



AGENDA

SPECIAL MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON TUESDAY, SEPTEMBER 3, 2024 AT 1:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF THE AGENDA	X
3. ADOPTION OF THE MINUTES	
4. BUSINESS ARISING FROM THE MINUTES	
5. ACTION ITEMS	
ITEM No.5.1 DP 24-166 6203 64 Avenue - Accessory Building	X
6. DELEGATIONS	
7. MEDIA INQUIRIES	
8. CLOSED SESSION	
9. OPEN SESSION	
10. CLOSE OF MEETING	X

Development Authority Request for Decision

Meeting Date: September 3, 2024

Subject:

DP 24-166 6203 64 Avenue - Accessory Building

Recommendation:

That the Municipal Planning Commission approves Development Permit DP 24-166 for Accessory Building for the uses of a Truck/Transport Operation and a use Similar to Public Use at 6203 64 Avenue, Block Z, Plan 7819AQ, with the following Eighteen (18) conditions:

Location

1. The site is developed as per the attached site plan;
2. The development shall conform to the district requirements of the Medium Industrial District (M-1);

Prior to Release

3. Prior to Release a stormwater management plan is required and shall be submitted to the Planning Department for approval by no later than October 31, 2024;
4. Prior to Release a landscaping and parking plan which meets that the requirements for landscaping and parking of Land Use Bylaw 23-012 on the site have been met shall be provided to the Planning Department for approval for approval by no later than June 21, 2024;
5. In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to any of the Town's infrastructure including, but not limited to, public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

Prior to Construction

6. The applicant shall obtain all required Building Permits to ensure the development complies with the National Fire Code 2023 (AE), National Building Code 2023 (AE), Alberta Health Services and all other applicable codes;
7. 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;
8. A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;

Permanent

9. Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;

10. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;
11. 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;
12. If sprinkler permits are required under the National Building Code 2023 (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;
13. Signage shall require a separate development permit;
14. Any changes or additions of use will require a separate development permit;
15. The owner must obtain and maintain a business license when required;
16. 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);
17. 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;
18. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

Background:

Administration has received an application for an additional building at 6203 64 Avenue for truck storage and office space. For this application we are considering the use to be similar to public use or a truck/transport operation both of which are discretionary uses in this district. Previous permits in the file had been issued under the use of Truck/Transport Operation. Either of these uses are discretionary in the Light Industrial District (M-1).

Legislation / Authority:

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

Strategic Plan Alignment:

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

Financial Implication:

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



Service Level / Staff Resource Implication:

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

Justification:

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

Alternative(s):

Alternative #1: That the Municipal Planning Commission approves Development Permit DP 24-166 for Accessory Building for the uses of a Truck/Transport Operation and a use Similar to Public Use at 6203 64 Avenue, Block Z, Plan 7819AQ, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 24-166 for Accessory Building for the uses of a Truck/Transport Operation and a use Similar to Public Use at 6203 64 Avenue, Block Z, Plan 7819AQ, with reasons.

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

Attachment(s): Application
Site Plan
Drawings
Checklist
Ortho

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



INDUSTRIAL/COMMERCIAL/INSTITUTIONAL DEVELOPMENT PERMIT APPLICATION

TOWN OF TABER, A-4900 50 STREET, TABER, AB T1G 1T1 - 403-223-6000 - PLANNING@TABER.CA

Applicant Information

APPLICANT NAME: STEVE COOLEY
MAILING ADDRESS: 7175 12 STREET SE
TOWN: CALGARY, AB POSTAL CODE: T2H 2S6
EMAIL: STEVE.COOLEY@VOLKERSTEVEN.CA PHONE NUMBER: 403-333-2816

Owner Information (if different from applicant)

OWNER NAME: VOLKER STEVEN HIGHWAYS
MAILING ADDRESS: 7175 12 STREET SE
TOWN: CALGARY, AB POSTAL CODE: T2H 2S6
EMAIL: STEVE.COOLEY@VOLKERSTEVEN.CA PHONE NUMBER: 403-333-2816

Property Information (property to be developed)

MUNICIPAL ADDRESS: 6203 64TH AVENUE, TABER AB
LOT(S): — BLOCK: Z PLAN: 7819AQ

Description of Project

DESCRIBE YOUR PROJECT

CONSTRUCTION OF A 60' X 72' TRUCK STORAGE AND TWO STOREY OFFICE/BREAK ROOM BUILDING. ONE TRUCK BAY WITH DIMENSIONS OF 25' X 72' X 20' TALL WILL BE USED FOR SNOWPLOW STORAGE. THE OFFICE AREA WILL BE 35' X 72' X 20' TALL AND WILL CONSIST OF TWO FLOORS.

