



AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, NOVEMBER 18, 2024 AT 1:30 PM.

	<u>MOTION</u>
1. CALL TO ORDER	
2. ADOPTION OF THE AGENDA	X
3. ADOPTION OF THE MINUTES	
ITEM No.3.1 Minutes for the October 21, 2024 Regular Planning Commission Meeting	X
4. BUSINESS ARISING FROM THE MINUTES	
5. ACTION ITEMS	
ITEM No.5.1 DP 24-230 - 4608 53 Avenue Home Occupation Clothing Store	X
ITEM No.5.2 TT 24-0-009 Subdivision of Eureka Lot	X
ITEM No.5.3 Proposed Land Use Bylaw Amendment 22-2024 Redistricting	X
ITEM No.5.4 Proposed Land Use Bylaw Amendment 24-2024 Redistricting	X
ITEM No.5.5 Building Permit Statistics	
ITEM No.5.6 Standing Items	
6. DELEGATIONS	
7. MEDIA INQUIRIES	
8. CLOSED SESSION	
9. OPEN SESSION	
10. CLOSE OF MEETING	X



Development Authority Request for Decision

Meeting Date: November 18, 2024

Subject:

Minutes for the October 21, 2024 Regular Planning Commission Meeting

Recommendation:

That the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission meeting held October 21, 2024, as presented.

Background:

The minutes of the regular Municipal Planning Commission meeting held on October 21, 2024, are attached.

Legislation / Authority:

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

Strategic Plan Alignment:

N/A

Financial Implication:

There is no financial implication for the creation of minutes.

Service Level / Staff Resource Implication:

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

Justification:

Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission meeting held on October 21, 2024

Alternative(s):

Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on October 21, 2024, with amendments.

Attachment(s): Minutes for the October 21, 2024 -MPC Meeting

APPROVALS:

Originated By:

Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, ON MONDAY, OCTOBER 21, 2024, AT 1:30 PM.

Chairperson

Roger Miles

Vice Chairperson

Ron Hadden

Members

Jack Brewin - Absent

Cody Fletcher

Monica McLean - Absent

Chief Administrative Officer

Derrin Thibault

Staff

Chris Eagan

Celina Newberry

CALL TO ORDER

R. Miles called the meeting to order at 1:34 pm.

ADOPTION OF THE AGENDA

RES 104/2024 MOVED by R. Hadden that the agenda be adopted
as presented.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

**Minutes for the September 16, 2024 Regular Municipal Planning
Commission Meeting**

RES 105/2024 MOVED by C. Fletcher that the Municipal Planning
Commission adopts the minutes of the Regular

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Municipal Planning Commission meeting held September 16, 2024, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None

ACTION ITEMS

DP 24-191 6323 50 Avenue - Addition

RES 106/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-191 for Addition to Building Supply Outlet and Bulk Sales Establishment at 6323 50 Avenue, Lot 11, Block E, Plan 1712544, with the following Nineteen (19) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Light Industrial District M-1;
- 3) A variance reducing the required rear yard set back by 5.03 metres was granted by the Municipal Planning Commission on October 21, 2024. The rear yard set back requirement has been reduced from 7 metres to 1.97metres.
- 4) A variance reducing the required landscaping by 10% was granted by the Municipal Planning Commission on October 21, 2024. The landscaping requirement has been reduced from 10% metres to 0 %.

Prior to Release

- 5) Prior to Release a stormwater management plan is required and shall be submitted to the Planning Department for approval by no Later than January 31, 2025. The applicant shall ensure that stormwater does not enter

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adjacent properties, and that post development flows into roads or ditches does not exceed pre-development flows and volumes. This may require the implementation of low impact development initiatives such as on-site storage, permeable gravel or grass on-site landscaping, rain barrels or rain gardens, for example;

- 6) In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

Prior to Construction

- 7) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 8) The foundation must be staked by a qualified professional;
- 9) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 10) The applicant will submit a Construction Schedule, Fire Safety Plan, Exterior Finish Plan, and a Traffic Accommodation Plan to the Director of Planning and Economic Development for their approval prior to construction starting,
- 11) 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,
- 12) The applicant will enter into a Servicing Agreement with the Town of Taber if new sanitary sewer and water lines are required,

- 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;

Permanent

- 14) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;
- 15) 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);
- 16) Property owner 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. If any drainage concerns arise as a result of the proposed construction it must be remedied at the cost of the applicant;
- 17) Any additional uses shall require a separate development permit;
- 18) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;

- 19) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

DP 24-201 4210 57 Street - SFD with Variance

RES 107/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-201 for Single Detached Dwelling with variance at 4210 57 Street, Lot 42, Block 1, Plan 2411667, with the following Nineteen (19) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
- 3) A variance reducing the rear yard set back from 6.0 metres to 3.56 metres was granted by the Municipal Planning Commission on October 21, 2024;

Prior to Release

- 4) The architectural controls and vertical grade points must be approved by the developer;
- 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 public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 6) New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Prior to Construction

- 7) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 8) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings

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(positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;

- 9) The foundation must be staked by a qualified professional;
- 10) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 11) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

Permanent

- 12) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required measuring no less than 6m by 3 m as per section 2.15.4(4) and they may take up a maximum of 40% of the lot frontage as per section 2.15.8 (8);
- 13) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;
- 14) The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by

Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;

- 15) 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);
- 16) A separate development permit would be required for the optional deck or accessory buildings at the time they are to be developed.
- 17) If the residence is to be used for operation of a business a separate development permit will be required at that time.
- 18) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 19) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

DP 24-202 6323 64 Street - Moved-on Atco Trailer

Discussion was had with regards to the possibility of the use of this moved on building as a accommodation. It was decided a note should

be added to the permit indicating that the moved-on building shall not be used at any time for accommodation or residential use.

RES 108/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-202 for Moved on Building for Use for Office Space at a Gas Bar at 6323 64 Street, Lot 2, Block 6, Plan 9811769, with the following Fifteen (15) conditions:

Location

- 1) The site is developed as per the approved site plan;
- 2) The development conforms to the district requirements of the Light Industrial District (M-1);

Prior to Construction

- 3) In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 4) 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
- 5) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 6) The developer may be required enter into a Development/Servicing Agreement with the Town of Taber, to provide new services to the property;

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- 7) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;
- 8) If the Moved-on Building is to be placed on a permanent foundation then the applicant will ensure the foundation is staked by a qualified professional;
- 9) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 10) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

Permanent

- 11) The Moved-on Building shall be finished to the satisfaction of the development authority and kept in good repair;
- 12) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber;
- 13) 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);

- 14) Any additional uses shall require a separate development permit;
- 15) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

DP 24-203 169 Prairie Gold Street - SFD with Variances

RES 109/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-203 for Single Detached Dwelling and Accessory Structures with Variances at 169 Prairie Gold Street, Lot 32, Block 4, Plan 2311840, with the following Twenty-One (21) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);
- 3) A variance reducing the front yard setback 2.19 metres was granted by the Municipal Planning Commission on October 21, 2024. The front yard setback was reduced from 6.0 metres to 3.81 metres;
- 4) A variance for the maximum gross floor area allowable for accessory uses and structures of 226.92 m² was granted by the Municipal Planning Commission on October 21, 2024. The maximum gross floor area is varied to 326.92 m² from 100 m² (this includes the garage, pool house and pool all of which are considered accessory uses or structures);

Prior to Release

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- 5) The architectural controls and vertical grade points must be approved by the developer;
- 6) In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 7) New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Prior to Construction

- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 9) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;
- 10) The foundation must be staked by a qualified professional;
- 11) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 12) The applicant shall be responsible having all the underground utilities located on the property and ensuring that the building will not be located overtop any of them. If the building is to be located over top any underground utilities it would be the applicant's responsibility to either relocate the building to an approved location on the

property or remedy to the situation to the satisfaction of the affected utility provider;

- 13) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 14) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure;

Permanent

- 15) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber; The developer shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;
- 16) The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;
- 17) 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);

- 18) If the residence is to be used for the operation of a business a separate development permit will be required at that time;
- 19) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 20) A Fire inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
- 21) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

DP 24-207 5003 41 Street - Home Occupation - Health Food Product

RES 110/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-207 for Home Occupation – Health Products at 5003 41 Street, Lot 21, Block 6, Plan 0815248, with the following Twelve (12) conditions:

- 1) The development conforms to the district requirements of the Residential Single and two Dwelling District (R-2);
- 2) That there shall be a maximum of 5 client visits per day;
- 3) That there shall be a maximum of 2 business deliveries per day; delivery vehicles shall not exceed 4,500kg in weight;
- 4) No more than 30m² of the residence shall be used for the Home Occupation;
- 5) The applicant must provide 1 off-street parking space for the business and 2 off street parking spaces for the dwelling.

