	Municipality	Rider	Effective	Muni	Municipality	Rider	Effective
09-0361	Crowsnest Pass	16%	2016/01/01	02-0188	Killam	9%	2021/01/01
04-0080	Crystal Springs	0%	2016/01/01	01-0194	Lacombe	17.13%	2022/01/01
03-0081	Czar	5%	2013/10/01	04-0196	Lakeview	2%	2016/01/01
02-0082	Daysland	7%	2018/01/01	02-0197	Lamont	7.50%	2020/01/01
02-0086	Devon	15%	2023/01/01	04-0378	Larkspur	3%	2020/04/01
02-7662	Diamond Valley	10%	2023/01/01	01-0200	Leduc	16%	2014/01/01
02-0088	Didsbury	17%	2016/01/01	02-0202	Legal	15%	2021/01/01
02-0091	Drayton Valley	10%	2016/01/01	03-0207	Lomond	15%	2017/01/01
03-0093	Duchess	15%	2018/01/01	03-0208	Longview	17%	2017/01/01
02-0095	Eckville	10%	2015/01/01	03-0209	Lougheed	5%	2016/01/01
03-0096	Edberg	13%	2021/01/01	02-0211	Magrath	15%	2023/01/01
03-0097	Edgerton	15%	2022/01/01	04-0210	Ma-Me-O Beach	0%	2016/01/01
02-0100	Edson	4.91%	2023/01/01	02-0215	Mayerthorpe	12%	2023/04/01
03-0109	Ferintosh	11%	2016/01/01	04-0359	Mewatha Beach	2%	2016/10/01
03-0112	Foremost	7%	2016/01/01	02-0218	Milk River	12%	2017/01/01
02-0115	Fort Macleod	15%	2018/10/01	02-0219	Millet	16%	2019/01/01
01-0117	Fort Saskatchewan	0%	2013/10/01	03-0220	Milo	20%	2017/01/01
02-0124	Gibbons	10%	2013/01/01	02-0224	Morinville	20%	2013/07/01
03-0128	Glenwood	5%	2022/04/01	04-0230	Nakamun Park	0%	2013/10/01
04-0129	Golden Days	0%	2017/01/01	02-0232	Nanton	9%	2019/01/01
02-0135	Granum	5.50%	2013/07/01	02-0236	Nobleford	5%	2023/01/01
04-0134	Grandview	0%	2016/01/01	03-0233	New Norway	6%	2009/01/01
04-0138	Gull Lake	0%	2016/01/01	04-0237	Norglenwold	5%	2015/01/01
04-0358	Half Moon Bay	0%	2021/01/01	04-0385	Norris Beach	0%	2016/01/01
02-0143	Hardisty	9.50%	2021/01/01	02-0238	Okotoks	20%	2021/01/01
03-0144	Hay Lakes	9%	2021/01/01	02-0239	Olds	15%	2019/01/01
02-0148	High River	20%	2015/07/01	02-0240	Onoway	10%	2022/01/01
03-0149	Hill Spring	5%	2014/01/01	04-0374	Parkland Beach	0%	2015/01/01
02-0151	Hinton	11.73%	2022/01/01	02-0248	Penhold	19%	2014/01/01
03-0152	Holden	4%	2016/01/01	02-0249	Picture Butte	11%	2022/01/01
03-0153	Hughenden	5%	2016/01/01	02-0250	Pincher Creek	13%	2017/01/01
03-0154	Hussar	12.50%	2017/01/01	04-0253	Point Alison	0%	2017/01/23
02-0180	Innisfail	17%	2023/03/01	04-0256	Poplar Bay	0%	2016/01/01
03-0182	Irma	20%	2015/01/01	02-0257	Provost	20%	2015/01/01
02-0183	Irricana	8%	2023/05/01	02-0261	Raymond	16%	2022/01/01
04-0185	Island Lake	0%	2016/01/01	02-0265	Redwater	10%	2023/04/01
04-0186	Itaska Beach	0%	2017/10/01	02-0266	Rimbey	20%	2022/01/01
04-0379	Jarvis Bay	0%	2015/10/08	02-0268	Rocky Mtn House	15.3%	2023/01/01
04-0187	Kapasiwin	0%	2018/04/01	03-0270	Rockyford	5%	2015/04/01

Muni Code	Municipality	Rider	Effective	Muni Code	Municipality	Rider	Effective
03-0272	Rosemary	15.50%	2023/01/01	02-0311	Taber	18%	2020/07/01
04-0273	Ross Haven	0%	2016/01/01	02-0315	Thorsby	20%	2014/01/01
03-0276	Ryley	3%	2016/01/01	02-0318	Tofield	5%	2015/01/01
04-0279	Seba Beach	4%	2014/01/01	04-0324	Val Quentin	0%	2016/01/01
02-0280	Sedgewick	10%	2023/01/01	02-0326	Vauxhall	8%	2022/01/01
04-0283	Silver Sands	3%	2018/01/01	02-0331	Viking	8%	2013/01/01
04-0369	South Baptiste	0%	2005/05/01	02-0333	Vulcan	20%	2013/10/01
04-0288	South View	3%	2019/01/01	03-0364	Wabamun	10%	2017/01/01
01-0291	Spruce Grove	20%	2016/01/01	02-0335	Wainwright	11%	2020/04/01
01-0292	St. Albert	15%	2023/01/01	07-0159	Waterton Park	8%	2018/10/01
03-0295	Standard	0%	2015/01/01	03-0338	Warburg	10%	2015/01/01
02-0297	Stavely	6%	2021/01/01	03-0339	Warner	5%	2021/01/01
03-0300	Stirling	12%	2019/01/01	04-0344	West Cove	0%	2018/01/01
02-0301	Stony Plain	20%	2013/01/01	02-0345	Westlock	14.75%	2022/01/01
09-0302	Strathcona County	0%	TBD	01-0347	Wetaskiwin	17.0%	2023/01/01
02-0303	Strathmore	20%	2020/07/01	04-0371	Whispering Hills	5%	2016/10/01
03-0304	Strome	9%	2022/01/01	02-0350	Whitecourt	3.91%	2023/01/01
02-0307	Sundre	10%	2020/01/01	04-0354	Yellowstone	3%	2016/01/01
04-0386	Sunrise Beach	0%	2018/01/01				
04-0308	Sunset Point	10%	2017/01/01				
02-0310	Sylvan Lake	18%	2023/01/01				



Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Asset Retirement Obligations

Recommendation:

That Council approves the contracted services of 360 Energy Liability Management, Asset Retirement Obligation Standard Implementation, in the amount of \$49,484 with funds to come from operating MSI.

Background:

Section PS 3280, Asset Retirement Obligation, was issued by the Public Sector Accounting Standards Board (PSAB).

It is effective for fiscal years beginning on or after April 1, 2022, which means December 31, 2023 will be the first-year end impacted. Section PS 3280 applies to all public sector entities following Public Sector Accounting Standards (PSAS). The Standard provides guidance on how to account for and report a liability for asset retirement obligations (ARO's). The standards are set by a standard board which consists of members of various levels of government along with representatives of the accounting community.

KPMG has provided some information on the Asset Retirement Obligation - see attached email.

The Town requires assistance in preparing for the application of the PS 3280 Asset Retirement Obligations (ARO)

The project will be completed in five phases:

1. Framework development – develop an implementation strategy for the adoption and integration of the new accounting standard.
2. Identification – Identify all applicable regulations and/or legal requirements. Identify assets that are within the scope of the new standard.
3. Recognition and Measurement – Recommend the transition method for adoption of the new standard. Form assumptions to be applied to measurement of the retirement obligation including whether a discount rate will be used. Calculate asset retirement obligation costs for in-scope assets, including separation of legally required costs from other optional costs.



4. Reporting and presentation – Assist the Town/Auditors with incorporating the required reporting into December 31, 2023 financial statements. Recommend roles and responsibilities for subsequent measurement and reporting.
5. Risk Assessment and Analysis – Define the risk-based approach for the project and prepare a risk assessment and analysis. Provide documentation of the process, data obtained, assumptions made and basis for risk profiles in the deliverables.

Legislation / Authority:

MGA S.248(1), PSAB

Strategic Plan Alignment:

Define and Practice Good Governance

Financial Implication:

\$49,484

Service Level / Staff Resource Implication:

No change in service levels

Justification:

This is a Public Sector Accounting Board (PSAB) requirement.

Alternative(s):

That Council does not approve the expenditure of \$49,484 and requests additional information.

Attachment(s): Email from KPMG regarding ARO's

APPROVALS:

Originated By:

John Orwa

Chief Administrative Officer (CAO) or Designate: _____

To: Orwa, John
Subject: RE: Asset Retirement Obligations Standard

Hi John

Following up on our conversation, here is a little bit of information on the new accounting standard on Asset Retirement Obligations.

The new standard is Public Sector Accounting Standards Section 3280 – Asset Retirement Obligations. The Public Sector Accounting Standards are the accounting standards that all governments and government entities in Canada prepare their financial statements in accordance with. This includes all the municipalities across the country, Provincial Governments, all other entities that report under the provinces, such as Universities, School Divisions, and the Federal Government.

The Town has an obligation under the MGA to prepare their financial statements in accordance with Public Sector Accounting Standards.

This new section has been coming for some time now and a brief write up of it has been included in the notes to the financial statements over the past few years and we have discussed it briefly at the audit committee meetings. What this standard is requiring is basically for Governments to identify where they have legal obligations to retire assets and to record these obligations on their financial statements. An example of this would be with regards to the abatement of asbestos. If you own a building with Asbestos you have a legal obligation to abate it in the future as such a government would need to record the obligation associated with that future cost now.

The standards are set by a standard board which consists of members of various levels of government along with representatives of the accounting community. This is done at a national level so it isn't something that any one locally is involved in.

If the Town were to ignore the standard, the impact would be that the financial statements would non-compliant with the Public Sector Accounting Standards. As such, the audit opinion would need to reflect that, resulting in a qualified opinion. Historically the Town receives an unqualified or clean audit opinion. Municipal Affairs and other users of the financial statements would likely have an issue with the Town's audit opinion being qualified, as such I would recommend that the Town take steps to ensure compliance with the standard.

As your independent auditor we cannot do the compliance work as this would result in us not being able to maintain our independence.

I trust that helps explain the situation.

Please let me know if you need anything further.

Derek Taylor CPA, CA, CAFM

Partner
KPMG LLP



Council Request for Decision

Meeting Date: November 14, 2023

Subject:

3rd Quarter Financial Statements

Recommendation:

No motion required

Background:

Attached are the year-to-date unaudited financial statements for the nine months ending September 30, 2023. This being the 3rd quarter it is anticipated that most revenues would not yet be fully realized, thus the variance amounts would be expected to be negative and the “Percentage Used” column would be expected to be about 75%. For expenses, an amount in the “Variance” column that is negative means that the expense is still within budget. This being the 3rd quarter it is anticipated that most expense objects except for those expenses that are paid once per year (Insurance Premiums) would result in the “Percentage Used” column being about 75%.

Legislation / Authority:

MGA S. 248

Strategic Plan Alignment:

Define and Practice Good Governance

Financial Implication:

This is a report on the financial position of the Town of Taber on September 30, 2023.

Service Level / Staff Resource Implication:

Prepared using existing staff resources



Justification:

At the November 8, 2023 Audit Committee Meeting, the following motion was carried:

“RES.30/2023 MOVED by Councillor Sorensen that the Audit Committee approves the 3rd Quarter Draft Financial Statements for the nine months ended September 30, 2023.

CARRIED UNANIMOUSLY”.