Type of Development

TYPE OF DEVELOPMENT PROPOSED (check all that apply)

- Principal Building
- Building Addition
- Accessory Building
- Shipping Container
- Outdoor Storage
- New Site Access
- Change of Use
- Intensification of Use
- Other _____

WILL ANY HAZARDOUS MATERIALS BE LOCATED ON-SITE?

- Yes No

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

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

VEHICLES OWNED ON SITE BY VOLKER STEVEN HIGHWAYS AND ARE USED FOR HIGHWAY MAINTENANCE ON TRANSPORTATION & ECONOMIC CORRIDORS ROADWAYS.

Start Date and Cost

START DATE: SEPTEMBER 1, 2024 ESTIMATED COST: \$580,000

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

APPLICANT SIGNATURE: _____

DATE: August 1, 2024

REGISTERED OWNER SIGNATURE: _____

DATE: August 1, 2024

PLANNING OFFICER SIGNATURE: _____

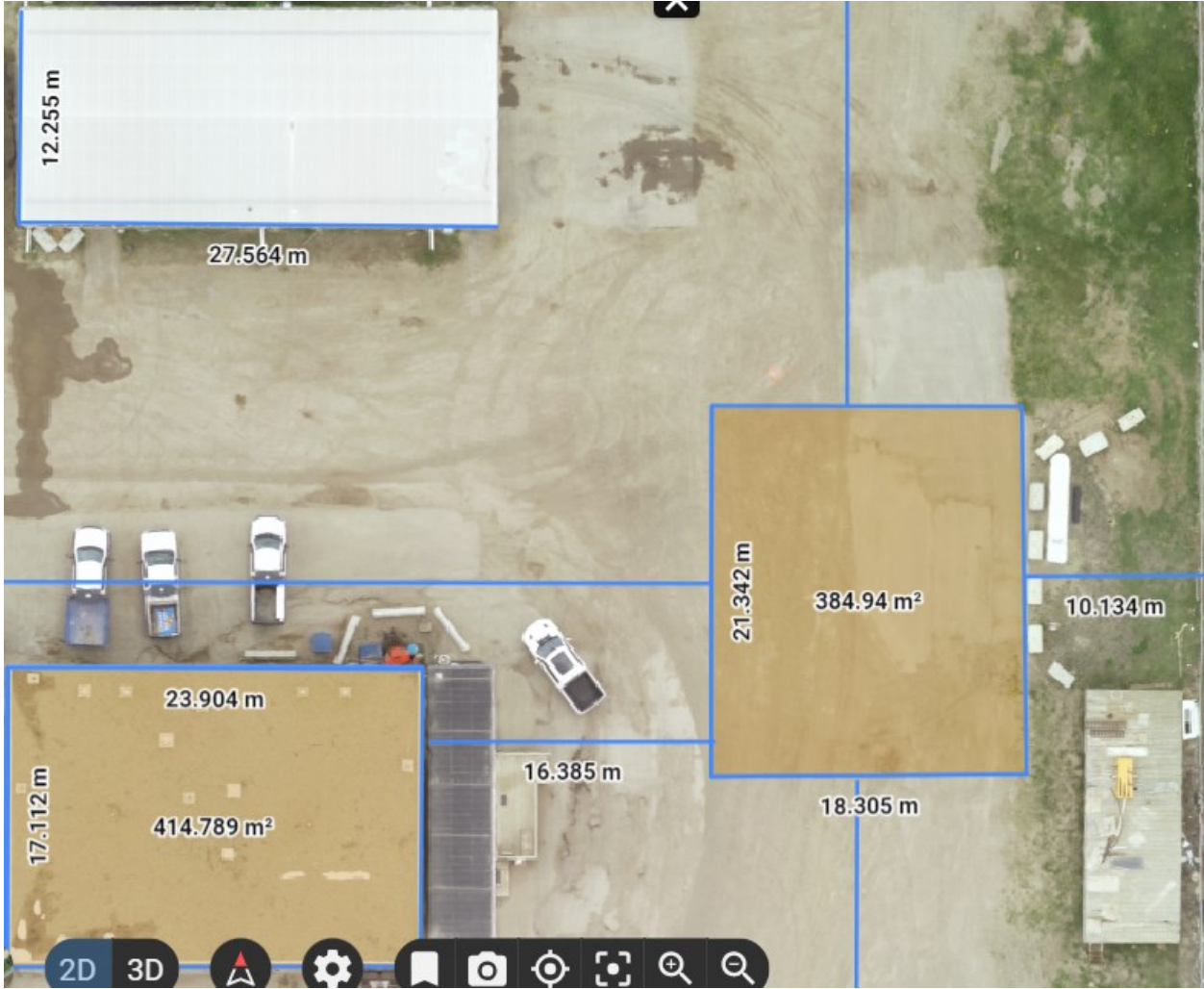
DATE: Aug 29/2024

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 (FOIPPA). Under Section 33 of the FOIPPA 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 FOIPPA coordinator at 403-223-5500 ext. 5519.