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- 6) Any signage shall require a separate development permit;
- 7) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 8) A Fire inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
- 9) Any change in or additional uses shall require a separate development permit;
- 10) The applicant must obtain a business license for the operation of a new business;
- 11) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 12) The approval shall be applicable for a period of five years after, which a new home occupation permit must be applied for. Any increase to the number client visits to the property or changes to the business would require a new application.

CARRIED UNANIMOUSLY

DP 24-208 5800 66 Avenue - Accessory Structure

RES 111/2024 MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-208 for an Accessory Building at 5800 66 Avenue, Lot 46, Block 8, Plan 1711991, with the following Sixteen (16) conditions:

Location

- 1) That the site is developed as per the submitted site plan, grading/stormwater plan, and building drawings;
- 2) The development shall conform to the requirements of the Light Industrial District (M-1);

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Prior to Release

- 3) In accordance with policy PLN-4, a \$2,500.00 security deposit shall be forwarded to the Town office (Planning Department) prior to release. Any damages to public streets, sidewalks, or services as a result of construction of this garage shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

Prior to Construction

- 4) The developer shall enter into a servicing agreement if new services need to be installed to the property for the Accessory Building;
- 5) That prior to proceeding with development all outstanding taxes, if any, shall be paid in full to the Town of Taber;
- 6) 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;
- 7) The applicant shall obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 8) The applicant shall ensure that the foundation is be staked by a qualified professional;
- 9) The applicant shall obtain any required provincial or federal approvals for the development;
- 10) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;

Permanent

- 11)** Any change or addition of use shall require a separate development permit. Please note that outdoor storage and/or automobile storage are different uses from indoor storage and will require a separate permit if they are to be undertaken on the property at any time. Shipping containers shall also require a separate permit;
- 12)** Signage shall require a separate development permit;
- 13)** 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;
- 14)** Any contractors commissioned for construction must have a valid Business License for the Town of Taber;
- 15)** Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance certificate;
- 16)** The Applicant shall ensure that water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and that the construction of the proposed development will not adversely affect such drainage on adjacent properties.

CARRIED UNANIMOUSLY

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DP 24-211 5023 43 Street - Variance

RES 112/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-211 for Variance for Existing Shed at 5023 43 Street, Lot 7, Block 4, Plan 0011444, with the following Eight (8) conditions:

- 1) The site is developed as per the site plan submitted and as it presently exists on the property;
- 2) A side yard setback variance of 0.23 metres was granted on October 21, 2024, by the Municipal Planning Commission. The side yard setback for the shed is varied to 0.37 metres from 0.60 metres;
- 3) A variance for the setback requirement between the principal building and the shed of 0.47 metres was granted on October 21, 2024, by the Municipal Planning Commission. This setback requirement for the shed is varied to 0.53 metres from 1.0 metre;
- 4) The development conforms to the district requirements of the Residential Single Dwelling district (R-1);
- 5) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 6) 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;
- 7) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbors' property,

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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);

- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DP 24-213 150 Barton Drive - Fascia Signage

RES 113/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-213 for Fascia and Window Signage with Variance at 150 Barton Drive, Lot 2, Block 3, Plan 1413210, with the following Ten (10) conditions:

- 1) The sign must meet any applicable Provincial Signage requirements;
- 2) The sign may only be located as seen on drawings submitted;
- 3) A variance for the maximum number of fascia signs was granted by the Municipal Planning Commission on October 21, 2024. The total number of fascia signs allowed is varied from 1 to 2.
- 4) The development must otherwise conform to the district requirements of the Comprehensive Commercial District (CC);
- 5) The sign must conform to Illumination requirements in section 2.21.2 of the Town of Taber Land Use Bylaw 13-2020;
- 6) The signs may not project more than 0.30 meters from the wall;
- 7) The maximum sign copy area of the fascia signage and window sign area shall not exceed 30% of the building face;
- 8) The applicant must obtain a Building Permit to ensure the development complies with the

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National Fire Code 2023 (AE), National Building Code 2023 (AE), Alberta Health Services and all other applicable codes;

- 9) The contractor commissioned for construction must have a valid Business License for the Town of Taber;
- 10) 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);

CARRIED UNANIMOUSLY

DP 24-215 4628 62 Avenue - Accessory Structure

RES 114/2024 MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-215 for Accessory Structure with Variance at 4628 62 Avenue, Lot 30, Block 49, Plan 0511541, with the following Nineteen (19) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single Dwelling District(R-1);
- 3) A variance for the maximum gross floor area allowable for garage of 31.55 m² was granted by the Municipal Planning Commission on October 21, 2024. The maximum gross floor area is varied to 131.55 m² from 100 m²;

Prior to Release

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- 4) In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 5) The architectural controls and vertical grade points must be approved by the developer;

Prior to Construction

- 6) 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 to construction. If 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;
- 7) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 8) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;
- 9) The applicant will ensure the foundation is staked by a qualified professional;
- 10) 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;

- 11) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

Permanent

- 12) The Maximum exterior height for the garage shall be 5.0 metres;
- 13) The maximum interior height for the garage shall be 3.7 metres;
- 14) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber;
- 15) The exterior finishes of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighbouring properties and subject dwelling; No industrial materials shall be used for roofing or cladding such as corrugated steel or tin;
- 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 13-2021);
- 17) If the proposed garage is to be used for a business at any time, a Home Occupation License shall be required;
- 18) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;

- 19) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a letter of compliance.

CARRIED UNANIMOUSLY

DP 24-218 5021 56 Avenue - Secondary Suite

RES 115/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-218 for Secondary Suite at 5021 56 Avenue, Lot 6, Block 46, plan 2737JK, with the following Eight (8) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and Two Dwelling District (R-2);

Prior to Construction

- 3) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 4) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;

Permanent

- 5) A minimum of 7.5m² of private outdoor space with no dimension less than 1.5 metres must be designated to the basement suite 2.9 (6)(a)
- 6) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces per residential unit are required measuring no less than 6m by 3m;
- 7) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber; The developer

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shall enter into a Development/Service Agreement with the Town of Taber, to provide new services to the property;

- 8) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021).

CARRIED UNANIMOUSLY

DP 24-221 5620 43 Avenue - Multi-unit Residential 3 Units

RES 116/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-221 for Multi-unit Residential (3 Units) at 5620 43 Avenue, Lot 44, Block 1, Plan 2411667, with the following Twenty-One (21) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and two Dwelling District (R-2);
- 3) A variance of a 37.7% driveway allowance was granted by the Municipal Planning Commission on October 21, 2024. The maximum lot frontage or the driveway was varied from 40% to 77.7%.
- 4) A side yard setback variance of 0.56 metre was granted by the Municipal Planning Commission on October 21, 2024. That the

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side yard setback shall be varied from 3 metres to 2.44 metres;

Prior to Release

- 5) The architectural controls and vertical grade points must be approved by the developer;
- 6) In accordance with policy PLN-4, a \$2,500.00 damage deposit shall be forwarded to the Town Office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

Prior to Construction

- 7) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 8) The foundation must be staked by a qualified professional, and a foundation elevation inspection must be done by the Town of Taber to ensure the foundation meets with the approved vertical grading;
- 9) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 10) If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
- 11) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 12) A New Home Warranty documentation must be supplied prior to the issuance of the Building 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

Permanent

- 14) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 43 & 44, Block 1, Plan 2411667;
- 15) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;
- 16) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a total of 4 parking spaces are required measuring no less than 6m by 3m as per 2.15.4(4) and they shall be 0.30 metres from the adjacent property line to the west as per section 2.15.8(2);
- 17) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber;
- 18) The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;

- 19) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);
- 20) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 21) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

DP 24-222 5624 43 Avenue - Multi-unit Residential 3 Units

RES 117/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-222 for Multi-Unit Residential (3 Units) at 5624 43 Avenue, Lot 43, Block 1 Plan 2411667, with the following Twenty (20) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) The development conforms to the district requirements of the Residential Single and two Dwelling District (R-2);
- 3) A variance of a 7.5% driveway allowance was granted by the Municipal planning Commission on October 21, 2024. The maximum lot frontage was varied from 40% to 47.5% of driveway allowance.