Alternative(s):

N/A

Attachment(s): Financial Statements at September 30, 2023

APPROVALS:

Originated By:
John Orwa

Chief Administrative Officer (CAO) or Designate: _____

TOWN OF TABER
FINANCIAL STATEMENTS
For the Nine Months Ending Saturday, September 30, 2023
(Unaudited)

TOWN OF TABER

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For the Nine Months Ending Saturday, September 30, 2023

(Unaudited)

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TOWN OF TABER

Statement of Financial Position

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for December 31, 2022
(Unaudited)

	2023	2022
Financial assets		
Cash and temporary investments	19,409,900	18,757,457
Taxes and grants in lieu receivable	2,208,233	887,803
Trade and other receivables	2,151,400	1,792,118
Long-term investments	1,441,093	1,445,191
Debt charges recoverable	1,253,452	1,290,804
Other financial assets	0	1,119
	<hr/> 26,464,078	<hr/> 24,174,493
Liabilities		
Accounts payable and accrued liabilities	2,373,719	1,910,202
Employee benefit obligations	739,097	713,857
Deposit liabilities	668,869	710,148
Deferred revenue	4,870,454	3,141,171
Provision for landfill post-closure costs	252,399	252,399
Long-term debt	12,082,694	13,112,233
	<hr/> 20,987,231	<hr/> 19,840,010
Net financial assets	<hr/> 5,476,847	<hr/> 4,334,483
Non-financial assets		
Tangible capital assets	139,302,357	143,250,974
Land held for resale	5,329,722	5,387,732
Inventory held for consumption	220	270,945
Prepaid expenses	35,411	42,122
	<hr/> 144,667,710	<hr/> 148,951,773
Accumulated surplus	<hr/> 150,144,557	<hr/> 153,286,256

TOWN OF TABER

Statement of Operations and Change in Fund Balances

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

	2023 Budget Operating	2023 YTD Operating	Variance	Percentage Used	2022 YTD Operating	2023 YTD Operating	Change
Revenues							
Net taxes available for municipal purposes	10,930,587	11,679,882	749,295	106.86%	11,225,178	11,679,882	454,704
Sales to other governments	23,800	-	(23,800)	0.00%	-	-	-
Sales and user fees	11,408,083	8,423,710	(2,984,373)	73.84%	8,522,020	8,423,710	(98,310)
Penalties and cost of taxes	190,000	216,769	26,769	114.09%	228,702	216,769	(11,933)
Licenses and permits	320,564	282,804	(37,760)	88.22%	257,728	282,804	25,076
Fines	256,000	147,319	(108,681)	57.55%	204,838	147,319	(57,519)
Franchise and concession contracts	2,023,537	1,627,768	(395,769)	80.44%	1,630,629	1,627,768	(2,861)
Investment income	150,000	685,979	535,979	457.32%	280,493	685,979	405,486
Rentals	1,005,218	756,236	(248,982)	75.23%	718,240	756,236	37,996
Other	282,002	225,537	(56,465)	79.98%	620,626	225,537	(395,089)
Government transfers	1,308,214	752,670	(555,544)	57.53%	782,724	752,670	(30,054)
Total Revenues	27,898,005	24,798,675	(3,099,330)	88.89%	24,471,177	24,798,675	327,498
Expenses							
Salaries, wages and benefits	12,840,672	9,340,184	(3,500,488)	72.74%	8,655,344	9,340,184	684,840
Contracted and general services	5,894,918	4,298,054	(1,596,864)	72.91%	3,235,696	4,298,054	1,062,358
Purchase from other governments	959,262	437,066	(522,196)	45.56%	508,467	437,066	(71,400)
Materials, goods and supplies	4,164,579	2,921,390	(1,243,189)	70.15%	2,839,347	2,921,390	82,043
Provisions for allowances	149,070	37,570	(111,500)	25.20%	-	37,570	37,570
Transfers to local boards and agencies	737,608	882,873	145,265	119.69%	588,894	882,873	293,979
Bank charges and short-term interest	13,478	9,625	(3,853)	71.42%	8,577	9,625	1,048
Interest on long-term debt	561,807	290,223	(271,584)	51.66%	295,814	290,223	(5,591)
Amortization	5,264,818	3,948,617	(1,316,201)	75.00%	3,901,074	3,948,617	47,543
Loss (gain) on disposal of capital assets	-	-	-	0.00%	-	-	-
Other	85,000	115,495	30,495	135.88%	431,981	115,495	(316,486)
Total Expenses	30,671,212	22,281,098	(8,390,114)	72.64%	20,465,193	22,281,098	1,815,905
Excess (deficiency) of revenue over expenses	(2,773,207)	2,517,577	5,290,784	-90.78%	4,005,984	2,517,577	(1,488,407)
Repayment of long term debt	(1,316,849)	(992,187)	324,662	75.35%	(999,015)	(992,187)	6,828
From reserves	754,956	3,960	(750,996)	0.52%	-	3,960	3,960
To reserves	(2,062,731)	(1,464,520)	598,211	71.00%	(1,551,582)	(1,464,520)	87,061
Change in Fund Balance	(5,397,831)	64,830	5,462,661	-1.20%	1,455,387	64,830	(1,390,557)

TOWN OF TABER

Statement of Operations - Account Level Detail

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

	2023 Budget Operating	2023 YTD Operating	Variance	Percentage Used	2022 YTD Operating	2023 YTD Operating	Change
Revenues							
Local Improvement Taxes	-	-	-	0.00%	-	-	-
Property Taxes - FARMLAND	2,471	2,471	(0)	99.99%	2,461	2,471	10
Property Taxes - GIL Federal	10,532	10,532	0	100.00%	10,586	10,532	(53)
Property Taxes - GIL Provincial	37,528	37,528	(0)	100.00%	37,529	37,528	(1)
Property Taxes - LINEAR	301,095	301,095	(0)	100.00%	289,289	301,095	11,806
Property Taxes - MACHINERY & EQUIPMENT	901,576	901,576	0	100.00%	851,034	901,576	50,543
Property Taxes - NON RESIDENTIAL	4,084,375	4,076,303	(8,072)	99.80%	4,029,909	4,076,303	46,394
Property Taxes - RAILWAY	20,019	20,019	0	100.00%	18,724	20,019	1,295
Property Taxes - RESIDENTIAL	8,784,935	8,774,608	(10,327)	99.88%	8,307,869	8,774,608	466,738
Designated Ind Property Tax Requisition	(1,811)	(1,811)	(0)	100.01%	(1,777)	(1,811)	(34)
Payment for Annexed Land	(64,603)	(64,603)	(0)	100.00%	(73,832)	(64,603)	9,229
Public School Requisition - Residential/Farmland	(1,787,420)	(1,325,354)	462,066	74.15%	(1,264,138)	(1,325,354)	(61,216)
Public School Requisition - Non Residential	(867,176)	(646,021)	221,155	74.50%	(597,443)	(646,021)	(48,578)
Seniors Lodges - Taber & District Housing	(147,801)	(147,801)	0	100.00%	(133,359)	(147,801)	(14,442)
Separate School Requisition - Non Residential	(124,889)	(90,994)	33,895	72.86%	(88,337)	(90,994)	(2,657)
Separate School Requisition - Residential/Farmland	(218,244)	(167,666)	50,578	76.83%	(163,337)	(167,666)	(4,330)
Net taxes available for municipal purposes	10,930,587	11,679,882	749,295	106.86%	11,225,178	11,679,882	454,704
Sales to Local Government	23,800	-	(23,800)	0.00%	-	-	-
Sales to Provincial Government	-	-	-	0.00%	-	-	-
Sales to other governments	23,800	-	(23,800)	0.00%	-	-	-
Land Sales	1,510,000	459,960	(1,050,040)	30.46%	-	459,960	459,960
Recycling Service Fees	294,740	225,307	(69,433)	76.44%	217,667	225,307	7,640
Sale of Consumables	21,800	14,316	(7,484)	65.67%	14,056	14,316	260
Sale of Materials and Supplies	89,500	12,334	(77,166)	13.78%	5,090	12,334	7,244
Sales of Services	852,855	437,944	(414,911)	51.35%	1,626,205	437,944	(1,188,261)
Sales of Services - Lantic	-	451,695	451,695	0.00%	444,997	451,695	6,698
Sales of Services - Opening & Closing	40,000	32,055	(7,945)	80.14%	38,185	32,055	(6,130)
Sales of Services - Plots & Perpetual Care	27,299	38,896	11,597	142.48%	44,166	38,896	(5,270)
Service Installations	-	-	-	0.00%	-	-	-
Storm Water Management Fee	474,150	358,470	(115,680)	75.60%	315,740	358,470	42,730
Tax Certificates & Information	12,300	9,720	(2,580)	79.02%	11,352	9,720	(1,632)
User Fees	151,019	110,098	(40,921)	72.90%	114,247	110,098	(4,149)
Utility Bulk Service Fees	357,910	319,113	(38,798)	89.16%	328,692	319,113	(9,580)
Utility Hook-up Fees	-	-	-	0.00%	-	-	-
Utility Service Fees	7,576,510	5,953,803	(1,622,707)	78.58%	5,361,623	5,953,803	592,180
Sales and user fees	11,408,083	8,423,710	(2,984,373)	73.84%	8,522,020	8,423,710	(98,310)
Penalties	190,000	216,769	26,769	114.09%	228,702	216,769	(11,933)
Penalties and cost of taxes	190,000	216,769	26,769	114.09%	228,702	216,769	(11,933)

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Statement of Operations - Account Level Detail

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

	2023 Budget Operating	2023 YTD Operating	Variance	Percentage Used	2022 YTD Operating	2023 YTD Operating	Change
Development Permit Application Fees	50,000	34,363	(15,638)	68.73%	42,435	34,363	(8,073)
Licenses Animal Control Cats	-	-	-	0.00%	-	-	-
Licenses Animal Control Dogs	1,500	4,320	2,820	288.00%	6,330	4,320	(2,010)
Licenses Business	97,500	105,514	8,014	108.22%	96,750	105,514	8,764
Permit Application Fees - Building	155,000	134,483	(20,517)	86.76%	106,538	134,483	27,945
Permit Application Fees - Cemetery	1,564	1,575	11	100.70%	975	1,575	600
Subdivision Application Fees	15,000	2,550	(12,450)	17.00%	4,700	2,550	(2,150)
Licenses and permits	320,564	282,804	(37,760)	88.22%	257,728	282,804	25,076
Fines Police	250,000	142,254	(107,746)	56.90%	200,370	142,254	(58,116)
Fines Animal Control Cats	-	-	-	0.00%	-	-	-
Fines Animal Control Dogs	3,000	3,415	415	113.83%	3,493	3,415	(78)
Other Fines	3,000	1,650	(1,350)	55.00%	975	1,650	675
Fines	256,000	147,319	(108,681)	57.55%	204,838	147,319	(57,519)
Franchise Fees Electrical Distribution System	1,271,660	1,003,861	(267,799)	78.94%	985,228	1,003,861	18,633
Franchise Fees Gas Distribution System	751,877	623,907	(127,970)	82.98%	645,401	623,907	(21,494)
Franchise and concession contracts	2,023,537	1,627,768	(395,769)	80.44%	1,630,629	1,627,768	(2,861)
Interest Income	8,013	4,056	(3,957)	50.61%	4,248	4,056	(192)
Investment Income	150,000	685,979	535,979	457.32%	280,493	685,979	405,486
Investment income	158,013	690,034	532,021	436.69%	284,741	690,034	405,294
Admissions	153,579	118,352	(35,227)	77.06%	126,862	118,352	(8,509)
Admissions - Passes	41,616	30,091	(11,525)	72.31%	34,608	30,091	(4,516)
Building Rental Revenue	244,380	177,860	(66,520)	72.78%	176,905	177,860	955
Equipment Rental Revenue	-	-	-	0.00%	-	-	-
Facility Rental Revenues	347,123	208,012	(139,111)	59.92%	171,259	208,012	36,753
Facility Rental Revenues - Advertising Space	7,775	7,970	195	102.51%	-	7,970	7,970
Farmland Lease Revenue	120,863	123,236	2,373	101.96%	124,051	123,236	(815)
Land Lease Revenue	2,729	13,948	11,219	511.11%	7,780	13,948	6,168
Surface (Oil) Land Lease Revenue	87,153	76,765	(10,388)	88.08%	76,774	76,765	(9)
Rentals	1,005,218	756,236	(248,982)	75.23%	718,240	756,236	37,996
Development Levies	-	-	-	0.00%	96,484	-	(96,484)
Donations and Gifts	100,778	89,622	(11,156)	88.93%	97,595	89,622	(7,974)
Insurance Proceeds	-	8,357	8,357	0.00%	704	8,357	7,653
Operating Contingency/Debt Recovery	60,000	-	(60,000)	0.00%	-	-	-
Recovery from Operating Allowance	-	-	-	0.00%	319	-	(319)
Sponsorships	2,500	-	(2,500)	0.00%	-	-	-
Sundry Revenue	156,077	164,912	8,835	105.66%	461,807	164,912	(296,896)
Transfers from Local Boards and Agencies	-	-	-	0.00%	-	-	-
	319,355	262,890	(56,465)	82.32%	656,909	262,890	(394,019)
Contributions from Other Operating Functions	-	-	-	0.00%	-	-	-
Recoverable Debt - Principal	(37,353)	(37,353)	0	100.00%	(36,283)	(37,353)	(1,069)
Other	282,002	225,537	(56,465)	79.98%	620,626	225,537	(395,089)