Note: This application does not permit you to commence construction until such a time that the permit has been issued by the Development Authority. Unless otherwise noted on the development permit, a building permit will also be required prior to commencing construction. Building, electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

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





PROPOSED 60' x 72' x 20' COMMERCIAL SHOP

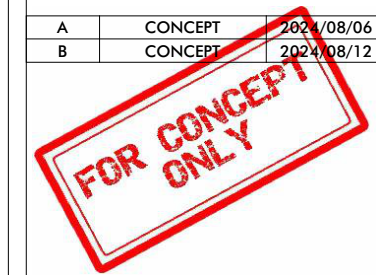


48223 338 AVE. E, OKOTOKS, AB T1S 1A8
(403) 938-9376

VOLKER STEVIN HIGHWAYS - STEVE COOLEY

PROPOSED 60' x 72' x 20'
COMMERCIAL SHOP
TABER, AB

ISSUED FOR		
REV.	DESCRIPTION	DATE
A	CONCEPT	2024/08/06
B	CONCEPT	2024/08/12



DRAWING TITLE:	
COVER SHEET	
PROJECT NUMBER	43192
DATE	2024/08/06
DRAWN BY	AE
CHECKED BY	-
APPROVED BY	BW
ENGINEER	-
PAGE 1 OF 5	
SCALE	



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- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERROR AND OMISSIONS TO THE ENGINEER PRIOR TO COMMENCING THE WORK.
- THESE DRAWING ARE NOT TO BE SCALED.

PROJECT TITLE:
60' x 72' x 20'
COMMERCIAL SHOP
VOLKER STEVIN HIGHWAYS
- STEVE COOLEY
TABER, AB

DRAWING TITLE:
MAIN FLOOR PLAN

PROJECT NUMBER	43192
DATE	2024/08/06
DRAWN BY	AE
CHECKED BY	-
APPROVED BY	BW
ENGINEER	-

PAGE 2 OF 5

SCALE 1/4" = 1'-0"

PROTECT YOUR CONCRETE FROM FROST HEAVE -WITH-

FROST SHIELD

Creates a thermal barrier between the exterior and your buildings concrete slab and promotes drainage away from your building.