Prior to Release

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- 4) The architectural controls and vertical grade points must be approved by the developer;
- 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 public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

Prior to Construction

- 6) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 7) The foundation must be staked by a qualified professional, and a foundation elevation inspection must be done by the Town of Taber to ensure the foundation meets with the approved vertical grading;
- 8) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 9) If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
- 10) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 11) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
- 12) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in

the applicant being held accountable for repairing existing damage to the surrounding infrastructure

Permanent

- 13) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 43 & 44, Block 1, Plan 2411667;
- 14) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;
- 15) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 4 parking spaces are required measuring no less than 6m by 3m 2.15.4(4) and they shall be 0.30 metres from the adjacent property line to the south as per section 2.15.8(2);
- 16) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber;
- 17) The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;
- 18) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and

storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 13-2021);

- 19) A separate development permit would be required for the optional deck or accessory buildings at the time they are to be developed.
- 20) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

DP 24-224 6203 64 Avenue - Accessory Building

RES 118/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-224 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 Nineteen (19) 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 December 31, 2024;
- 4) Prior to Release a landscaping and parking plan which meets that the requirements for

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landscaping and parking of Land Use Bylaw 23-012 on the site have been met shall be provided to the Planning Department for approval for approval by no later than December 31, 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) The developer shall enter into a servicing agreement if new services are required for the development;
- 10) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 11) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber;

- 12) 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;
- 13) 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;
- 14) Signage shall require a separate development permit;
- 15) Any changes or additions of use will require a separate development permit;
- 16) The owner must obtain and maintain a business license when required;
- 17) 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);
- 18) 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;

- 19) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

DP 24-225 5059 42 Avenue - Semi-Detached with Suite

RES 119/2024

MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-225 for Semi-Detached with a Secondary Suite at civic address to be determined, Lot 41, Block 38 Plan 241_____, with the following Twenty-Five (25) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) A front yard setback variance of 2.95 metres was granted by the Municipal Planning Commission on October 21, 2024. That the side yard setback shall be varied from 6 metres to 3.05 metres 52 Street will become the front yard for this property;
- 3) A rear yard setback variance of 4.80 metres was granted by the Municipal Planning Commission on October 21, 2024. That the side yard setback shall be varied from 6 metres to 1.20 metres;
- 4) The development conforms to the district requirements of the Residential Single and two Dwelling District (R-2);

Prior to Release

- 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 public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;

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- 6) A landscaping plan which shows the 7.52 m² of amenity space for the suite shall be supplied to the planning department for approval by no later than December 31, 2024;
- 7) A parking plan for the 4 parking spaces required for this property shall be supplied to the planning department for approval by no later than December 31, 2024;
- 8) New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Prior to Construction

- 9) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 10) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;
- 11) The foundation must be staked by a qualified professional, and a foundation elevation inspection must be done by the Town of Taber to ensure the foundation meets with the approved vertical grading;
- 12) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 13) If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
- 14) A Construction Fire Safety plan shall be submitted to and approved by the

Development Authority prior to construction commencing;

- 15) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
- 16) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure

Permanent

- 17) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 41 & 42, Block 38, Plan 24_____;
- 18) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 4 parking spaces are required to be located on the property measuring no less than 6m by 3m 2.15.4(4);
- 19) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber;
- 20) The developer shall enter into a Development/Servicing Agreement with the Town of Taber, to provide new services to the property;
- 21) The property owner shall ensure that water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and that the construction of the proposed development will not adversely affect such drainage on adjacent properties;
- 22) The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public

Services shall determine if water curb stop is acceptable and advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;

- 23) 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);
- 24) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 25) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber and obtain a compliance letter.

CARRIED UNANIMOUSLY

DP 24-226 5059 42 Avenue - Semi-Detached

RES 120/2024

MOVED by R. Hadden that the Municipal Planning Commission approves Development Permit DP 24-226 for Semi-Detached at civic address to be determined, Lot 42, Block 38 Plan 241_____, with the following Twenty-Four (24) conditions:

Location

- 1) The site is developed as per the site plan submitted;
- 2) A front yard setback variance of 2.95 metres was granted by the Municipal Planning Commission on October 21, 2024. That the

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side yard setback shall be varied from 6 metres to 3.05 metres 52 Street will become the front yard for this property;

- 3) A rear yard setback variance of 4.80 metres was granted by the Municipal Planning Commission on October 21, 2024. That the side yard setback shall be varied from 6 metres to 1.20 metres;
- 4) The development conforms to the district requirements of the Residential Single and two Dwelling District (R-2);

Prior to Release

- 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 public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit;
- 6) A parking plan for the 2 parking spaces required for this property shall be supplied to the planning department for approval by no later than December 31, 2024;
- 7) New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;

Prior to Construction

- 8) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
- 9) A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued;
- 10) The foundation must be staked by a qualified professional, and a foundation elevation inspection must be done by the Town of

Taber to ensure the foundation meets with the approved vertical grading;

- 11) The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
- 12) If sprinkler permits are required under the Alberta Building Code, a separate Building Permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber;
- 13) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 14) A New Home Warranty documentation must be supplied prior to the issuance of the Building Permit;
- 15) The developer shall contact the Planning Department a minimum of 5 days prior to construction commencing to arrange for a pre-inspection. Failure to do so could result in the applicant being held accountable for repairing existing damage to the surrounding infrastructure

Permanent

- 16) Prior to occupancy, a Party Wall Agreement must be registered on the titles of Lots 41 & 42, Block 38, Plan 24_____;
- 17) In accordance with Section 2.15.3(5) of the Land Use Bylaw 13-2020 a minimum of 2 parking spaces are required to be located on the property measuring no less than 6m by 3m 2.15.4(4);
- 18) The contractor(s) commissioned for construction must have a valid Business License for the Town of Taber;
- 19) The developer shall enter into a Development/Servicing Agreement with the

Town of Taber, to provide new services to the property;

- 20)** The property owner shall ensure that water will not accumulate at or near the buildings (positive drainage) on site, nor accumulate on the lot, and that the construction of the proposed development will not adversely affect such drainage on adjacent properties;
- 21)** The curb stop shall only be operated by the Town of Taber's Public Services. Any attempt to contravene this may be subject to a fine as outlined in Bylaw 20-2020 part 8.0. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and advise the Town office prior to occupancy of the dwelling. As per Bylaw 20-2020 part 5.30, temporary water service for a maximum of 60 days must be arranged through the Town Office;
- 22)** 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);
- 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 obtain a compliance letter.

CARRIED UNANIMOUSLY

DP 24-227 5813 60 Avenue - DEF Pump

RES 121/2024 MOVED by C. Fletcher that the Municipal Planning Commission approves Development Permit DP 24-227 for Addition to a Gas Bar, Bulk Fuel and Chemical Storage at 5813 60 Avenue, Lot 35, Block 27, Plan 8210712, with the following Eighteen (18) conditions:

- 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-2);
- 3) Prior to release 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;
- 4) The developer may be required enter into a Development/Servicing Agreement with the Town of Taber;
- 5) 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, other applicable Provincial and Federal requirements;
- 6) 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

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repairing existing damage to the surrounding infrastructure;

- 7) A Construction Fire Safety plan shall be submitted to and approved by the Development Authority prior to construction commencing;
- 8) Prior to occupancy, the shallow utilities, curb and gutter must be installed to the satisfaction of the Development Authority;
- 9) 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;
- 10) 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;
- 11) Signage shall require a separate development permit;
- 12) Any changes or additions of use will require a separate development permit;
- 13) The owner must obtain and maintain a business license when required;
- 14) 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);
- 15) 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;

- 16) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

CARRIED UNANIMOUSLY

TT 24-0-008 Meadows Re-division of 12 Units

RES 122/2024

MOVED by C. Fletcher that the Development Authority recommends that the Subdivision Authority approve Subdivision TT 24-0-008, Units 42-44, 45-47, 78-80, 85-87, Plan 221 0424 E ½ SEC 7 TWP 10 RGE 16 W4M, with the following Eight (8) conditions:

1. That approval shall apply to a residential subdivision plan within Units 42-44, 45-47, 78-80, 85-87, Plan 221 0424 E ½ SEC 7 TWP 10 RGE 16 W4M.
2. On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.
3. That pursuant to Section 655(1)(b) of the Municipal Government Act, the Developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements and the installation of public utilities that are necessary to service the subdivision. This will be registered on all forthcoming titles.

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4. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds and erosion and sediment control during development of all phases of the subdivision.
5. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications.
6. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
7. Compliance is to be maintained with existing policy documents including but not limited to Land Use Bylaw 13-2020, to the satisfaction of the Development Authority.
8. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

Proposed Land Use Bylaw Amendment 21-2024 Redistricting

RES 123/2024 MOVED by C. Fletcher that the Municipal Planning Commission accepts Bylaw 21-2024 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council.

CARRIED UNANIMOUSLY

Building Permit Statistics

No Motion Required

Standing Items

None

DELEGATIONS

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None

MEDIA INQUIRIES

None

CLOSED SESSION

None

OPEN SESSION

None

CLOSE OF MEETING

RES 124/2024 MOVED by R. Hadden that the meeting closed at 2:48 pm.