TOWN OF TABER

Statement of Operations - Account Level Detail

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

	2023 Budget Operating	2023 YTD Operating	Variance	Percentage Used	2022 YTD Operating	2023 YTD Operating	Change
Transfers from Federal Gov Conditional	10,900	-	(10,900)	0.00%	13,150	-	(13,150)
Transfers from Federal Gov Unconditional	-	-	-	0.00%	-	-	-
Transfers from Local Government	-	-	-	0.00%	-	-	-
Transfers from Local Government - Barnwell	-	-	-	0.00%	-	-	-
Transfers from Local Government - MD	438,283	429,873	(8,411)	98.08%	264,383	429,873	165,490
Transfers from Provincial Gov Conditional	859,031	322,798	(536,233)	37.58%	505,191	322,798	(182,393)
Transfers from Provincial Gov Unconditional	-	-	-	0.00%	-	-	-
Government transfers	1,308,214	752,670	(555,544)	57.53%	782,724	752,670	(30,054)
Total Revenues	27,906,018	24,802,730	(3,103,288)	88.88%	24,475,425	24,802,730	327,306
Expenses							
CUPE Wages - Casual	888,511	744,207	(144,304)	83.76%	654,086	744,207	90,121
CUPE Wages - Casual Guards	77,868	58,481	(19,387)	75.10%	46,032	58,481	12,449
CUPE Wages - Full Time Clerical	1,226,895	875,134	(351,761)	71.33%	865,112	875,134	10,023
CUPE Wages - Full Time Outside	3,072,903	2,217,041	(855,862)	72.15%	2,081,838	2,217,041	135,203
CUPE Wages - Part Time Clerical	-	20,336	20,336	0.00%	22,968	20,336	(2,632)
CUPE Wages - Part Time Outside	30,033	-	(30,033)	0.00%	-	-	-
Elected Official Remuneration	202,532	142,740	(59,792)	70.48%	149,391	142,740	(6,651)
Employer Premium Reduction Contributions	8,000	-	(8,000)	0.00%	-	-	-
Employer Statutory & Benefits Contributions	2,549,100	1,839,395	(709,705)	72.16%	1,670,124	1,839,395	169,272
Employment Contracts	122,200	115,733	(6,467)	94.71%	68,681	115,733	47,051
Moving Allowances / Expenses	-	-	-	0.00%	3,568	-	(3,568)
Police Assoc Wages - Full Time	1,853,257	1,153,874	(699,383)	62.26%	1,149,386	1,153,874	4,488
Salaries - Out of Scope	2,809,373	2,173,243	(636,130)	77.36%	1,944,158	2,173,243	229,085
Salary, Wages and Benefits Contra	-	-	-	0.00%	-	-	-
Training - In Service	-	-	-	0.00%	-	-	-
Salaries, wages and benefits	12,840,672	9,340,184	(3,500,488)	72.74%	8,655,344	9,340,184	684,840
Advertising, Promotion, Public Relations	113,421	35,749	(77,672)	31.52%	42,879	35,749	(7,130)
Census	-	-	-	0.00%	-	-	-
Communications - Data	68,020	37,236	(30,784)	54.74%	36,706	37,236	530
Communications - Telephone Land Lines	74,427	45,808	(28,619)	61.55%	44,828	45,808	980
Communications - Telephone Mobile	53,636	36,380	(17,257)	67.83%	36,576	36,380	(196)
Contracted and General Services Contra	-	-	-	0.00%	-	-	-
Contracted Other - Trucking	187,000	125,273	(61,727)	66.99%	149,129	125,273	(23,856)
Contracted Public Transportation	2,950	-	(2,950)	0.00%	-	-	-
Contracted Repairs, Maintenance - Building	444,751	251,669	(193,082)	56.59%	111,909	251,669	139,760
Contracted Repairs, Maintenance - Building Janitor	251,496	184,207	(67,289)	73.24%	181,364	184,207	2,843
Contracted Repairs, Maintenance - Eng Structures	672,500	798,510	126,010	118.74%	404,793	798,510	393,718
Contracted Repairs, Maintenance - IT	-	-	-	0.00%	-	-	-
Contracted Repairs, Maintenance - Land Improvement	148,955	115,296	(33,659)	77.40%	82,989	115,296	32,307
Contracted Repairs, Maintenance - M&E & Furnishing	214,289	202,048	(12,241)	94.29%	86,500	202,048	115,548

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Statement of Operations - Account Level Detail

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

	2023 Budget Operating	2023 YTD Operating	Variance	Percentage Used	2022 YTD Operating	2023 YTD Operating	Change
Contracted Repairs, Maintenance - Other	15,000	63,244	48,244	421.62%	12,079	63,244	51,165
Contracted Repairs, Maintenance - Vehicles	113,550	150,542	36,992	132.58%	65,066	150,542	85,476
Commission Honorarium	5,000	-	(5,000)	0.00%	-	-	-
Damage Claims	3,500	9,222	5,722	263.48%	1,811	9,222	7,411
Elections	-	15,942	15,942	0.00%	-	15,942	15,942
Express, Cartage, Freight	69,555	59,146	(10,410)	85.03%	54,916	59,146	4,229
Insurance Premiums	294,639	303,949	9,310	103.16%	275,241	303,949	28,709
Licenses, Permits and Software Support	741,561	400,820	(340,741)	54.05%	328,967	400,820	71,853
Memberships, Conferences, Registration Fees	125,521	50,416	(75,105)	40.17%	47,814	50,416	2,602
Municipal Membership Fees	11,443	10,767	(676)	94.10%	8,798	10,767	1,969
Postage	38,551	27,551	(11,000)	71.47%	28,846	27,551	(1,295)
Professional Services - Accounting & Audit	28,000	26,052	(1,948)	93.04%	24,300	26,052	1,752
Professional Services - Engineering	159,500	100,993	(58,507)	63.32%	51,884	100,993	49,109
Professional Services - Information Technology	48,000	35,185	(12,815)	73.30%	39,064	35,185	(3,878)
Professional Services - Inspections & Architecture	69,300	52,285	(17,015)	75.45%	108,440	52,285	(56,155)
Professional Services - Legal	77,500	32,075	(45,425)	41.39%	12,059	32,075	20,017
Professional Services - Management	203,575	113,274	(90,301)	55.64%	74,366	113,274	38,909
Professional Services - Other	899,354	597,465	(301,889)	66.43%	569,812	597,465	27,653
Professional Services - Property Assessment	100,000	75,400	(24,600)	75.40%	74,796	75,400	604
Professional Services - Veterinary Cat Control	5,000	958	(4,042)	19.16%	-	958	958
Professional Services - Veterinary Dog Control	-	714	714	0.00%	-	714	714
Property Tax Payment for Municipal Owned Land	2,500	2,576	76	103.05%	-	2,576	2,576
Rental / Lease of Building	-	730	730	0.00%	340	730	390
Rental / Lease of Equipment & Furnishings	143,991	138,307	(5,684)	96.05%	97,434	138,307	40,873
Rental / Lease of Land for Municipal Use	-	-	-	0.00%	-	-	-
Rental / Lease of Uniforms & Coveralls	15,255	5,767	(9,488)	37.81%	8,765	5,767	(2,998)
Rental / Lease of Vehicle	22,442	12,271	(10,171)	54.68%	8,576	12,271	3,695
Subscriptions and Publications	5,451	2,536	(2,915)	46.53%	2,708	2,536	(172)
Towing	2,250	105	(2,145)	4.67%	350	105	(245)
Training - External	271,404	117,332	(154,072)	43.23%	95,428	117,332	21,905
Travel and Subsistence	190,431	59,240	(131,191)	31.11%	65,401	59,240	(6,161)
Uniform and Clothing Alterations	1,200	1,014	(186)	84.50%	766	1,014	249
Contracted and general services	5,894,918	4,298,054	(1,596,864)	72.91%	3,235,696	4,298,054	1,062,358
Purchases from Local Government	360,000	249,953	(110,047)	69.43%	244,062	249,953	5,891
Purchases from Other Municipality Agencies	594,062	186,013	(408,049)	31.31%	263,865	186,013	(77,852)
Purchases from Provincial Agencies	5,200	1,101	(4,099)	21.17%	540	1,101	561
Purchase from other governments	959,262	437,066	(522,196)	45.56%	508,467	437,066	(71,400)
Building Furnishings & Supplies	41,880	32,433	(9,447)	77.44%	36,450	32,433	(4,018)
Building, Plumbing and Electrical Supplies	112,234	91,769	(20,465)	81.77%	97,998	91,769	(6,229)
Building, Plumbing and Electrical Supplies - MD	-	204	204	0.00%	129	204	76
Catered or Purchased Foods	53,557	26,911	(26,646)	50.25%	20,406	26,911	6,505

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Statement of Operations - Account Level Detail