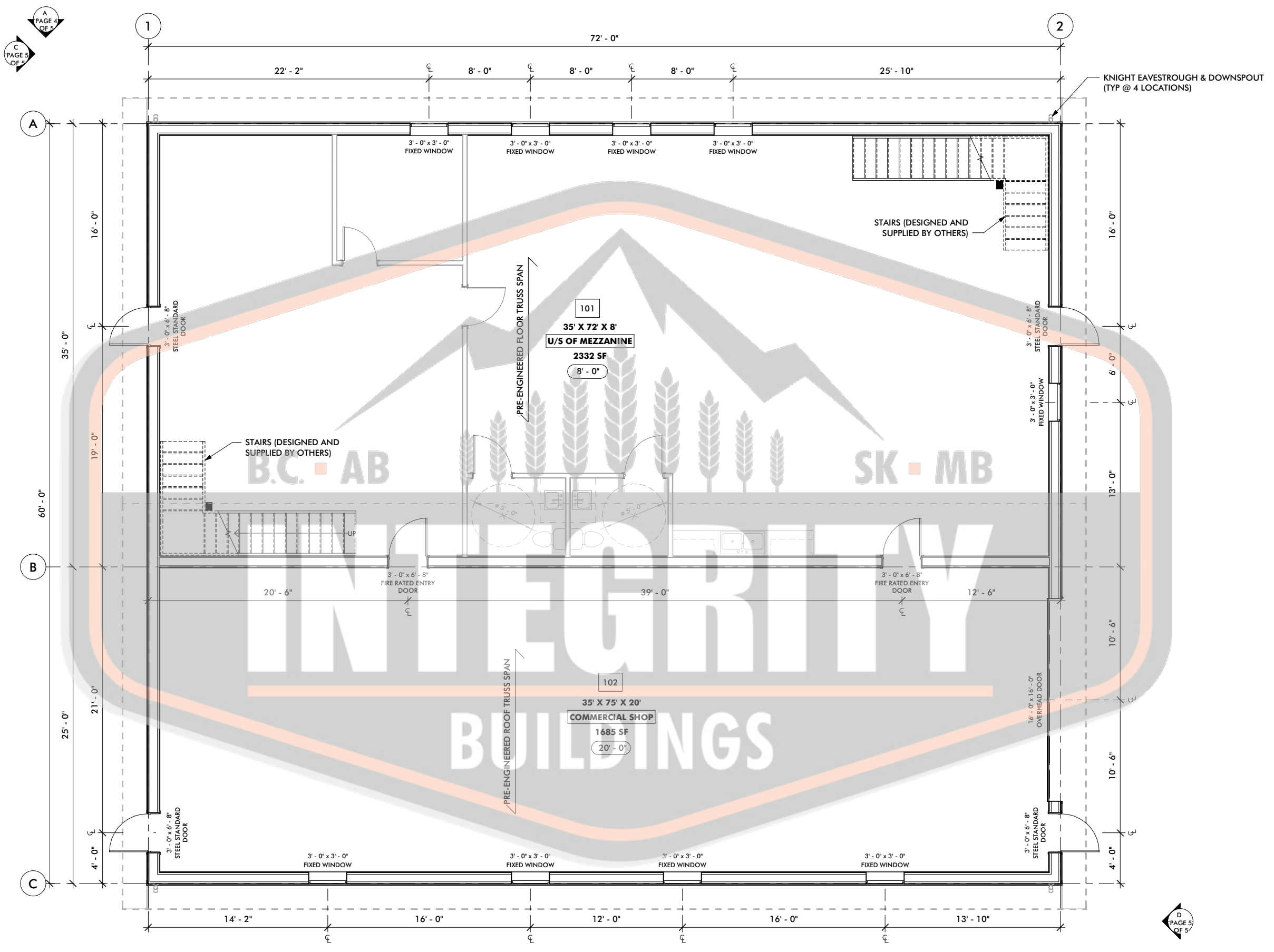
REDUCE THE RISK OF WIND DAMAGE -WITH-

STORM BRACKET

The perfect solution if you live in a region with high winds and frequent storms.