CARRIED UNANIMOUSLY

CHAIRPERSON

CHIEF ADMINISTRATIVE OFFICER OR DESIGNATE

Development Authority Request for Decision

Meeting Date: November 18, 2024

Subject:

DP 24-230 - 4608 53 Avenue Home Occupation Clothing Store

Recommendation:

That the Municipal Planning Commission approves Development Permit DP 24-230 for Home Occupation – Retail Clothing at 4608 53 Avenue, Lot 9, Block 3, Plan 7710300, with the following Eleven (11) conditions:

1. The development conforms to the district requirements of the Residential Single Dwelling District (R-1) and the Home Occupation conditions in Town of Taber Land Use Bylaw 13-2020;
1. That there shall be a maximum of 5 client visits per day;
2. That there shall be a maximum of 2 business deliveries per day; delivery vehicles shall not exceed 4,500kg in weight;
3. No more than 30m² of the residence shall be used for the Home Occupation;
4. The applicant must provide 1 off-street parking space for the business and 2 off street parking spaces for the dwelling.
5. Any signage shall require a separate development permit;
6. The applicant must obtain a Building Permit to ensure the development complies with the National Fire Code 2023 (AE) and the National Building Code 2023 (AE). It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits;
7. A Fire inspection must be conducted by the Town of Taber Fire Department prior to occupancy;
8. Any change in or additional uses shall require a separate development permit;
9. The applicant must obtain a business license for the operation of a new business;
10. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development;
11. The approval shall be applicable for a period of five years after, which a new home occupation permit must be applied for. Any increase to the number client visits to the property or changes to the business would require a new application.

Background:

Administration has received an application for a Home Occupation for a clothing store to be located at the home located at 4608 53 Avenue. As this home occupation will have more than once customer per day coming to it, it becomes a discretionary use.



Legislation / Authority:

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

Strategic Plan Alignment:

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

Financial Implication:

The applicant 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 24-230 for Home Occupation – Retail Clothing at 4608 53 Avenue, Lot 9, Block 3, Plan 7710300, with amendments to the conditions.

Alternative #2: That the Municipal Planning Commission does not approve Development Permit DP 24-230 for Home Occupation – Retail Clothing at 4608 53 Avenue, Lot 9, Block 3, Plan 7710300, with reasons.

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

Attachment(s): Application
Ortho Photo

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____

Oct 18 Start Date



HOME OCCUPATION PERMIT APPLICATION

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

Property Information (home occupation location)

MUNICIPAL ADDRESS:

LOT(S): BLOCK: PLAN:

Applicant Information

APPLICANT NAME:

MAILING ADDRESS:

TOWN: POSTAL CODE:

EMAIL: PHONE NUMBER:

Owner Information (if different from applicant)

OWNER NAME:

MAILING ADDRESS:

TOWN: POSTAL CODE:

EMAIL: PHONE NUMBER:

Description of Home Occupation

DESCRIBE YOUR HOME OCCUPATION

Business License

DO YOU HAVE A VALID TOWN OF TABER BUSINESS LICENSE?

Yes No

BUSINESS LICENSE NUMBER:

Activities Occurring at the Property

HOME OCCUPATION OPERATIONS WILL OCCUR:

- On-site Off-site Both

WILL CLIENTS BE VISITING THE PREMISE?

- Yes No

HOURS OF OPERATION:

9:00 am to 5:00 pm

HOW MANY VISITS PER DAY (on average)?

3

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

- Personal Services Construction Foodstuffs Pet Training
 Deliveries/pickups Outdoor Storage Lessons Home Office
 Other Retail

Business Start Date

ESTIMATED START DATE:

October 8, 2024

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:

[Redacted Signature]

DATE:

[Redacted Date]

REGISTERED OWNER SIGNATURE:

DATE:

PLANNING OFFICER SIGNATURE:

[Handwritten Signature]

DATE:

Nov 13, 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 the development, you will be required to submit an updated *Real Property Report* to the Town of Taber to verify that the project has been constructed in the correct location.



Development Authority Request for Decision

Meeting Date: November 18, 2024

Subject:

TT 24-0-009 Subdivision of Eureka Lot

Recommendation:

That the Development Authority recommend that the Subdivision Authority approve Subdivision TT 24-0-009 for Block X; Plan 7819A.Q. and Lot 5; Block 4; Descriptive Plan 201 0204, N.E. ¼ SEC 8 TWP 10 RNG 16 W4M. of no assigned civic address with the following seven (7) conditions:

1. That approval shall apply to a industrial subdivision plan within Bock X; Plan 7819A.Q. and Lot 5; Block 4; Descriptive Plan 201 0204, N.E. ¼ SEC 8 TWP 10 RNG 16 W4M.
2. On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.
3. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision.
4. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider.
5. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications.
6. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.
7. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.

Background:

The Town has applied to subdivide a 5.10-acre lot from the larger remainder lot to facilitate future industrial development. The lot is currently districted as Rural/Urban Fringe (R/UR) land use district in the Land Use Bylaw 13-2020 as amended. Additionally, we are looking to create 0.662 ha PUL lot and a new road right of way to provide access to the newly created lots.

We will also need to redistrict the Land to accommodate future development plans prior to any industrial development occurring on these properties. All future developments would need to meet the requirements of the land use district in place at the time of development.

The package was initially reviewed and circulated to internal and external stakeholders on September 5, 2024. After this initial circulation we addressed the concern that was raised about access from Alberta Transportation by having the Plan of Subdivision updated with road right of way to provide for the extension of 62 Street from 72 Avenue up to 80th Avenue. We then recirculated the application to the internal and external stakeholders on November 8, 2024. You will also note that we also updated the application as the new plan of subdivision included an additional land description(title) that is also owned by the Town to accommodate the road right of way. Comments have been considered in the subdivision's conditions. At the time of preparation of this RFD all relevant comments received were either no concern or no comment or have been addressed through the updated plan or conditions.

As this subdivision is in an approved Area Structure Plan as per Section 653(4.1) of the Municipal Government Act no notice is required to be given to the adjacent landowners when a public hearing has been had with respect to that plan or scheme. The public hearing for Bylaw 6-2019 was held on May 13, 2019.

Legislation / Authority:

Bylaw 10-2018 Part 2(13) Subdivision and Development Authority.

Strategic Plan Alignment:

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

Financial Implication:

The costs are covered through the sale

Service Level / Staff Resource Implication:

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

Justification:

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



Alternative(s):

Alternative #1: That the Development Authority recommends that the Subdivision TT 24-0-009 for Block X; Plan 7819A.Q. and Lot 5; Block 4; Descriptive Plan 201 0204, N.E. ¼ SEC 8 TWP 10 RNG 16 W4M. of no assigned civic address with amendments to the conditions:

Alternative #2: That the Development Authority recommends that the Subdivision TT 24-0-009 for Block X; Plan 7819A.Q. and Lot 5; Block 4; Descriptive Plan 201 0204, N.E. ¼ SEC 8 TWP 10 RNG 16 W4M. of no assigned civic address with reasons:

- Attachment(s):**
- Updated Application
 - Subdivision Plan
 - Application
 - Abandoned Well Map
 - Title
 - Title 2
 - Land Use Map
 - Subdivision Report

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



Application for Subdivision Approval

Planning and Economic Development

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

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District:	Roll No:	
Subdivision No:	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

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

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

Applicant:	Name: Town of Taber	
	Address: A 4900 50 Street	
	Town: Taber	Postal Code: T1G 1T1
	Phone Res: 403-223-5500	Phone Cell:
	Email:	
	Business License#:	
Interest in the proposed subdivision, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
Registered Owner: (if different from applicant)	Name:	
	Address:	
	Town:	Postal Code:
	Phone Res:	Phone Cell:
	Email:	
Legal Description of Land to be Subdivided:	All/Part of the <u>NE</u> $\frac{1}{4}$ of Section <u>8</u> Township <u>10</u> Range <u>16</u> W4M	
	Being all/part of: Lot/Unit _____ Block <u>X</u> Plan <u>7819 AQj Lot 5, Block 4</u> <i>Descriptive plan 201 0204</i>	
	Municipal Address (if applicable):	
Location of Land to be Subdivided:	The land is situated in the Municipality of: <u>Taber</u>	
	Is the land situated immediately adjacent to the municipal boundary? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, name of Municipality: <u>MD of Taber</u>
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No: <u>36</u>
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Use of Land to be Subdivided:	Total Number of lots to be created: <u>1</u>	Size of Lot(s) or range: <u>5.10 Acre</u>
	Describe the existing use of the land:	<u>Vacant</u>
	Describe the proposed use of the land:	<u>Industrial Lot</u>
	Current land use designation:	<u>UR</u>
	Proposed land use designation:	<u>M-2</u>
Characteristics of the Land to be Subdivided	Describe any existing buildings:	<u>None</u>
	Will any structures be demolished or moved? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, explain

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



Application for Subdivision Approval
Form E
Planning and Economic Development

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

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.): Flat
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.): Grass
Type of soil (sand, loam, clay, etc.): Unknown
Describe the manner of providing water and sewage services: Town Services

I (we), _____ hereby certify that I am (we are)
Print full name(s)

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

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

Signed: [Signature] Date: Nov. 8/24
Applicant

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

Signed: [Signature] Date: Nov 8, 2024
Development Officer

To be completed by the registered owner(s):
Right of Entry:
I, _____ hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.
This right is granted pursuant to Section 653(2) of the Municipal Government Act.
Signed: [Signature] Date: Nov. 8/24
Registered Owner

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

S.E.1/4 SEC. 17 - 10 - 16 - 4



TOWN OF TABER

PLAN SHOWING SURVEY OF
SUBDIVISION
OF PART OF
**BLOCK X; PLAN 7819 A.Q. AND
LOT 5; BLOCK 4;; DESCRIPTIVE PLAN 201 0204**
ALL WITHIN
N.E.1/4 SEC. 8; TWP. 10; RGE. 16; W.4 M.