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

	2023 Budget Operating	2023 YTD Operating	Variance	Percentage Used	2022 YTD Operating	2023 YTD Operating	Change
Chemicals, Salt, Etc.	640,232	410,116	(230,116)	64.06%	354,281	410,116	55,835
Clothing & Boots	83,466	57,887	(25,579)	69.35%	32,280	57,887	25,606
Computer Equipment & Supplies	16,200	8,582	(7,618)	52.97%	1,430	8,582	7,151
Electricity	1,256,400	941,657	(314,743)	74.95%	955,069	941,657	(13,412)
Gas, Oil, Antifreeze, Etc.	301,474	250,785	(50,689)	83.19%	249,539	250,785	1,246
General Goods and Supplies - Other	47,730	12,955	(34,775)	27.14%	15,931	12,955	(2,976)
Gravel, Sand, Rocks	50,200	36,247	(13,954)	72.20%	30,615	36,247	5,631
Ground Materials and Fertilizer	46,010	4,039	(41,971)	8.78%	5,816	4,039	(1,777)
Janitorial Supplies	62,182	39,897	(22,285)	64.16%	28,582	39,897	11,315
Land Improvement Materials	214,240	211,849	(2,391)	98.88%	199,255	211,849	12,593
Machine & Equipment Parts	212,946	150,926	(62,020)	70.88%	192,316	150,926	(41,390)
Materials, Goods and Supplies Contra	-	-	-	0.00%	-	-	-
Natural Gas	344,520	239,250	(105,270)	69.44%	204,285	239,250	34,965
Paving, Curb, Sidewalk Materials	75,790	56,764	(19,026)	74.90%	71,231	56,764	(14,468)
Pharmaceutical & First Aid	9,017	1,134	(7,883)	12.58%	4,491	1,134	(3,356)
Promotional Materials	78,184	28,529	(49,655)	36.49%	45,711	28,529	(17,182)
Promotional Materials - Fire Prevention	-	9,893	9,893	0.00%	7,683	9,893	2,210
Re-Sale Supplies	19,685	14,144	(5,541)	71.85%	9,728	14,144	4,416
Road Signs (incl. Repair Materials)	15,355	31,502	16,147	205.16%	31,699	31,502	(197)
Safety Equipment and Supplies	51,360	35,271	(16,089)	68.68%	32,172	35,271	3,100
Small Equipment and Tools	216,763	103,595	(113,168)	47.79%	124,922	103,595	(21,327)
Stationery, Office Supplies	128,413	46,230	(82,183)	36.00%	45,685	46,230	545
Tires & Batteries	40,627	48,207	7,580	118.66%	24,631	48,207	23,576
Vehicle Parts	41,760	27,003	(14,757)	64.66%	13,672	27,003	13,331
Water, Sewer, Garbage Costs	4,354	3,612	(742)	82.97%	3,340	3,612	273
Materials, goods and supplies	4,164,579	2,921,390	(1,243,189)	70.15%	2,839,347	2,921,390	82,043
Cancellation of Uncollectable Accounts	149,070	37,570	(111,500)	25.20%	-	37,570	37,570
Transfers to Operating Allowances	-	-	-	0.00%	-	-	-
Provisions for allowances	149,070	37,570	(111,500)	25.20%	-	37,570	37,570
Grants to Individuals and Non-Government Org	270,785	481,610	210,825	177.86%	211,004	481,610	270,606
Transfer Payment to Local Government Agency	141,863	140,643	(1,220)	99.14%	138,949	140,643	1,694
Transfer Payment to Other Local Government	-	16,900	16,900	0.00%	-	16,900	16,900
Transfer Payment to Own Municipal Agency	324,960	243,720	(81,240)	75.00%	238,941	243,720	4,779
Transfers to local boards and agencies	737,608	882,873	145,265	119.69%	588,894	882,873	293,979
Bank Charges	13,478	9,625	(3,853)	71.42%	8,577	9,625	1,048
Bank charges and short-term interest	13,478	9,625	(3,853)	71.42%	8,577	9,625	1,048
Debenture Debt - Interest	561,807	290,223	(271,584)	51.66%	295,814	290,223	(5,591)
Interest on long-term debt	561,807	290,223	(271,584)	51.66%	295,814	290,223	(5,591)

TOWN OF TABER

Statement of Operations - Account Level Detail

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

	2023	2023	Variance	Percentage Used	2022	2023	Change
	Budget Operating	YTD Operating			YTD Operating	YTD Operating	
Amortization	5,264,818	3,948,617	(1,316,201)	75.00%	3,901,074	3,948,617	47,543
Amortization	5,264,818	3,948,617	(1,316,201)	75.00%	3,901,074	3,948,617	47,543
Loss (Gain) on Disposal of Capital Assets	-	-	-	0.00%	-	-	-
Loss (gain) on disposal of capital assets	-	-	-	0.00%	-	-	-
Cost of Land Sold (from Inventory)	60,000	58,010	(1,990)	96.68%	-	58,010	58,010
Operating Contingency/Debt Reduction	25,000	17,427	(7,573)	69.71%	19,585	17,427	(2,159)
Penny Rounding - Over/Under	-	1	1	0.00%	(0)	1	1
Sundry Expenses	-	40,057	40,057	0.00%	412,396	40,057	(372,338)
	85,000	115,495	30,495	135.88%	431,981	115,495	(316,486)
Contributions to Other Operating Functions	-	-	-	0.00%	-	-	-
Other	85,000	115,495	30,495	135.88%	431,981	115,495	(316,486)
Total Expenses	30,671,212	22,281,098	(8,390,114)	72.64%	20,465,193	22,281,098	1,815,905
Excess (deficiency) of revenue over expenses	(2,765,194)	2,521,633	5,286,827	-91.19%	4,010,232	2,521,633	(1,488,599)
Debtenture Debt - Principal	(1,354,202)	(1,029,539)	324,663	76.03%	(1,035,298)	(1,029,539)	5,759
Recoverable Debt - Principal	37,353	37,353	(0)	100.00%	36,283	37,353	1,069
Repayment of long term debt	(1,316,849)	(992,187)	324,662	75.35%	(999,015)	(992,187)	6,828
Contributions from Capital Fund	-	-	-	0.00%	-	-	-
Contributions from Operating Reserves	754,956	3,960	(750,996)	0.52%	-	3,960	3,960
From reserves	754,956	3,960	(750,996)	0.52%	-	3,960	3,960
Contributions to Capital Fund	(2,022,731)	(1,404,627)	618,104	69.44%	(1,495,023)	(1,404,627)	90,396
Contributions to Operating Reserves	(40,000)	(59,893)	(19,893)	149.73%	(56,559)	(59,893)	(3,334)
To reserves	(2,062,731)	(1,464,520)	598,211	71.00%	(1,551,582)	(1,464,520)	87,061
Change in Fund Balance	(5,389,818)	68,885	5,458,703	-1.28%	1,459,635	68,885	(1,390,750)

TOWN OF TABER

Statement of Departmental Activities

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

Department	2023 Budget Net	2023 Operating Net	Variance	2022 Actual YTD Net	2023 Actual YTD Net	Change
Taxes and General	13,745,010	14,156,142	411,132	13,349,500	14,156,142	806,642
Council	(660,345)	(643,466)	16,879	(356,688)	(643,466)	(286,778)
CAO Offices	(566,112)	(514,441)	51,671	(556,750)	(514,441)	42,309
Finance and Customer Care	(1,164,419)	(745,762)	418,657	(693,714)	(745,762)	(52,048)
Health and Safety	(237,795)	(61,973)	175,822	(61,806)	(61,973)	(167)
Information Technology	(1,278,946)	(807,017)	471,929	(678,132)	(807,017)	(128,885)
Police Department	(3,438,178)	(2,451,497)	986,681	(2,188,710)	(2,451,497)	(262,787)
Fire Department	(976,366)	(612,790)	363,576	(593,921)	(612,790)	(18,869)
Fire Department Training	(16,544)	(11,879)	4,665	(16,841)	(11,879)	4,962
Disaster Services	(16,862)	(7,819)	9,043	(6,946)	(7,819)	(873)
Victim Services Unit	-	(3,826)	(3,826)	-	(3,826)	(3,826)
Roads Streets Walks	(4,372,129)	(3,799,745)	572,384	(3,161,929)	(3,799,745)	(637,816)
Public Transit	(138,700)	(138,700)	-	(131,712)	(138,700)	(6,988)
Stormwater	(178,261)	(136,835)	41,426	(198,028)	(136,835)	61,193
Water	619,912	839,857	219,945	441,155	839,857	398,702
Wastewater	(1,482,076)	(1,099,167)	382,909	(872,748)	(1,099,167)	(226,419)
Landfill	(288,076)	(378,277)	(90,201)	469,375	(378,277)	(847,651)
Solid Waste Services	109,528	203,077	93,549	79,044	203,077	124,033
FCSS	(69,660)	(70,896)	(1,236)	(68,294)	(70,896)	(2,602)
Cemetery	(162,642)	(61,113)	101,529	(17,655)	(61,113)	(43,458)
Planning and Economic Development	(484,923)	(235,615)	249,308	(194,134)	(235,615)	(41,481)
Subdivision and Land Development	801,166	(82,595)	(883,761)	(331,220)	(82,595)	248,625
Public Housing	-	-	-	-	-	-
Property Management	(1,220,287)	(573,534)	646,753	(231,174)	(573,534)	(342,360)
Arenas	(605,599)	(433,872)	171,727	(457,288)	(433,872)	23,416
Golf and Curling	(49,716)	(50,541)	(825)	(57,022)	(50,541)	6,481
Parks	(854,456)	(559,800)	294,656	(490,558)	(559,800)	(69,242)
Recreation Programs	(122,042)	(64,914)	57,128	(129,368)	(64,914)	64,454
Summer Games	-	-	-	-	-	-
Special Programs	2,500	-	(2,500)	-	-	-
Aquafun Centre	(1,015,814)	(613,576)	402,238	(529,088)	(613,576)	(84,489)

TOWN OF TABER

Statement of Departmental Activities

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

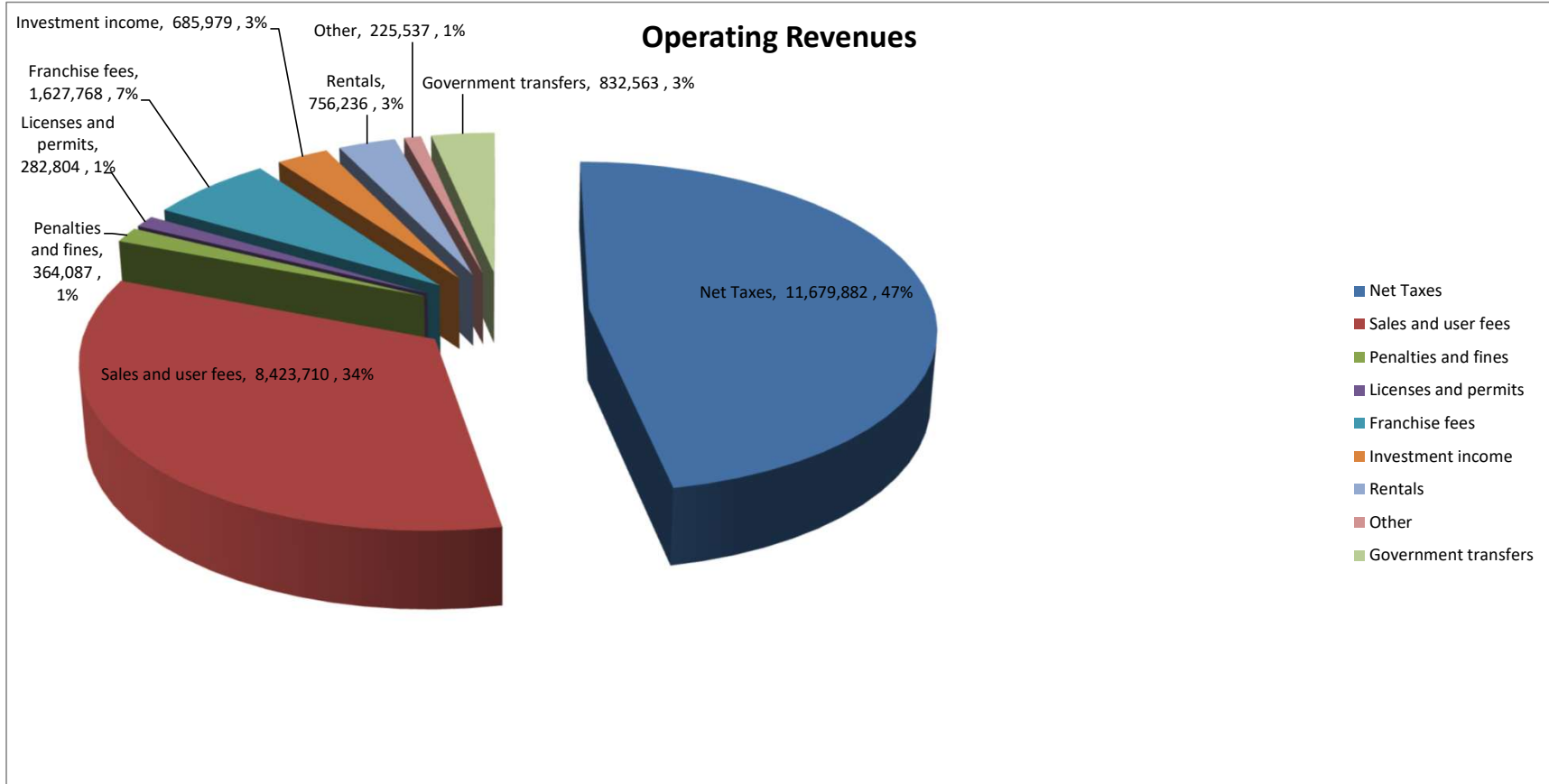
(Unaudited)