The Storm Bracket and Frost Shield are exclusively available from Integrity



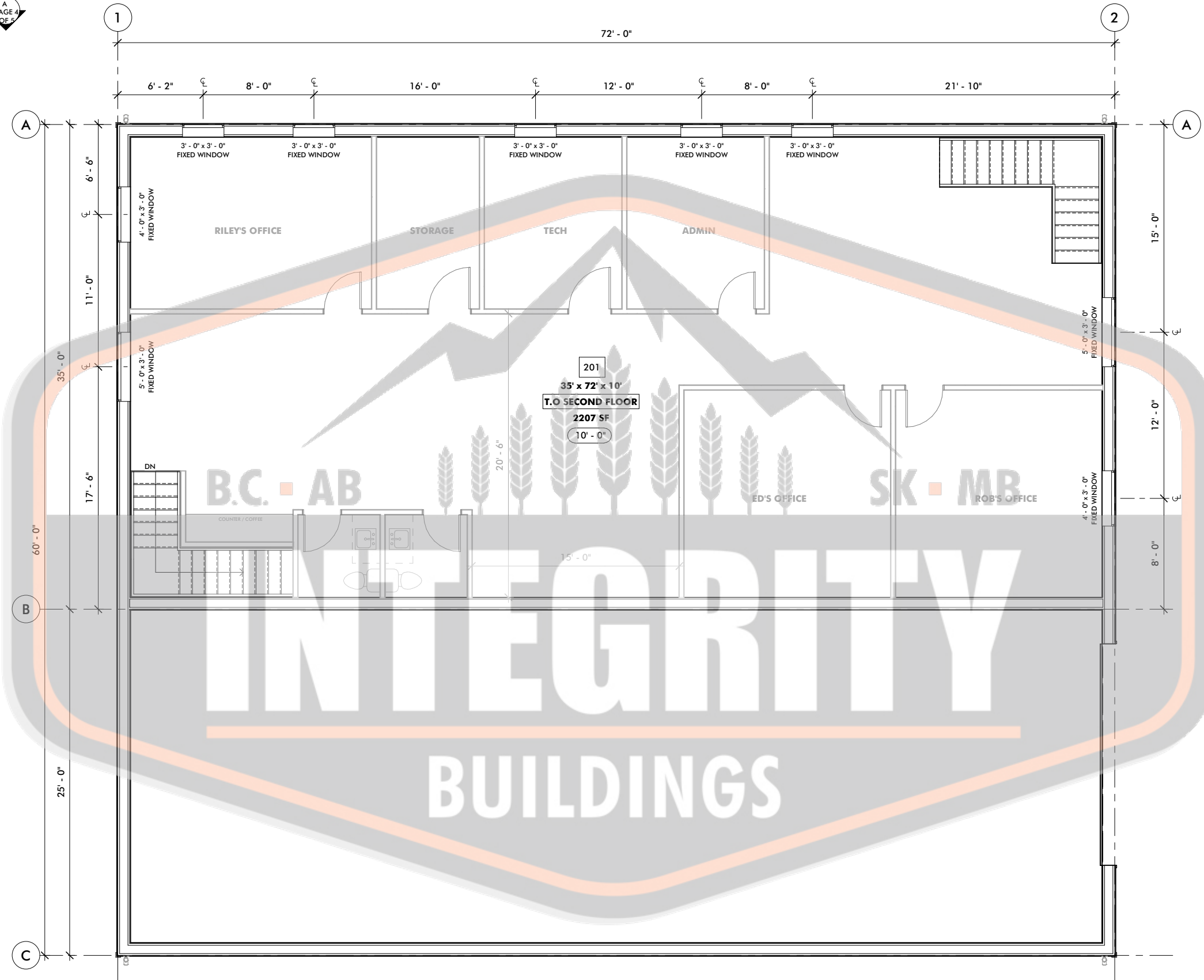
MAIN FLOOR PLAN

A
PAGE 4
OF 5

C
PAGE 3
OF 5

D
PAGE 5
OF 5

B
PAGE 4
OF 5



SECOND FLOOR PLAN



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60' x 72' x 20'
COMMERCIAL SHOP
VOLKER STEVIN HIGHWAYS
- STEVE COOLEY
TABER, AB

DRAWING TITLE:
SECOND FLOOR PLAN

PROJECT NUMBER	43192
DATE	2024/08/06
DRAWN BY	AE
CHECKED BY	-
APPROVED BY	BW
ENGINEER	-

PAGE 3 OF 5

SCALE 1/4" = 1'-0"

INSULATION PACKAGES

- BRIGHT INTERIOR
- SAVE ENERGY
- STAY WARM
- ADD VALUE

One Sheet Continuous Insulation exclusively from Integrity

INTEGRITY WARRANTY



5 YEAR WORKMANSHIP WARRANTY
1 YEAR LIMITED WINDOW AND DOOR WARRANTY



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COMMERCIAL SHOP
VOLKER STEVIN HIGHWAYS
- STEVE COOLEY
TABER, AB

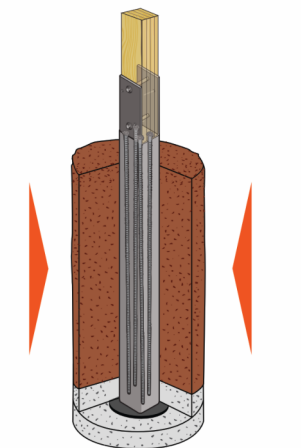
DRAWING TITLE:
ELEVATIONS

PROJECT NUMBER	43192
DATE	2024/08/06
DRAWN BY	AE
CHECKED BY	-
APPROVED BY	BW
ENGINEER	-

PAGE 4 OF 5

SCALE 3/16" = 1'-0"