BY: D. J. AMANTEA, A.L.S.

SCALE 1:2000



A.S.C.M. - Alberta Survey Control Markers found shown thus
 Fd.I. - Statutory Iron Posts found shown thus
 P.I.I. - Statutory Iron Posts placed shown thus marked 'P004'
 C. of T. stands for certificate of title
 Fd. No Mk. stands for Found No Mark
 c.s. stands for countersunk
 Mp. stands for Metal Marker Post
 Distances are shown in metres and decimal parts thereof.
 Bearings are GRID and are derived from GNSS observations
 PROJECTION - 3TM
 DATUM - NAD'83 (original)
 REFERENCE MERIDIAN - 111°
 COMBINED SCALE FACTOR - 0.999858
 RP - Geo-reference point shown thus
 Coordinate value for Geo-reference point is N: 5520316.32 E: -81135.55
 Portion to be registered is bound in heavy black lines and contains 4.580 ha.

TABLE OF AREAS

LOT 1PUL; BLOCK X
within Block X; Plan 7819 A.Q.= 0.662 ha.(C. of T. 161 126 041 +3)

LOT 2; BLOCK X
within Block X; Plan 7819 A.Q.= 2.027 ha.(C. of T. 161 126 041 +3)

ROAD
within Block X; Plan 7819 A.Q.= 0.336 ha.(C. of T. 131 207 276)
within Block X; Plan 7819 A.Q.= 0.968 ha.(C. of T. 161 126 041 +3)
within Lot 5; Block 4; Descriptive Plan 201 0204= 0.587 ha.(C. of T. 201 018 512 +2)

sub-total= 1.891 ha.
Total= 4.580 ha.

SURVEYOR
NAME : D. J. AMANTEA, A.L.S.
SURVEYED BETWEEN THE DATES OF MAY 24th, 2024
AND ????, IN ACCORDANCE WITH THE PROVISIONS OF
THE SURVEYS ACT.



REGISTERED OWNER
THE TOWN OF TABER

SUBDIVISION AUTHORITY
NAME : TOWN OF TABER
FILE NO. : ??-?-???
DATE APPROVED :



Application for Subdivision Approval

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

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District:	Roll No:	
Subdivision No:	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

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

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

Applicant:	Name: Brown Okamura & Associates Ltd.	
	Address: Box 655 (514 Stafford Drive North)	
	Town: Lethbridge	Postal Code: T1J 3Z4
	Phone Res: Office: 403-329-4688 ext. 29	Phone Cell:
	Email: d.amantea@bokamura.com	
	Business Licenses: David J. Amantea, ALS, P.Eng	
	Interest in the proposed subdivision, if not the registered owner: <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:	
Registered Owner: (if different from applicant)	Name: The Town of Taber	
	Address: Box 2229 4900A-50 Avenue	
	Town: Taber	Postal Code: T1G 1T1
	Phone Res: Office: 403-223-5500	Phone Cell:
	Email:	
Legal Description of Land to be Subdivided:	All/Part of the <u>NE</u> $\frac{1}{4}$ of Section <u>8</u> Township <u>10</u> Range <u>16</u> W4M	
	Being all/part of: Lot/Unit <u> </u> Block <u>X</u> Plan <u>7819AQ</u>	
	Municipal Address (if applicable):	
Location of Land to be Subdivided:	The land is situated in the Municipality of: <u>Taber</u>	
	Is the land situated immediately adjacent to the municipal boundary?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, name of Municipality: <u>MD Taber</u>
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, Highway No: <u>36</u>
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Use of Land to be Subdivided:	Total Number of lots to be created: <u>1</u>	Size of Lot(s) or range: <u>5.10 Ac</u>
	Describe the existing use of the land:	<u>Vacant Land</u>
	Describe the proposed use of the land:	<u>Commercial Lot</u>
	Current land use designation:	
	Proposed land use designation:	
Characteristics of the Land to be Subdivided	Describe any existing buildings:	<u>NO</u>
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain

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



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

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	Flat
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	Grass
Type of soil (sand, loam, clay, etc.):	Unknown
Describe the manner of providing water and sewage services:	Town

I (we), _____ hereby certify that I am (we are)
Print full name(s)

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

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

Signed: [Signature] Date: Aug 29/24
Applicant

Signed: [Signature] Date: Sept. 5/24
Registered Owner (if different than applicant)

Signed: [Signature] Date: Sep 5/2024
Development Officer

To be completed by the registered owner(s):

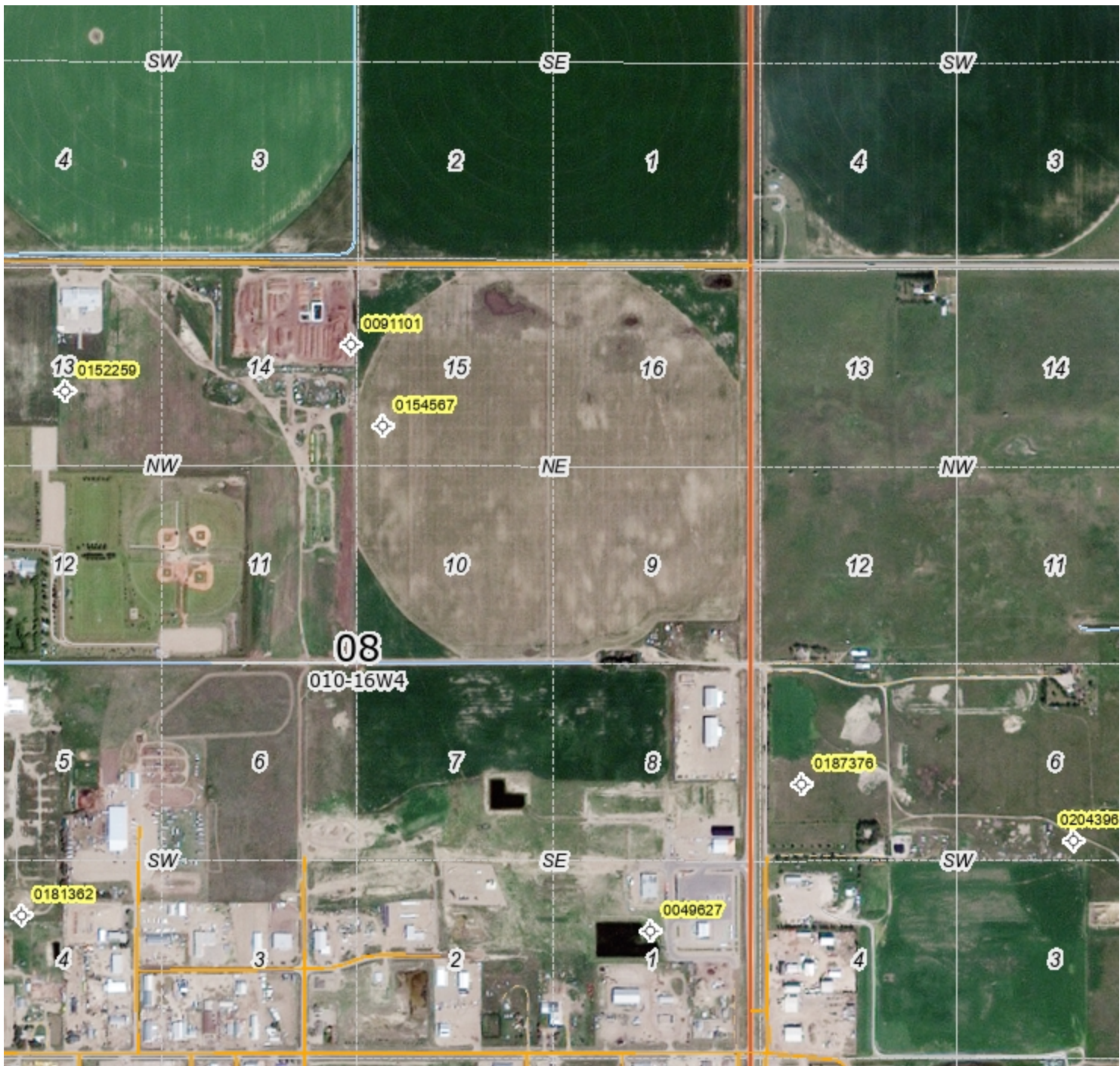
Right of Entry:

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

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

Signed: _____ Date: _____
Registered Owner

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



Abandoned Well Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 5/27/2024

Legend

- ◇ Abandoned Well (Large Scale)
- Revised Well Location (Large Scale)
- Revised Location Pointer
- Paved Road (20K)
 - Primary Divided
 - Primary Undivided 4L
 - Primary Undivided 2L
 - Primary Undivided 1L
 - Interchange Ramp
 - Secondary Divided
 - Secondary Undivided 4L

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 18,055.95

0.28 Kilometers 0

Projection and Datum:

WGS84 Web Mercator Auxiliary Sphere



ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

161 126 041 +3

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - BOARD OF TRUSTEES OF THE TABER IRRIGATION DISTRICT.