	2023 Budget Net	2023 Operating Net	Variance	2022 Actual YTD Net	2023 Actual YTD Net	Change
Sportsfields	(458,760)	(353,478)	105,282	(290,670)	(353,478)	(62,808)
Auditorium	(115,959)	(166,526)	(50,567)	(152,104)	(166,526)	(14,422)
Library	(568,267)	(416,012)	152,255	(412,940)	(416,012)	(3,072)
Department Total	(5,264,818)	103,410	5,368,228	1,459,635	103,410	(1,356,225)

TOWN OF TABER

Sector Chart

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022
(Unaudited)



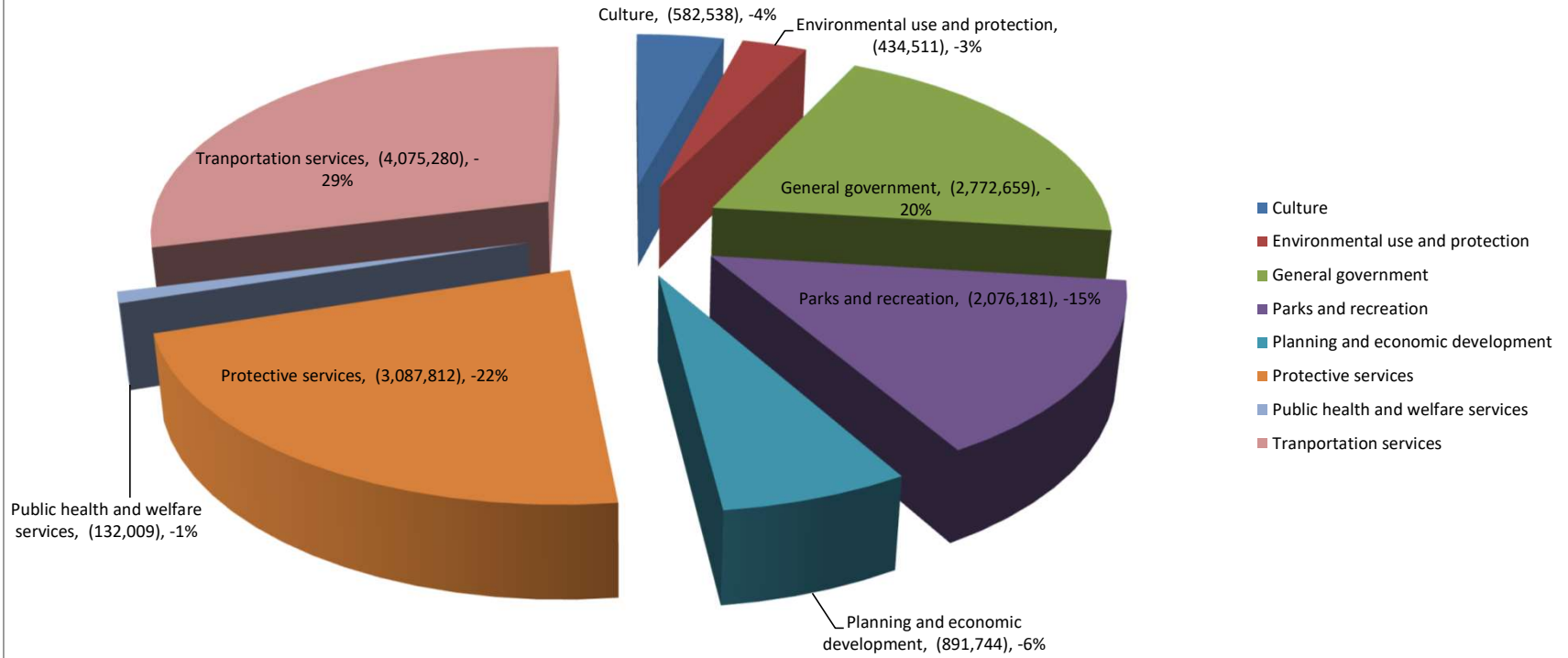
TOWN OF TABER

Sector Chart

For the Nine Months Ending Saturday, September 30, 2023, with comparative information for 2022

(Unaudited)

Net Operating (including Amortization; excluding Taxes and General)



Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Letter of Support Request: Watershed Resiliency and Restoration Program (WRRP)

Recommendation:

Council authorizes the Mayor to sign the letter of support for an increased investment in Environment and Protected Areas Watershed Resiliency and Restoration Program to combat droughts and floods.

Background:

Administration received correspondence from the Oldman Watershed (attached) requesting support for a letter of request that will be presented to the Honourable Minister Rebecca Schultz to restore the Watershed Resiliency and Restoration Program, bringing the budget to a \$7 million per year until 2026.

A draft letter of support is attached for Council's consideration towards the project.

Legislation / Authority:

MGA Section 3

Strategic Plan Alignment:

Develop community and promote growth.
Define and practice good governance.

Financial Implication:

No financial implication for the letter of support.

Service Level / Staff Resource Implication:

Administration will arrange for the letter to be signed and sent should Council approve it.

Justification:

The Oldman Watershed has asked for support for the budget request to be restored, which has been deemed by them as vital to combat droughts and floods across Alberta.



Alternative(s):

1. Council can request further information from the Oldman Watershed Council or Executive Director.
2. Council can accept the letter for information only.

Attachment(s): Correspondence from Oldman Watershed Council
Sample Letter of Support

APPROVALS:

Originated By:
Kerry Van Ham

Chief Administrative Officer (CAO) or Designate: _____

Van Ham, Kerry

Subject: FW: Letter of Support

From: Shannon Frank <shannon@oldmanwatershed.ca>

Sent: Tuesday, October 17, 2023 12:35 PM

To: Prokop, Andrew <Andrew.Prokop@taber.ca>

Cc: Thibault, Derrin <CAO@taber.ca>

Subject: Letter of Support

Good Afternoon Mayor Prokop,
I hope you are doing well, and enjoying the much needed rain. Thank you for offering at Mayors and Reeves to bring a letter of support to Town Council for us.

With provincial budget deliberations coming up, we aim to gain your support for a budget request, which is vital to combat droughts and floods across Alberta. A group of 10+ restoration-focused organizations, including watershed councils, are making the request.

At the end of October we will be submitting a letter of request to the Honourable Minister Rebecca Schulz to restore the [Watershed Resiliency and Restoration Program](#) (WRRP) budget back to \$7 million per year until 2026. The budget for this essential grant program within the Ministry of Environment and Protected Areas has declined to \$3.5 million per year but the urgency of preparing for droughts and floods has increased.

The WRRP is critical to combating droughts and floods across Alberta and directly invests in on the ground actions that make a difference during extreme weather. Agricultural producers, First Nations, municipalities and nonprofit organizations rely on this program to support vital restoration initiatives that bolster resilience and prevent disasters. An increased investment in the WRRP would mean more communities protected from the devastating impacts of floods and droughts.

A draft letter of support is attached for consideration. I would be pleased to meet with Council to discuss this. Thank you very much,


Shannon


Shannon Frank


Executive Director


Oldman Watershed Council



 1 (403) 317-1328

 shannon@oldmanwatershed.ca

 oldmanwatershed.ca

 276, 104 - 13 ST N, Lethbridge, AB, T1H 2R4



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Honourable Minister Rebecca Schulz
Environment and Protected Areas
204 Legislature Building
10800 - 97 Avenue
Edmonton, AB T5K 2B6

October 25, 2023

RE: Support for an increased investment in EPA's Watershed Resiliency and Restoration Program to combat droughts and floods

Dear Honourable Minister Schulz,

The Town of Taber is pleased to support the collective request to restore the budget for your Ministry's Watershed Resiliency and Restoration Program (WRRP) back to \$7 million per year, as it was in 2014 when the program launched. This grant program is essential to build Alberta's resilience to droughts and floods to protect communities from disasters.

This program has invested in critical restoration and education projects across the Oldman Watershed, helping to ensure clean, reliable water supplies flow to the Town of Taber. One of our partners, the Oldman Watershed Council, has received funding through the program for the past 5 years and has applied again this year to continue vital renaturalization projects that build our community's resilience to droughts and floods.

I encourage you to consider this budget request, and believe it is an essential program that protects Albertans against droughts and floods. Thank you for your consideration.

Sincerely,

Mayor Andrew Prokop

Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Temporary Portable Signage Request

Recommendation:

That Council approves development permit DP 23-143 for the Location of a Temporary Portable Sign for a community event at 4700 & 4720 50 Street Block C, Plan 7282JK with the following eight (8) conditions:

1. This permit is for a portable sign to be placed in the location shown on the attached map;
2. This permit is valid from November 14th, 2023 to November 20th, 2023;
3. The sign must be placed within setback requirements of the Land Use Bylaw 13-2020; at least 0.6m from a property line and at least 45m from any other portable sign and from Residential Districts;
4. The sign must not be greater than 5.5m², and must not exceed 3.5m in height;
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.

Background:

Administration has received an application for a temporary portable sign to be located at the civic centre. This sign would be to advertise for the Jingle Sale which is a annual event that coincides with Winterfest. As the proposed location of this sign is on Town property Council has to approve the permit as per Section 2.21.14.(10)(a) of the Land Use Bylaw.

Temporary portable signs require a permit, but do not have a fee attached to them when they are for a community event as long as they will only be in place for 14 days or less.



Legislation / Authority:

Section 2.21.14.(10)(a) of Land Use Bylaw 13-2020 as amended.

Strategic Plan Alignment:

Develop Community & Promote Growth – Review Town Policies and regulations that pertain to development.

Financial Implication:

Administrations time.

Service Level / Staff Resource Implication:

Development Applications fall under the regular duties of the Planning Department.

Justification:

This will allow the event to advertise at the site of the event.

Alternative(s):

1. That Council approves development permit DP 23-143 for the Location of a Temporary Portable Sign for a community event at 4700 & 4720 50 Street Block C, Plan 7282JK with the following amendments to the conditions.
2. That Council does not approve development permit DP 23-143 for the Location of a Temporary Portable Sign for a community event at 4700 & 4720 50 Street Block C, Plan 7282JK with reasons.