WOOD IN THE GROUND WILL ROT
CONCRETE WILL NOT

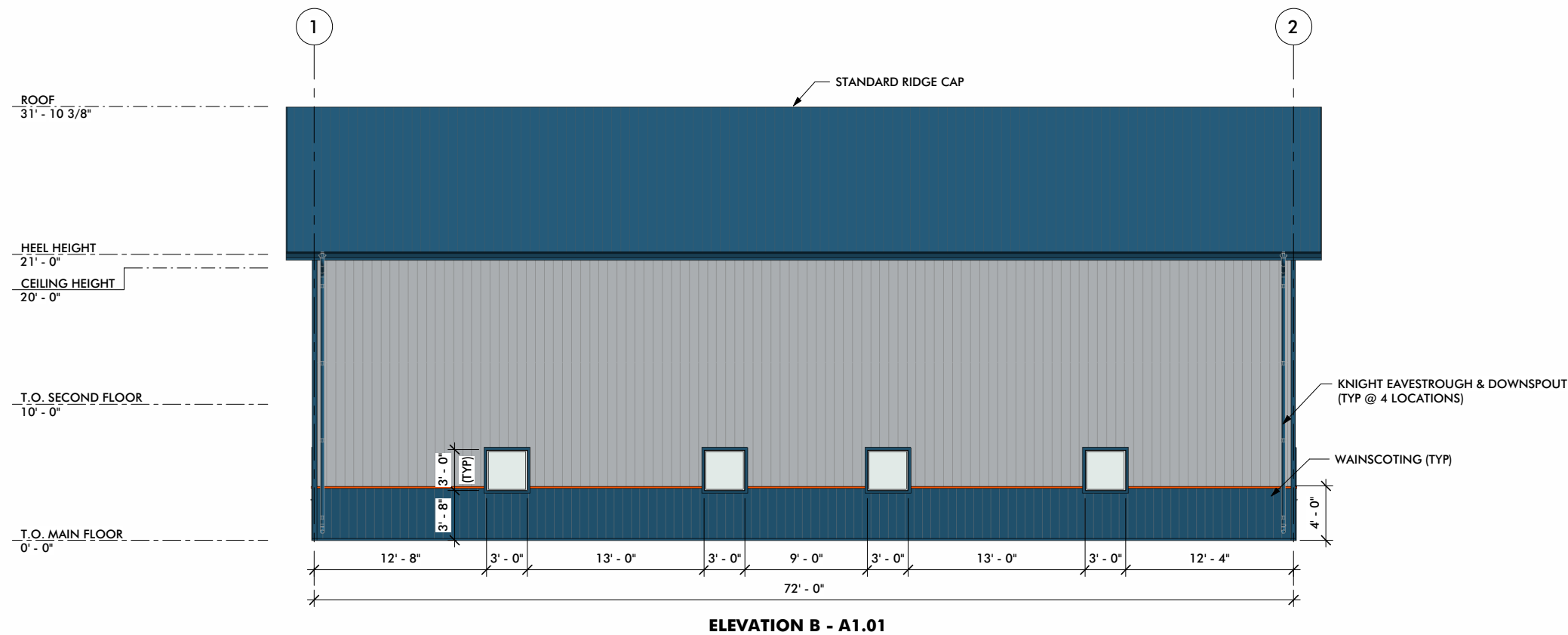
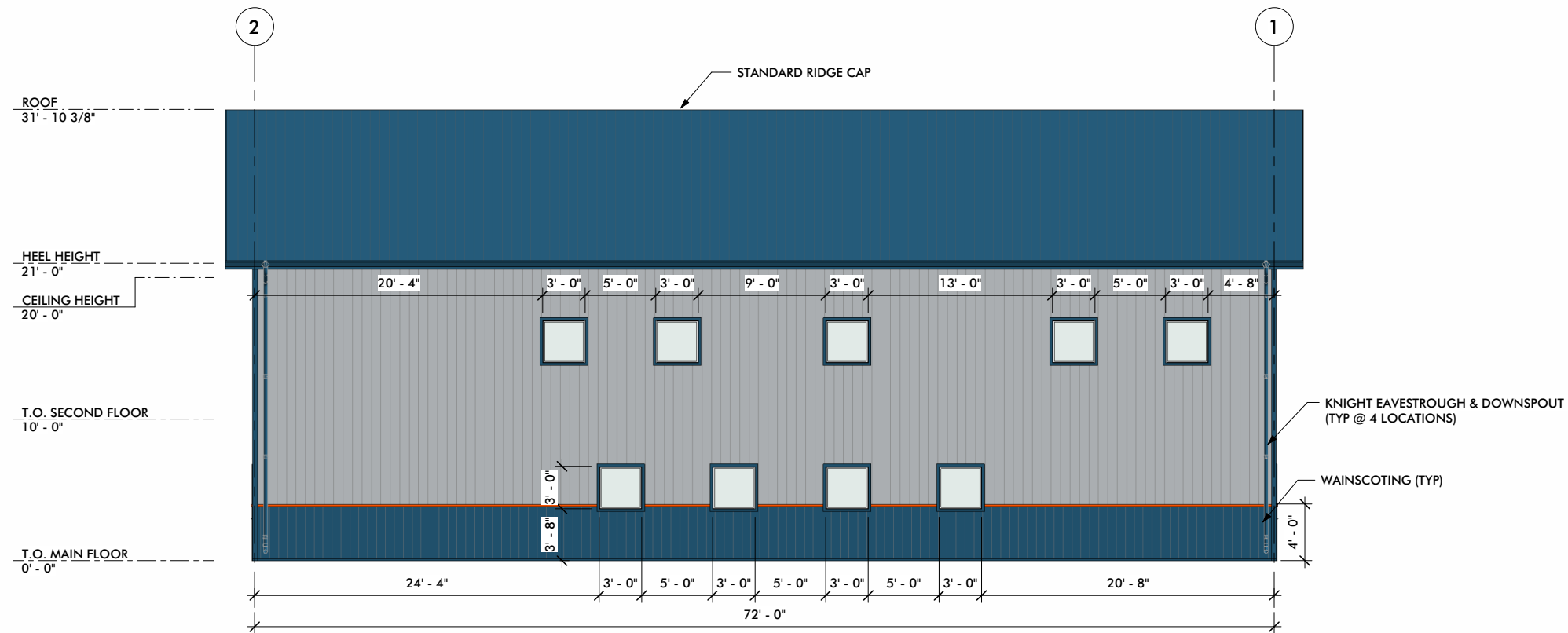


PERMA-COLUMN™

3 times stronger than standard concrete.
Lifetime Warranty.