771 144 540 17/10/1977 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
"AS TO BLOCK X"

921 289 624 17/11/1992 CAVEAT
RE : LEASE
CAVEATOR - DRAKE PETROLEUMS LTD.
2850, 205-5 AVE SW
CALGARY
ALBERTA T2P2V7
AGENT - RENE A PREFONTAINE

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 27 DAY OF MAY, 2024 AT 10:37 A.M.

ORDER NUMBER: 50610867

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0038 552 593 2010204;4;5 201 018 512 +2

LEGAL DESCRIPTION

DESCRIPTIVE PLAN 2010204

BLOCK 4

LOT 5

CONTAINING 48.834 HECTARES (120.67 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
DESCRIPTIVE	2010206	25.118	62.07	

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;16;10;8;NE

ATS REFERENCE: 4;16;10;8;S

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 201 018 479

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
201 018 512	27/01/2020	DESCRIPTIVE PLAN		

OWNERS

THE TOWN OF TABER.
OF TABER,
ALBERTA T0K 2G0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
2800IK .	01/03/1962	UTILITY RIGHT OF WAY GRANTEE - THE BRITISH COLUMBIA SUGAR REFINING COMPANY, LIMITED. AS TO PORTION OR PLAN:RW507

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

201 018 512 +2

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		"DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 741034274"
5773JC .	13/01/1965	UTILITY RIGHT OF WAY GRANTEE - BOARD OF TRUSTEES OF THE TABER IRRIGATION DISTRICT. " AFFECTS PART OF THIS TITLE "
8025LI .	16/10/1972	IRRIGATION ORDER/NOTICE LAND INCLUDED IN THE ST. MARY RIVER IRRIGATION DISTRICT, UPDATED MAR 6/24 BY 241066405 " AFFECTS PART OF THIS TITLE "
011 377 929	17/12/2001	RESTRICTIVE COVENANT " AFFECTS PART OF THIS TITLE "
071 423 330	23/08/2007	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF TABER. 4900 - 50TH STREET TABER ALBERTA T1G1T1 AS TO PORTION OR PLAN:0714241
131 194 953	09/08/2013	UTILITY RIGHT OF WAY GRANTEE - THE TOWN OF TABER. AS TO PORTION OR PLAN:1312156 "ENDORSED BY 131206077 ON 20130820"
191 152 344	29/07/2019	UTILITY RIGHT OF WAY GRANTEE - TELUS COMMUNICATIONS INC. " AFFECTS PART OF THIS TITLE "
191 255 841	17/12/2019	UTILITY RIGHT OF WAY GRANTEE - ATCO GAS AND PIPELINES LTD. AS TO PORTION DESCRIBED: SEE INSTRUMENT

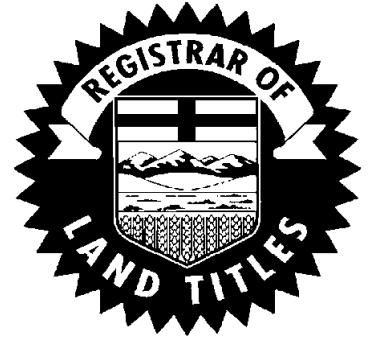
TOTAL INSTRUMENTS: 008

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 13 DAY OF
SEPTEMBER, 2024 AT 03:01 P.M.

ORDER NUMBER: 51614434

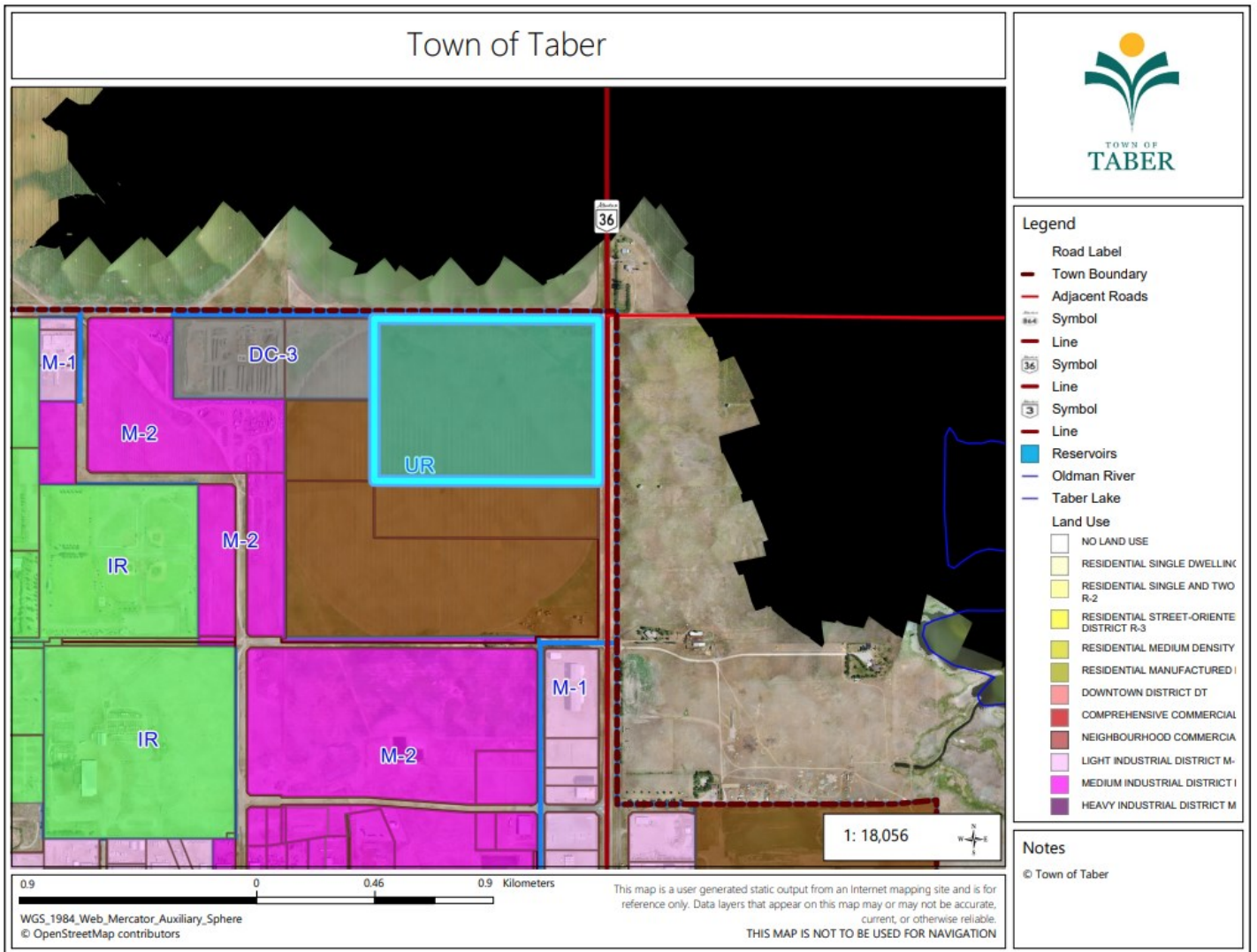
CUSTOMER FILE NUMBER: CMN Sub



END OF CERTIFICATE

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

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM
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APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Land Use District Map for Proposed Subdivision TT 24-0-009

Subject Property is highlighted in blue.