Attachment(s): Application
Location Map
Section 2.21.14 from LUB as amended
Portion of Section 2.21.19. from LUB as amended

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



Application for Signs

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

Non-Profit

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

- Unless specifically exempt from the requirement to obtain a development permit in Section 2.21 of the *Land Use Bylaw*, all structures for signs and any enlargement, relocation, erection, construction or alteration of a sign, require a development permit.
- When necessary, a building permit application must be submitted with the development permit.
- If there is an electrical component, an electric permit will also be required. Applicants or their agents are advised to contact Superior Safety Codes to confirm the details needed for the electrical permit.
- If the sign is considered a Discretionary Use in your Land Use District the sign must go through an appeal period.
- Please submit the following:
 - Site Plan
 - Identify proposed and existing signs
 - Building Permit Application (if applicable)
 - Damage Deposit (if applicable)
 - Development Permit Fee

I / We hereby make application for a sign permit under the provisions of Land Use Bylaw No. 13-2020 in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Address of Sign:		Civic Auditorium 4700 & 4720 50 th	
Legal Description:		Lot (Parcel): N/A	Block: C Plan: 7282JK
Sign Owner:	Name: Phynix Signs		Email: phynixsigns@gmail.com
	Address: Box 203		
	Town: Barnwell, Ab		Postal Code: T0K 0B0
	Phone Res:		Phone Cell: 403-331-0577
	Business License#:		
Property Owner: (if different than Sign Owner)	Name: Town of Taber		Email:
	Address:		
	Town:		Postal Code:
	Phone Res:		Phone Cell:
Type of Sign Proposed:			
CLASS A <input type="checkbox"/> Address Sign <input type="checkbox"/> Election Sign <input type="checkbox"/> Open House Sign <input type="checkbox"/> Real Estate Sign <input type="checkbox"/> Window Sign <input type="checkbox"/> Folding (Sandwich) Sign	CLASS B <input type="checkbox"/> Banner Sign <input type="checkbox"/> Canopy Sign <input type="checkbox"/> Fascia Sign <input type="checkbox"/> Projection Sign	CLASS C <input checked="" type="checkbox"/> Freestanding Sign <input type="checkbox"/> Inflatable Sign <input type="checkbox"/> Roof Sign	CLASS D <input type="checkbox"/> Billboard Sign <input checked="" type="checkbox"/> Portable Sign
Sign Dimensions:	Length: 8ft	Width: 4ft	Height from ground: variable Square footage: 32 sq ft

The personal information on this form is being collected for the purpose of reviewing your application to the municipality of the Town of Taber. The information is collected under the authority of section 146 of the Municipal Government Act (MGA) and section 33 of the Freedom of Information and Protection of Privacy Act. Under section 33 of the FOIP 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 FOIP Coordinator at 403-223-5500 ext 5519.

Sign Materials:		metal, wood, and choroplast	
Will the sign be illuminated or animated?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are there any exiting signs on the lot?
			<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the type of illumination or animation:			
If Portable:	Date sign will be displayed:		Date sign will be removed:
	Nov 14 - 19		Nov 19, 2023
	Area sign will be located:	<input type="checkbox"/> Commercial <input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Town-owned Land
	Will the sign be advertising a community event?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name of event: T. L. Jingle Sale
Town of Taber Land Use Bylaw Section 2.21.1 General Sign Rules			
<ol style="list-style-type: none"> 1) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements, and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material. 2) No person shall erect or place a sign, so that it would be a traffic hazard or obstruct the vision of pedestrian or vehicular traffic. 3) The Development Officer may require the removal of any sign which in the opinion of the Development Officer: <ol style="list-style-type: none"> a) Is a traffic hazard, or obstructs the vision of vehicular and non vehicular traffic; b) Is in such a state of disrepair that it is unsightly; c) Is no longer related to a business, event, product or commodity located on the same parcel as the sign. 4) No sign shall be placed on or project over Town property or right-of ways, unless written approval has been granted by the Town. 5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising. 6) No sign is permitted to be attached to fences, tress, or any object in a public street or place. 7) No sign with flashing lights shall be permitted in any district. 8) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process. 9) Signs shall not contain statements, words, or pictures that are offensive, obscene or racist in the opinion of the Development Authority. 			
<p>I have read the conditions listed on this form, and I am fully aware that any permit approved and issued is subject to revocation at any time. Where any portable sign is found to be in contravention of any one of the provisions of the conditions, the development officer shall:</p> <ol style="list-style-type: none"> a) Give notice in writing to the sign owner or owner of the parcel of land upon which the sign is located directing rectification of the contravention. b) Have removed the said sign in the event the sign continues to contravene the provisions of the conditions 24 hours after receipt of the notification. Costs for sign removal shall be borne by the sign owner. <p>The Town shall not be liable nor responsible in any way for any loss of, or damage or injury to, any property belonging to the Grantee, or to any Agent, or Employee of the Grantee, or to any person, nor shall the Town be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Grantee, or any Agent or Employee of the Grantee, or any other person who may be or come upon the said lands. The Grantee shall indemnify and save harmless the Town of and from all liabilities, fines, suits, claims, demands and actions of any kind or nature which may be brought against the Town, its Agents or Employees, arising from this permit whether arising by reason of any breach, violation or non-performance by the Grantee of any of the covenants, terms or provisions hereof, or arising by reason of the act or neglect of either the grantee, it's this permit, notwithstanding anything herein contained to the contrary.</p>			

Signed: Rhonda Keck
Applicant

Date: Oct 23/23

X Signed: Don [Signature]
Registered Owner (if different than applicant)

Date: Nov 2/23

Signed: [Signature]
Development Officer

Date: Oct 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. Under section 33 of the FOIP 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 FOIP Coordinator at 403-223-5500 ext 5519.



2.21.12. Inflatable Sign

- (1) Definition: A temporary sign which is expanded by air or other gas to create a three-dimensional feature.
- (2) An Inflatable Sign must be tethered or anchored and must touch the surface to which it is anchored.
- (3) Maximum Sign Height: an Inflatable Sign must not extend higher than the maximum building height allowed for the District in which it is located.
- (4) Number of Signs:
 - (a) Only 1 Inflatable Sign may be located on a parcel at any time.
 - (b) The maximum time period an Inflatable Sign may be displayed on a parcel is 30 days.

2.21.13. Open House Sign

- (1) Definition: A temporary sign placed on a public sidewalk or private property advertising an open house that folds in the centre (i.e. sandwich or A-frame).
- (2) Maximum Sign Area: 1.0 square metre per sign side.
- (3) Clear Pedestrian Space: 1.8 metre.
- (4) Maximum Sign Height: 1.5 metre.
- (5) A maximum of four (4) Open House signs may be allowed for each open house. These signs may be placed at four (4) different locations.
- (6) An Open House sign must not block public movement or access when located on a public sidewalk.
- (7) Signs from the same real estate agency or company must be placed a minimum of 20 metres apart.
- (8) Sign must display the date and location of the open house and may only be erected 24 hours prior to the open house commencing, and must be removed no later than 4 hours after the open house.
- (9) Open House signs must be maintained in good repair.

2.21.14. Portable Sign

- (1) Definition: A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.
- (2) Maximum Sign Area: 5.5 square metres.
- (3) Maximum Sign Height: 3.5 metres.
- (4) Number of Signs: 1 per parcel. The maximum increases to 2 signs for parcels that can maintain a minimum of 45 metres between portable signs.
- (5) Portable Signs may not contain Digital Media or be fitted with any flasher, animator or revolving beacon.
- (6) A Portable Sign must be at least 45 metres from a residential District, 20 metres from any other sign, and at least 0.6 metres from a property line.
- (7) A Portable Sign shall not be placed on any Town property, including, but not limited to, road rights-of-way, boulevards, and parks, unless otherwise allowed or exempted by this Bylaw.
- (8) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
- (9) A Portable Sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
- (10) A development permit application for a portable sign to be located on Town-owned land:
 - (a) shall only be approved by Council; and
 - (b) may be approved in any Land Use District.
- (11) Subject to Section 1.6.2(1)(r), a development permit application for a portable sign to be located on privately-owned land:
 - (a) shall not be approved in a Residential District;
 - (b) where located along a highway in a Commercial District or Industrial District, except for the Downtown District (DT), shall only be approved:
 - i) by the Municipal Planning Commission for a maximum one year period subject to the removal of the sign or the approval of a subsequent development permit to

- allow the sign to remain for a predetermined period.
 - (c) where located in the Downtown District (DT), shall only be approved:
 - i) by the Municipal Planning Commission for a maximum of a one year period, subject to removal of the sign or approval of a subsequent development permit to allow the sign to remain for a predetermined time period; or
 - ii) by the Development Authority for a maximum four month period, subject to removal of the sign with no reapplication for a development permit allowed for the sign in the same or a similar location for a minimum of 30 days.
 - (d) where located in a permitted area of Town, may be renewed prior to expiry date to allow the sign to remain for a predetermined period of time;
 - (e) where located in any other district or situation, shall be subject to the discretion of the Development Authority.
- (12) Where a development permit for a portable sign is approved on private land in a commercial district or industrial district for a limited period, the development permit shall be subject to revocation at any time by the Development Authority subject to 30 days notification whereupon the sign shall be removed with no reapplication for a development permit allowed for a portable sign in the same or a similar location for a minimum of 30 days.
- (13) A portable sign not kept in good repair, not approved by the Town, or not removed on the expiry date will be removed by the Development Authority or their designate.
- (14) A portable sign located on private land that is for a community event, and will be removed within 14 days of its placement shall:
- (a) meet all the setbacks and requirements for the district and portable signs;
 - (b) be removed within 2 days of the conclusion of the event, whether or not the 14 days of placement has been reached;
 - (c) will require a development permit; but
 - (d) not require the submission of a fee for that permit; and
 - (e) may be approved by the Development Authority.

2.21.15. Projecting Sign

- (1) Definition: A sign that is attached to a wall of a building and horizontally extends more than 0.3m from the building face but excludes a Canopy Sign.
- (2) Maximum Sign Area:
 - (a) Commercial and Industrial Districts: 4.5 square metres.
 - (b) All Other Districts: 2.5 square metres.
- (3) Clear Height: 2.4 metres.
- (4) Maximum Projection from Building: 1.5 metres.
- (5) Number of Signs: 1 per street frontage on a building, or 1 per business, whichever is greater.
- (6) No Projecting Sign shall extend above the roof line or a parapet wall of the building.

2.21.16. Real Estate Sign

- (1) Definition: A sign which is used for the sole purpose of advertising the sale, lease or rental of the property on which the sign is located and does not include an open house sign.
- (2) Maximum Sign Area:
 - (a) Residential District: 1.5 square metres.
 - (b) All Other Districts: 3 square metres.
- (3) Maximum Sign Height: 3 metres.

2.21.17. Roof Sign

- (1) Definition: A sign erected upon, against, or directly above a roof of a building, and may include a sign placed above the parapet of a building.
- (2) Maximum Sign Area and Height: At the discretion of the Development Authority.
- (3) Number of Signs: 1 per building.

- (4) A Roof Sign shall not extend beyond the maximum height applicable to the District where it is located.
- (5) A Roof Sign must not project horizontally beyond the roof on which it is located.
- (6) A Roof Sign and any supporting structures must be finished in a manner deemed acceptable to the Development Authority.

2.21.18. Window Sign

- (2) Definition: A sign which forms, is attached to, is painted on, or is installed inside a window, and which is intended to be viewed from outside the premises.
- (3) In any Residential District, a Window Sign shall only be allowed in association with an approved Home Business, at the discretion of the Development Authority.