The Perma-Column is available exclusively from Integrity





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PAGE 5 OF 5

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-WITH-

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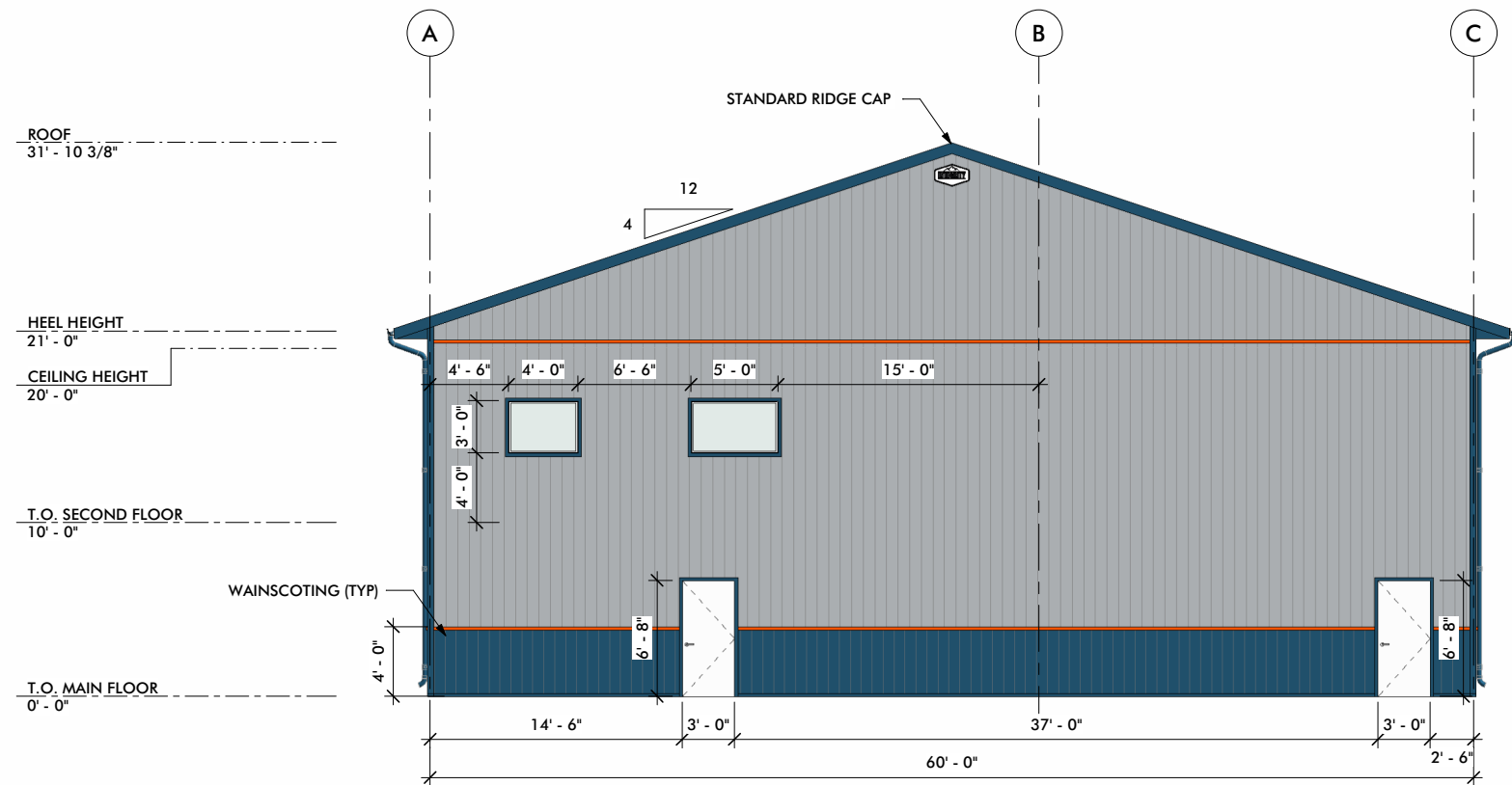
REDUCE THE RISK OF WIND DAMAGE
-WITH-