**SUBDIVISION APPROVING AUTHORITY
DECISION REPORT**

Subject:	TENTATIVE PLAN OF SUBDIVISION – Bock X; Plan 7819A.Q. and Lot 5; Block 4; Descriptive Plan 201 0204
Date:	September 5, 2024
Subdivision Application No:	TT 24-0-009

Proposed Subdivision Summary:

<i>Applicant</i>	Brown Okamura & Associates Ltd.
<i>Owner/Developer</i>	Town of Taber
<i>Legal Description</i>	Block X; Plan 7819A.Q. and Lot 5; Block 4; Descriptive Plan 201 0204
<i>Location</i>	No Civic Address Assigned
<i>Subdivision Area</i>	2.027 ha (5.00 ac)
<i>Proposed Lots</i>	1 PUL Lot 1 Industrial Lot Remainder lots
<i>MDP Designation</i>	Taber Town Plan Bylaw 7-2016
<i>Community ASP</i>	Eureka Area Structure Plan
<i>Neighbourhood Structure Plan (NSP)</i>	None.
<i>LUB District</i>	Urban Reserve (UR) District Land Use Bylaw 13-2020 as amended by Council from time to time.
<i>Existing Uses</i>	Empty

Internal / External Circulation:

Circulation was sent out originally on September 5, 2024 and an updated circulation was sent out on November 11, 2024 for the addition of the Road to the Subdivision plan all relevant comments are addressed within the Planning Considerations and Conditions of approval. All circulation comments are on file for review as required.

Planning Considerations:

Topography/Soil Characteristics/ Physical Characteristics	The subject lands are mostly flat as the site is within a undeveloped area.
Storm Water & Collection	Storm water services are located to the north of the subject parcel. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval prior to development.
Water Supply, Sewage Disposal and Solid Waste Disposal	Services are/will be located in the street along 62 nd Street. Engineered drawings reflecting design to tie into the municipal services will need to be submitted for approval prior to development.
Subdivision Design - Roads, Accessibility, & Circulation	The plan of subdivision is intended to create 1 Public Utility Lot, 1 lot for future industrial use (redistricting will be required), a road right of way for the extension of 62 Street from where it currently exists North to 80 th Avenue and remainder lots.
Open Space / Parks	A public utility lot will be created in the north east corner of the property at this time for a stormwater pond.
Reserves	
Land Use Bylaw	<p>M-2 - 1 Lot Primary future Use Industrial Area of Site: Minimum Standard required: 1000 m² or 0.25 acres Standard provided: 20270 m or (5.00 acres) Width of Site: Minimum Standard required: 30m Standard provided: 152.56 m</p>

Recommendation:

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

Prior to entering into a Servicing Agreement	<ol style="list-style-type: none"> That approval shall apply to a residential subdivision plan within Block X; Plan 7819A.Q. and Lot 5; Block 4; Descriptive Plan 201 0204, N.E. ¼ SEC 8 TWP 10 RNG 16 W4M. On site stormwater retention and low impact development considerations should be utilized in development, to the satisfaction of the Development Authority.
Prior to construction commencing	<ol style="list-style-type: none"> The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly, as it pertains to blowing debris and weeds during development of the subdivision. Easements and/or rights of way shall be registered against the land for the provision of storm, drainage, gas, power, and other utilities as required by the utility provider. Development Permits will be required for any new development on the lots. Approval of this subdivision does not constitute approval of any future development permit applications.

Prior to plan endorsement	<p>6. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement.</p> <p>7. The subdivision plan shall be registered in a manner satisfactory to the Land Titles Office.</p>
----------------------------------	--

Notations

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

Author: Celina Newberry
Departmental Review:

Subdivision Approving Authority

Approval Date

Development Authority Request for Decision

Meeting Date: November 18, 2024

Subject:

Proposed Land Use Bylaw Amendment 22-2024 Redistricting

Recommendation:

That the Municipal Planning Commission accepts Bylaw 22-2024 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council.

Background:

Administration is in receipt of an application to redistrict 6741 50th Street; from Residential Commercial (RC) to Institutional and Recreational (IR). Administration is requesting the change in district to better accommodate future development on this specific property. This redistricting is coming about as the result of a subdivision and land sale. The property will need to be redistricted to allow for the application of the intended future use of the site as a church.

6741 50 Street; Lot 24, Block 1, Plan 2411793,

Bylaw 13-2020 was adopted by Council on November 23, 2020, as with all Land Use Bylaws, it is considered a living document and revisions are often required as Administration identifies gaps, legislation is changed, and the community grows.

Legislation / Authority:

Section 692 of the MGA allows for amendments to the Land Use Bylaw.

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's time.

Service Level / Staff Resource Implication:

Land use bylaw amendments fall under the regular duties of the Planning Department.



Justification:

This amendment to the Land Use Bylaw will allow the development of property in the manner that benefits the land owners needs without causing any undue impact to the neighbouring properties.

Alternative(s):

Alternative #1: That the Municipal Planning Commission accepts Bylaw 22-2024 to amend Land Use Bylaw 13-2020 as information and recommends adoption with amendments by Council.

Alternative #2: That the Municipal Planning Commission accepts Bylaw 22-2024 to amend Land Use Bylaw 13-2020 as information and does not recommend adoption by Council.

Attachment(s): Application
Draft of Bylaw 22-2024
Land Use Map
Title
IR District
RC District

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



Application for Land Use Bylaw Amendment

Planning and Economic Development

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

Office Use Only			
Application No:	Roll No:	Bylaw No:	Land Use District:
Application Fee:	Application Received:	Date Advertised:	Effective:

- Section 1.4. of *Land Use Bylaw 13-2020* establishes the procedure for Land Use Bylaw amendments, applicants are encouraged to review this section to familiarize themselves with the process The Town of Taber will follow to review and make a decision on your application.
- By signing this application form the registered owner and/or the applicant gives their consent to allow Council or a person appointed by Council the right to enter the above land with respect to this application only.
- Please attach the following:
 - Application fee
 - The Planning and Economic Development Department could ask for any of the following:
 - A current certificate of title for the subject lands
 - Site map showing the lands proposed to be rezoned/amended
 - Documentation of easement, utility right-of-way, restrictive covenant, or other legal document registered on the land

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

Municipal Address of property subject to amendment:	6741 50 Street
--	----------------

Legal Description of property subject to amendment:	Lot (Parcel): 24	Block: 1	Plan: 241 1793
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Applicant:	Name: Town of Taber		
	Address: A-4900 50 St.		
	Town: Taber	Postal Code: T1G 1T1	
	Phone Res: 403-223-5500	Phone Cell:	
	Email:		
	Business License#:		
	Interest in the property subject to amendment, 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: TOWN OF TABER		
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
	Email:		

Proposed Amendment:	Type of amendment(s) requested: <input checked="" type="checkbox"/> Zoning amendment <input type="checkbox"/> Text amendment		
	Existing Land Use District: NA		
	<input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RMH <input type="checkbox"/> DT <input type="checkbox"/> CC <input type="checkbox"/> M-1 <input type="checkbox"/> M-2 <input type="checkbox"/> M-3 <input type="checkbox"/> IR <input type="checkbox"/> UR <input type="checkbox"/> DC <input type="checkbox"/> DC-1 <input type="checkbox"/> DC-2 <input type="checkbox"/> DC-3		
	Proposed Land Use District, if applicable: <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RMH <input type="checkbox"/> DT <input type="checkbox"/> CC <input type="checkbox"/> M-1 <input type="checkbox"/> M-2 <input type="checkbox"/> M-3 <input checked="" type="checkbox"/> IR <input type="checkbox"/> UR <input type="checkbox"/> DC <input type="checkbox"/> DC-1 <input type="checkbox"/> DC-2 <input type="checkbox"/> DC-3		

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 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.



Application for Land Use Bylaw Amendment

Planning and Economic Development

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

If applying for a text amendment, provide the proposed text, the relevant section, if any, and an explanation of the proposed amendment:

Rationale for Application: Provide your reasoning for requesting the proposed amendment. Attach additional information if necessary. To better align with future development plans

Additional Information: Indicate everything which is presently built on the land, and any use or development proposed for the land. Provide maps, diagrams, and text you feel necessary. Empty lot that has had a phase 1+11 environmental assessment done on it. There are abandoned walls to the south of the property.

I (we), Derrin Thibault hereby certify that I am (we are)
Print full name(s)

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

of the land that is subject to this application, and that the information given on the form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Amendment application. I (We) hereby give my (our) consent to allow Council or a person appointed by it the right to enter the above land with respect to this application only.

Signed: [Signature] Date: Oct. 2/24
Applicant

Authorization to Act on Behalf of the Registered Owner (if applicable):

I(we) hereby authorize _____
Print full name(s)

to act on my (our) behalf on matters pertaining to this Amendment Application.

Signed: [Signature] Date: Oct. 2/24
Registered Owner

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TOWN OF TABER
BYLAW NO.22 – 2024

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE TOWN OF TABER LAND USE BYLAW 13-2020 WITHIN THE TOWN OF TABER.