2.21.19. Sign Definitions

Sign Definitions	
Building Face	means any exterior wall of a building that is visible from a sidewalk or street.
Changeable Copy	means that portion of a sign upon which copy may be changed from time to time, either manually through the utilization of attachable characters or replacing the sign copy, or electronically in the case of a sign that contains digital media.
Clearance Height	means the vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.
Clear Pedestrian Space	means the horizontal distance measured from the sign to any other obstruction that may interfere with pedestrian traffic.
Community Notice Board	means a permanent sign or structure that is erected by the Town for the purpose of posting temporary community notices.
Community Use/Event	means an event or use held by a group, club, society, or non-profit that is available to the public. The event may be of a civic, political, public, or educational nature, or be a fundraiser, all of which will occur for a limited time only. This is not for private or corporate use events.
Digital Media	means a sign feature where the message or copy of the sign incorporates a technology or method for allowing the sign to contain changeable copy without having to physically or mechanically replace the sign or its components. This includes, but is not limited to, digital signs, electronic message boards, gas station price boards, and time/temperature displays.
Illuminated, Backlit	means a sign feature where an artificial light source is used to illuminate the sign from the side or back of the display panel, and may be contained within the structure of the sign.
Illuminated, Exterior	means a sign feature where an artificial light source is used to illuminate the sign from an external source directed to the sign copy.
Off-Site	means a sign that advertises goods, products, services or facilities, or directs persons to a different site from where the sign is located. An off-site sign is not

Council Request for Decision

Meeting Date: November 14, 2023

Subject:

DP 23-140 - 5701 Highway 864 - Move on Home

Recommendation:

That Council approves development permit DP 23-140 for a secondary moved-on home located at 5701 Highway 864, Lot 1, Block 1, Plan 951 2421 with the following thirteen (13) 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 Direct Control District 5 (DC-5);
3. The Moved-on home shall be kept in good repair;
4. The foundation must be staked by a qualified professional;
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. 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 exterior finishes of the moved-on home shall be professionally manufactured and complimentary to the finishing of the subject dwelling;
8. 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;
9. If the proposed moved-on home is to be used for a business at any time, a Home Occupation Permit and License shall be required;
10. 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;
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 20-2022);
 12. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
 13. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Background:

Administration has received an application for a moved-on home at 5701 Highway 864. This home would be a second home on the property and this property was recently rezoned to a Direct Control District to add the discretionary use for a second home. This application does meet all the requirements of the District and Pictures of the home have been provided.

As per Land Use Bylaw 13-2020 notice for this development application has been sent out to all properties within 100m and a Public Hearing was held earlier today to allow for Council to hear any person that claims to be affected by the decision.

Legislation / Authority:

Section 692 of the *MGA* allows for amendments to the Land Use Bylaw. Section 230 of the *MGA* allows for Public Hearings.

Strategic Plan Alignment:

Develop Community & Promote Growth – Review Town Policies and regulations that pertain to development.

Financial Implication:

The applicant has paid the appropriate fee to cover the costs associated with advertising and staff time.



Service Level / Staff Resource Implication:

Development Applications fall under the regular duties of the Planning Department.

Justification:

That the proposed development in the opinion of the development authority does not unduly impact the neighbouring properties.

Alternative(s):

1. That Council approves development permit DP 23-140 for a secondary moved-on home located at 5701 Highway 864, Lot 1, Block 1, Plan 951 2421 with the following amendments to the conditions.
2. That Council does not approve development permit DP 23-140 for a secondary moved-on home located at 5701 Highway 864, Lot 1, Block 1, Plan 951 2421 with reasons.

Attachment(s): Application
 Site Plan
 Photo of home
 DC -5 District

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



Application for Residential Development 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 checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: DC-5	Roll No: 6101610	
Development Permit No: 23-140	DP Fee: \$	Off-Site Levy: \$	Security Deposit: \$
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$
RECEIVED OCT 17 2023	Date Advertised:	Permit Effective:	

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

Please attach the following:

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

I / We hereby make application under the provisions of Land Use Bylaw No. 13-2020 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Municipal Address:	nw 1/4 6-10-16-4 (5701 Hwy 864)		
Legal Description of property to be developed:	Lot (Parcel): 1	Block: 1	Plan: 9512421

Applicant:	Name: [REDACTED]	Email: [REDACTED]
	Address: 5701 - Hwy 864	
	Town: [REDACTED]	Postal Code: [REDACTED]
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]
	Business License#: [REDACTED]	
	Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:	

Registered Owner: (if different from applicant)	Name: [REDACTED]	Email: [REDACTED]
	Address: [REDACTED]	
	Town: [REDACTED]	Postal Code: [REDACTED]
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]

Type of Development Proposed:		
<input type="checkbox"/> New Construction	<input type="checkbox"/> Waiver	<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Discretionary Use	<input type="checkbox"/> Renovation	<input checked="" type="checkbox"/> Moved in Building
<input type="checkbox"/> Addition	<input type="checkbox"/> Other explain:	

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

Lot Dimensions	Width: 399'0"	Depth: 370'0"	Area: 2.29 Acres	
Lot Coverage	By proposed build (%):	Total site coverage (%):	Landscaped open space (%):	
Proposed setback from property lines:	Front: W - 245'	Side 1: N - 114'	Side 2: S - 185'	
			Rear: E - 30'	
Additional Information:	Number of Units: 1			
	Number of Off Street Parking Spaces: 1 TO .5			
	Driveway Width:			
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:	\$ 200,000.00	
If development is temporary, state for what period:				
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.	EXISTING FAMILY DWELLING TO THE WEST OF PROPOSED DWELLING, MISC STRUCTURES TO NORTH OF SAME.			
Proposed Use of Site: Describe in detail - attach additional information if necessary.	MOVE ON 24'x71' HOUSE AS PER REQUIRED STANDARDS.			
Services:				
Water Supply	Municipally owned and operated piped water system	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>
	Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned & operated sanitary sewer system	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Ditches	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>
	Swales	Existing <input checked="" type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>

8" SEWAGE AND 6" WATER LINE.

Signed: [Redacted Signature] Date: OCT. 16/23

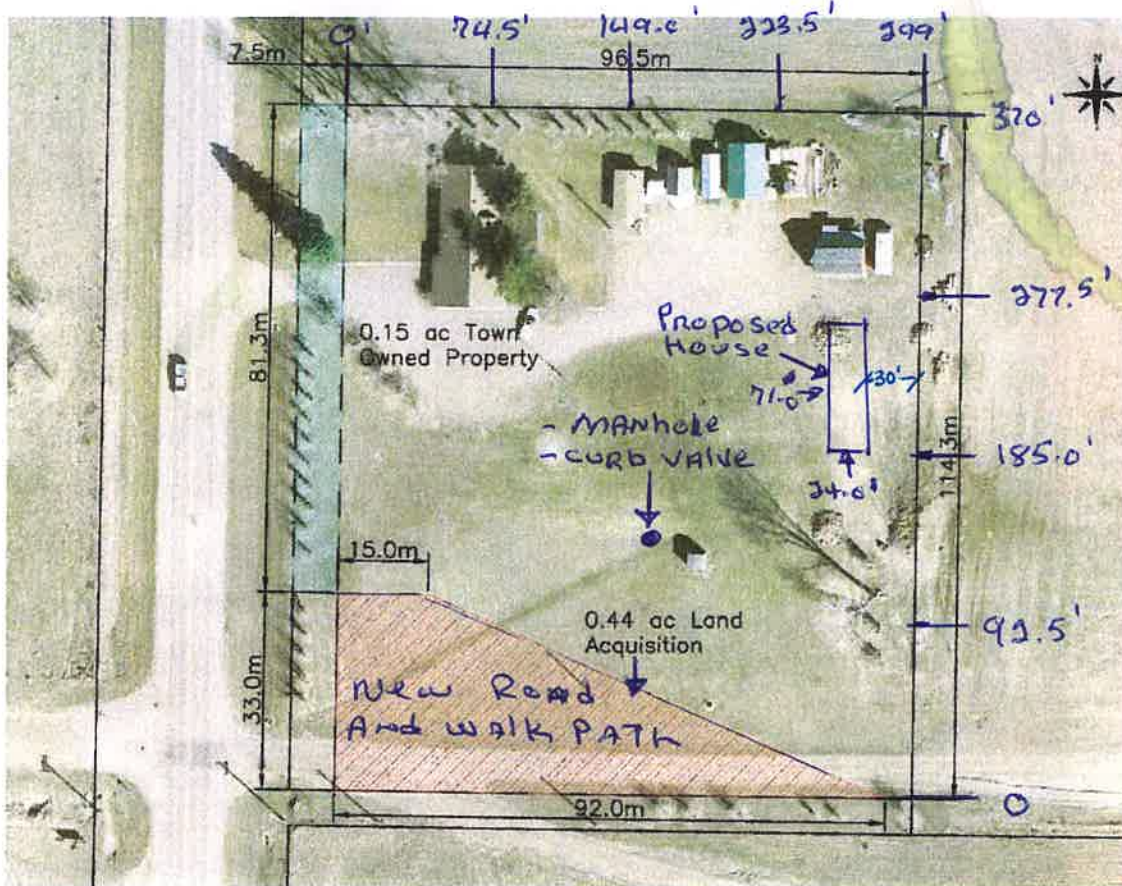
Signed: _____ Date: _____
Registered Owner (if different than applicant)

Signed: [Signature] Date: Oct 31, 2023
Development Officer

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

SCHEDULE "A"



PLAN 9512421 BLOCK 1 LOT 1
SCHEDULE 'A' - PLAN SHOWING AREA REQUIRED FOR PERMANENT ACQUISITION



Land Acquisition Areas are Estimated and will be Updated Once Confirmed in Detailed Design and Construction

SCALE 1:1000

NAME	TITLE NUMBER	PERMANENT LAND ACQUISITION	TEMPORARY WORK SPACE
ERNEST J DUPONT NANETTE M DUPONT	951 242 898	0.18 ha 0.44 ac	TBD TBD

LEGEND	TOWN OF TABER	
	<p> PERMANENT LAND ACQUISITION</p> <p> TEMPORARY WORK SPACE</p>	<p>_____</p> <p align="center">TOWN OF TABER</p> <p>_____</p> <p align="center">LANDOWNER</p> <p>_____</p> <p align="center">LANDOWNER</p>



TOWN OF TABER
BYLAW NO. 13 - 2023

**Schedule “A”
 Direct Control District (DC-5)**

3.23 DIRECT CONTROL DISTRICT 5 (DC-5)

Purpose

- (1) The purpose of this District is to permit and regulate the development of two dwellings on Lot 1, Block 1, Plan 9512421.

Uses

1) Permitted Uses	2) Discretionary Uses
a) Single Detached Dwelling	a) Manufactured Home
b) Accessory Structure (also see Section 2.11)	b) Secondary Detached Dwelling or Manufactured Home
c) Accessory Use (also see Section 2.12)	c) Park
d) Child Care - Limited	d) Group Care - Limited
e) Sign – Class A	e) Home Occupation – Class 2 (also see Section 2.19)
f) Utilities	

Standards

1) Subdivision Standards	
a) Minimum Parcel Area:	450.0 m ²
b) Minimum Parcel Width:	14.0 m
2) Development Standards	
a) Minimum Front Yard:	6.0 m
b) Minimum Rear Yard:	7.0 m
c) Minimum Interior Side Yard:	
i) Interior Parcel without attached garage:	3.0 m on one side and 1.2 m on the other
ii) Interior Parcel with attached garage:	1.2 m on both sides
iii) Corner Parcel:	

TOWN OF TABER
BYLAW NO. 13 - 2023

Schedule "A"
Direct Control District (DC-5)

d) Minimum Separation Between Residential Buildings:	3.0 m
e) Maximum Building Height:	10.5
f) Maximum Coverage	45%
g) Maximum Site Density	2 dwelling units per property

Special Requirements

(1) Landscaping Requirements:

- (a) All areas not covered by buildings and parking shall be landscaped.
- (b) All dwelling units must plant and maintain at least one (1) tree in the front yard and one (1) tree in the rear or side yard.
- (c) All landscaping shall be identified on the site plan.

(2) Accessory Structures:

- (a) Unless otherwise noted, the following requirements pertain to all Accessory Structures, including structures under 10.0 m².
- (b) An Accessory Structure must not be used or maintained as a Dwelling Unit or Home Occupation, unless otherwise permitted in this Bylaw.
- (c) The total floor area of all Accessory Structures, excluding decks and patios, must not exceed 75.0 m² per dwelling unit.
- (d) The maximum height of an accessory structure is 5.0 metres.
- (e) All Accessory Structures must have an exterior finish that is complimentary to the Principal Building, to the satisfaction of the Development Authority.
- (f) Accessory Structures, including decks, shall be located:
 - (i) No closer to the front property line than the front line of the Principal Building, and must not be located within the front yard setback;
 - (ii) A minimum of 3.0 m from a side or rear property line shared with a street;
 - (iii) A minimum of 1.2 m from a side or rear property line not shared with a street;

TOWN OF TABER
BYLAW NO. 13 - 2023

Schedule "A"
Direct Control District (DC-5)

(iv) A minimum of 1 m from another.