STORM BRACKET

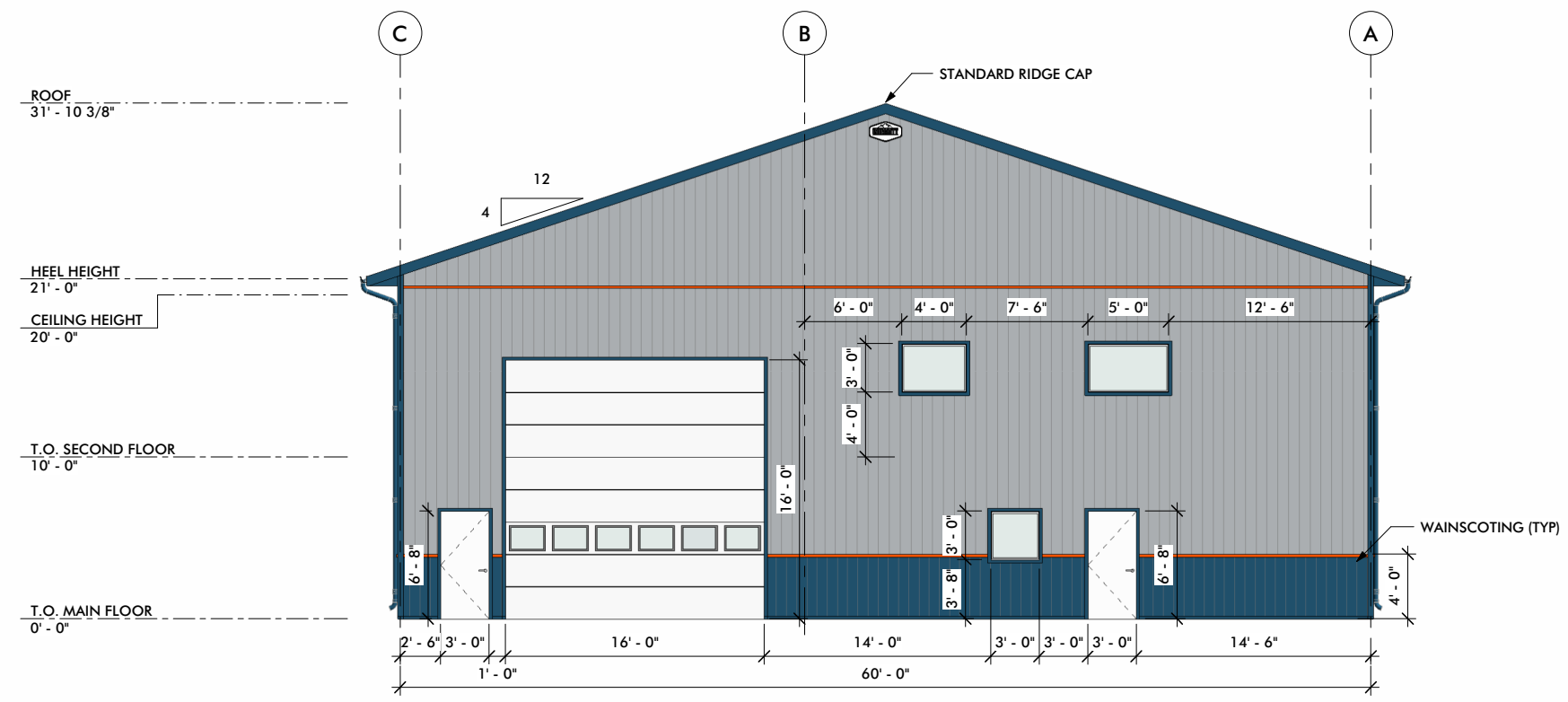
The perfect solution if you live in a region with high winds and frequent storms.



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ELEVATION C - A1.01



ELEVATION D - A1.01

Project Name:		6203 64 Ave.			
Date Submitted:	District M-1	Proposed Use		Payments	
Permit Number: 24-166	Address 6203 64 Ave.	Permitted? Permitted		Amount	Paid? Date
Roll Number: 7819027	Lot, Block, Plan 7819AQ			DP Application Fee	400 No
Meeting and Notification Requirements					
Required?	Date	Required?	Dates	Damage Deposit in	2500 No
Council	No	Newspaper	Yes	Const. Water Fee	N/A N/A
MPC	Yes	Mailout	Yes	Total	2900 No
				Deposit Returned?	No

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

Lot Coverage Calculation	
Lot Size	33851.3
Principle Building	2350.82
Additional Building	604.5
Poarch	
Decks	
Detached Garage	
Accessory Structures	
Accessory Structures	
Accessory Structures	
Total Structures	2955.32
	0.087302999
	0
	0
	0.087302999

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

0

0

Land Use Bylaw Checklist (units in metres)			
Principal Building Setbacks	Required	Proposed	Acceptable
Front Setback	7.0	54.16	Yes
Rear Setback	7	92.3	Yes
Side Setback 1	3.0	10.34	Yes
Side Setback 2	3.0	172.32	Yes
Accessory Setbacks	Required	Proposed	Acceptable
Front Setback	7.0		Yes
Rear Setback	7		Yes
Side Setback	3.0		Yes
Side Setback Adjacent Street	3.0		Yes
Principal Building			Yes
Coverages			
Max Building Coverage	50%	8.7%	Yes
Principal Building		8.7%	No
Accessory Buildings		0.0%	Yes
Decks		0.0%	Yes
Driveway Coverage	40%	#DIV/0!	
Landscaping	Required	Proposed	Acceptable
Amount required	10%	15.2	Yes
Parcel Size	Required	Proposed	Acceptable
Min. Parcel Area	900	33851.3	Yes
Min. Parcel Width	25	167	Yes
Heights	Required	Proposed	Acceptable
Max Building Height	12	9.75	Yes
Max Deck Height			Yes
Max Accessory Height			Yes
Parking	Required	Proposed	Acceptable
Stalls			Yes
Handicap			Yes
Other	Required	Proposed	Acceptable
Corner Site Triangle			Yes

Parking Calculation			
	1 Stall per		Stalls
Use(s)	Xm2	Area	required
Public Use		45 2955	65.6666667
Note: Total always rounds up			Total 66