(3) Building Location and Front Yard:

(a) Notwithstanding other provisions in this bylaw, the yard abutting the highway of the existing dwelling shall be deemed the front yard. For any new dwellings the yard abutting 56th Avenue shall be considered the front yard;

(b) The front of the dwellings shall face the front yard unless other wise approved by Council;

(4) District Approval Procedures:

(1) Before Council considers an application for a discretionary use in the Direct Control District, Council shall:

(a) Cause a notice to be issued by the Development Authority of this By-law to all those located within 100 m of the boundaries of the property subject to the application;

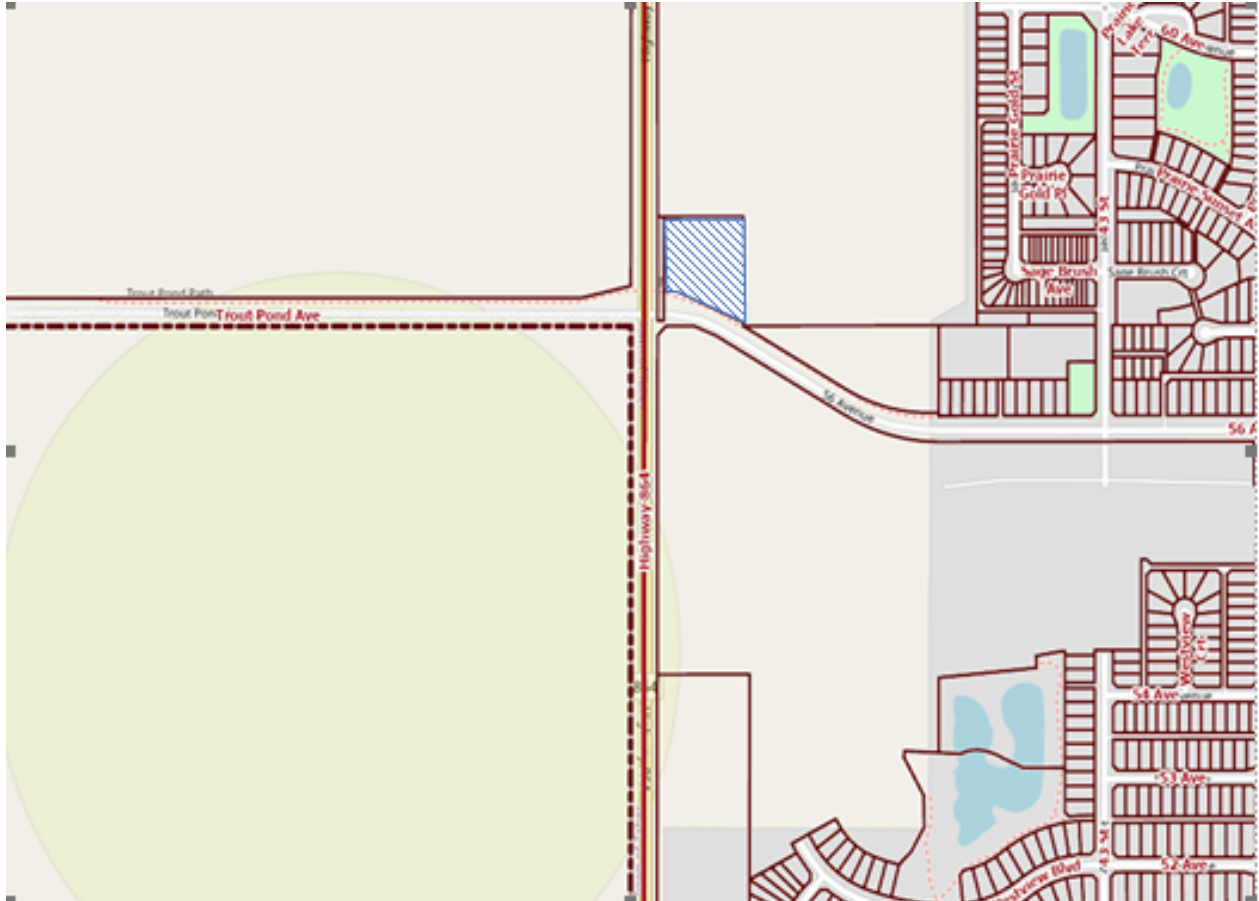
(b) Hold a Public hearing, and said Public hearing shall be advertised in accordance with the municipal Public Hearing procedures;

(c) At the Public Hearing, hear any persons that claim to be affected by the decision on the application.

(2) Council hereby delegates to the Development Authority decision-making authority for all permitted uses listed in the District, including District Requirements.

TOWN OF TABER
BYLAW NO.13 - 2023

Schedule "B"
5701 Highway 864, Lot 1, Block 1, Plan 9512421
From: Urban Reserve (UR)
To: Direct Control District (DC-5)



LAND USE DISTRICT REDESIGNATION



From: Urban Reserve UR
To: Direct Control District DC-5



Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Utility Billing Refund for Community Garden Water Supply

Recommendation:

Council directs administration to provide a water utility refund of \$200 for [REDACTED], and \$100 for [REDACTED], for water provided by the residences in support of the Community Garden users at Prairie Sunset Ave. when the Town water supply was interrupted during the summer of 2023.

Background:

The irrigation water supply for the Community Garden located in Prairie Sunset Avenue was interrupted in May 2023. Two residents on properties [REDACTED] provided water to the garden Users throughout the summer.

Water supply to the Community Garden is typically provided by the Town via the Recreation Department.

Administration has reviewed historical water use from both residents and has calculated a utility rebate for the two residents that administration believes fairly compensates these Owners for the supply of water to the garden.

Legislation / Authority:

MGA Section 6

Strategic Plan Alignment:

No significant alignment.

Financial Implication:

Reduction of \$300.00 in water utility revenue.



Service Level / Staff Resource Implication:

Corporate Services staff resources will be required to process the invoice.

Justification:

The Town of Taber provided irrigation water at no charge to community garden users until the water line was disrupted preventing water supply. The Town should pay for a portion of the water utility charges for the two residents that provided water to the garden during the summer of 2023 to offset costs borne by these residents.

Alternative(s):

1. Council directs administration to provide a water utility refund of \$_____ for [REDACTED], and \$_____ for [REDACTED], for water provided by the residences in support of the Community Garden users at Prairie Sunset Ave. when the Town water supply was interrupted during the summer of 2023.
2. Council accepts the utility refund as information.

Attachment(s): Prairie Lake Community Garden

APPROVALS:

Originated By:
Chris Eagan

Chief Administrative Officer (CAO) or Designate: _____



Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Response to Standing Item 293/2023 Water Loss Study

Recommendation:

Council directs administration to proceed with the water loss study, not to exceed \$5000.00 and be funded from 2023 Operating Reserves.

Background:

At the September 25, 2023 Council meeting, the following resolution was made:

“MOVED by Councillor Bekkering that Council directs Administration to study at a high-level basis the water consumption and loss within the Town of Taber.”

Administration has explored options and created the attached Project Statement outlining the basics of a project to complete the water loss audit and generate a report.

Legislation / Authority:

Municipal Government Act

Strategic Plan Alignment:

Develop Community & Promote Growth

Financial Implication:

There is no financial implication unless the project is approved to proceed.

Service Level / Staff Resource Implication:

None, unless the project is approved at which time Public Works and Finance staff time will be required to complete the project.

Justification:

Council requested information.



Alternative(s):

1. Council could require additional information from Administration.
2. Council could receive for information.
3. Council could provide policy or governance direction to Administration.

Attachment(s): Project Statement

APPROVALS:

Originated By:
Chris Eagan

Chief Administrative Officer (CAO) or Designate: _____

Water Treatment Loss Study Project Statement

October 18, 2023

Project Statement

Conduct a study and analysis of system water loss on the Water Treatment Plant and water Distribution System by April 1, 2024 with a budget not to exceed \$5,000.

Project Objectives

At the end of the project, what results will we have?

Primary Objectives:

1. Understand the system water loss of the treated water system.

Secondary Objectives:

1. Provide current information to track down and eliminate system water losses.
2. Generate information to benchmark the Taber system.

What value will be gained?

1. Town Administration will gain a current understanding of treated water losses.
2. Potential reduction of treatment costs
3. Improvements to more water efficiency

What constraints do we face?

1. A project and budget are not currently approved in the Capital or Operating budgets.
2. Limited staff resources to undertake the study.

What requirements must be met?

1. NA

Council Request for Decision

Meeting Date: November 14, 2023

Subject:

Standing Items - Council Requests

Recommendation:

That Council uses this standing agenda item opportunity to provide policy or governance direction to Administration

Background:

The *Municipal Government Act* only allows Mayor and Council to act by resolution or bylaw, not separately through individual direction to Administration. If one member wishes to see action on a certain item that requires the deployment or diversion of municipal resources, that does not mean all or even a majority of the other six members want Town resources used in that manner. Also, it is likely that all of Council and the public want to know about issues of concern and interest in Taber, so this conversation should be shared for better governance.

To assist in this information sharing and ensure agreement on the relative importance of activities, and to facilitate a common understanding, Council established a standing item on Council agendas that would allow the Mayor and Councillors to raise issues of individual concern. This allows discussion amongst Council and with Administration on how best to deal with these concerns. It is an opportunity for Council to provide suggestions or direction to Administration as to how best to proceed.

The intention of this RFD is for policy or governance items to be brought forward from the floor at the meeting.

Legislation / Authority:

Municipal Government Act, Section 153, Section 154, Section 180, and Section 249.

Strategic Plan Alignment:

Improve Internal & External Communications

Establish appropriate communication protocols between Council and Administration.



Financial Implication:

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

Service Level / Staff Resource Implication:

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

Justification:

This will bring Administration efficiencies and the better alignment of services and expenditures with the budget. It will also help improve communication protocols and adherence to the *Municipal Government Act*.

Alternative(s):

Alternatives will vary based on the discussion.

Attachment(s): Listing

APPROVALS:

Originated By:
Brittany Gilbertson

Chief Administrative Officer (CAO) or Designate: _____

Council Date	Resolution #	Resolution	Assigned To	Completed?
September 25, 2023	293/2023	MOVED by Councillor Bekkering that Council directs Administration to study at a high-level basis the water consumption and loss within the Town of Taber.	Public Works	<i>In Progress</i>
September 25, 2023	294/2023	MOVED by Councillor Sorensen that Administration reviews and consults on Bylaw 17-2023, which included Schedule "D", and the fines.	Traffic Committee	<i>In Progress</i>
October 23, 2023	346/2023	MOVED by Councillor Firth that Council directs Administration to review the building permit requirements, and bring back to Council any recommendations to streamline the building process, and to possibly create a checklist for guidelines for what is required if you would like to develop in the Town of Taber.	Planning	<i>In Progress</i>
October 23, 2023	347/2023	MOVED by Councillor Sorensen that Council directs Administration to investigate the Extended Producer Responsibility Program (EPR), and the possibility of the Town of Taber joining that Program.	Public Works	<i>In Progress</i>
October 23, 2023	348/2023	MOVED by Councillor McLean that Council directs Administration to look at the cost of extending the sidewalk to complete on 46 th Avenue.	Public Works	<i>In Progress</i>

* Once items have been designated complete, they will be removed from this listing at the next Council meeting.