WHEREAS section (640) of the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) permits a Council to prohibit or regulate and control the use and development of land and buildings in a municipality by passing a land use bylaw;

AND WHEREAS Council of the Town of Taber adopted Land Use Bylaw No. 13-2020;

AND WHEREAS Council, wishes to amend Land Use Bylaw 13-2020 to re-designate civic address 6741 50th Street; Lot 24, Block 1, Plan 2411793, containing approximately 4 acres more or less, from Residential Commercial (RC) to Institutional and Recreational (IR) to facilitate future development in accordance with the Town of Taber Land Use Bylaw 13-2020;

NOW THEREFORE the Council of the Town of Taber in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0 NAME OF BYLAW

This Bylaw may be cited as the “Land Use Bylaw 22-2024 Amendment”

2.0 DEFINITIONS

Act means the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended;

Bylaw means the Town of Taber Land Use Bylaw 13-2020 established by the Municipality;

Chief Administrative Officer means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time;

Council means the Council for the Town of Taber;

Municipality means the Town of Taber;

TOWN OF TABER
BYLAW NO.22 – 2024

3.0 GENERAL

3.1 That the Land Use Map contained in Bylaw No. 13-2020 is amended, as reflected in “Schedule A”, by the re-districting of:

CIVIC ADDRESS 6741 50 STREET
LOT 24
BLOCK 1
PLAN 2411793
EXEPTING THEREOUT ALL MINES AND MINERALS

4.0 INTENTION OF TOWN COUNCIL

It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

5.0 RESCINDED OR AMENDED BYLAWS

5.1 Bylaw No. 13-2020 being the Land Use Bylaw is hereby amended as indicated in the attached “Schedule A”.

5.2 The remainder of Bylaw No. 13-2020 being the Land Use Bylaw is not amended by Bylaw 22-2024 and remains in full force and effect.

6.0 EFFECTIVE DATE

This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

RES. Read a first time this _____ day of _____, 20__

RES. Read a second time this _____ day of _____, 20__

RES. Read a third time and finally passed this _____ day of _____, 20__

TOWN OF TABER

MAYOR

CHIEF ADMINISTRATIVE OFFICER (C.A.O.)

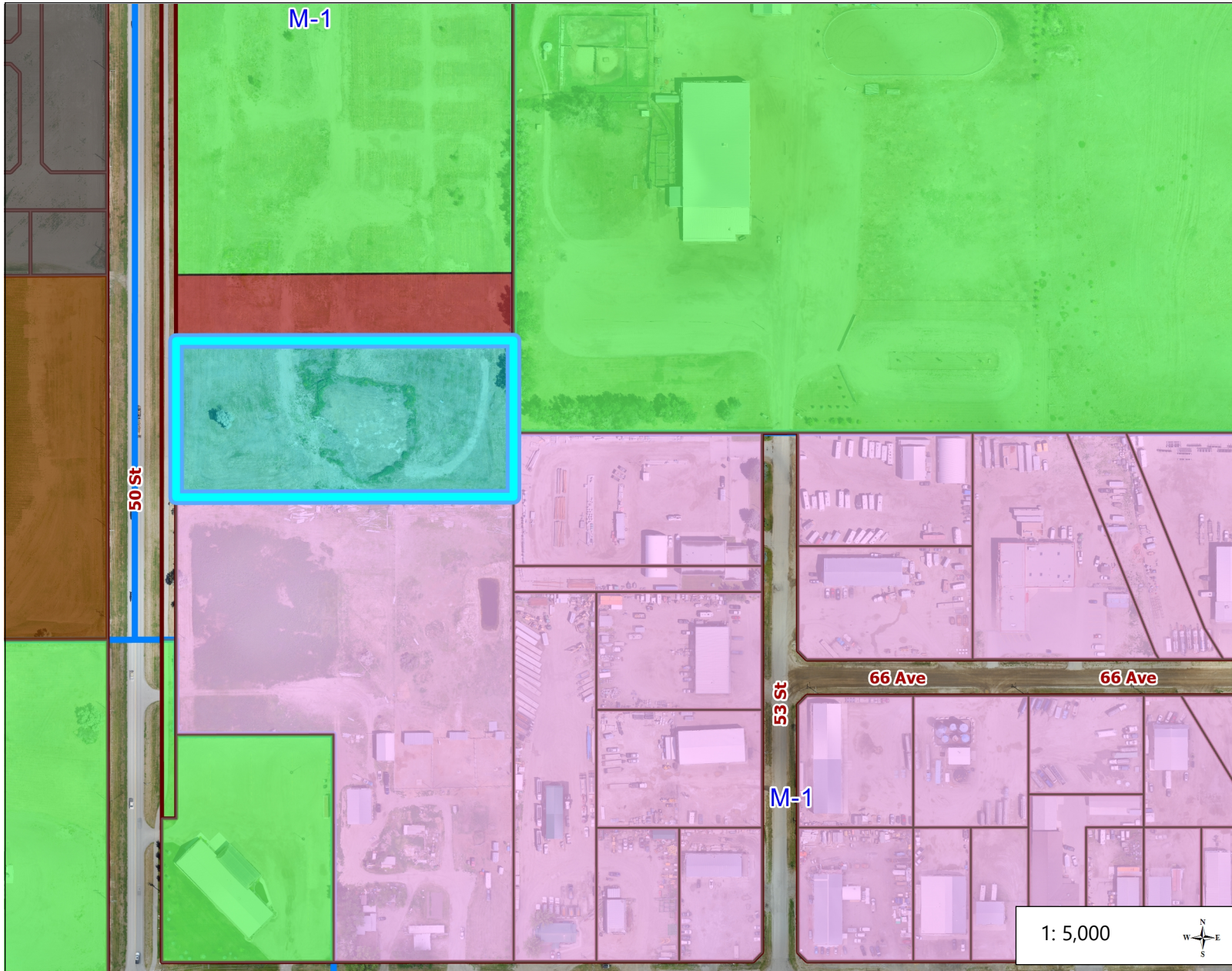
TOWN OF TABER
BYLAW NO.22 – 2024

Schedule “A”

**All of 6741 50th Street; Lot 24, Block 1, Plan 2411793,
From: Residential Commercial (RC)
To: Institutional and Recreational (IR)**

The subject parcel is outlined in Blue.

Town of Taber



Legend

- Road Label
- Town Boundary
- Adjacent Roads
- Symbol
- Line
- Symbol
- Line
- Symbol
- Line
- Reservoirs
- Oldman River
- Taber Lake
- Land Use
- NO LAND USE
- RESIDENTIAL SINGLE DWELLING
- RESIDENTIAL SINGLE AND TWO R-2
- RESIDENTIAL STREET-ORIENTE DISTRICT R-3
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MANUFACTURED I
- DOWNTOWN DISTRICT DT
- COMPREHENSIVE COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- LIGHT INDUSTRIAL DISTRICT M-
- MEDIUM INDUSTRIAL DISTRICT I
- HEAVY INDUSTRIAL DISTRICT M

Notes

© Town of Taber

0.3 0 0.13 0.3 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
© OpenStreetMap contributors

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 994 934 2411793;1;24 241 236 945

LEGAL DESCRIPTION
PLAN 2411793
BLOCK 1
LOT 24
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.62 HECTARES (4 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;16;10;8;SW

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 201 211 224 +1

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
241 236 945	11/09/2024	SUBDIVISION	PLAN		

OWNERS

THE TOWN OF TABER.
OF A-4900 50 STREET
TABER
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
041 463 396	07/12/2004	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE TOWN OF TABER. 4900A-50 ST TABER ALBERTA T1G1T1
041 463 398	07/12/2004	CAVEAT

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE TOWN OF TABER.
4900A-50 ST
TABER
ALBERTA T1G1T1

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF
SEPTEMBER, 2024 AT 12:51 P.M.

ORDER NUMBER: 51626077

CUSTOMER FILE NUMBER: 24-16346



END OF CERTIFICATE

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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0039 994 926 5440AQ;X 241 236 945 +1

LEGAL DESCRIPTION

PLAN TABER 5440AQ

BLOCK X

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	ACRES
ROADWAY	789JK	0.405	1.00
ROADWAY	4445JK	0.433	1.07
SUBDIVISION	8810937	0.757	1.87
SUBDIVISION	0414376	5.62	13.89
SUBDIVISION	2011931	3.160	7.81
SUBDIVISION	2411793	1.62	4.00

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;16;10;8;SW

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 201 211 224 +1

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION

241 236 945 11/09/2024 SUBDIVISION PLAN

OWNERS

THE TOWN OF TABER.
OF A-4900 50 STREET
TABER
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
--------------	--------	--------------	-------------

041 463 396 07/12/2004 CAVEAT

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : DEFERRED RESERVE
CAVEATOR - THE TOWN OF TABER.
4900A-50 ST
TABER
ALBERTA T1G1T1

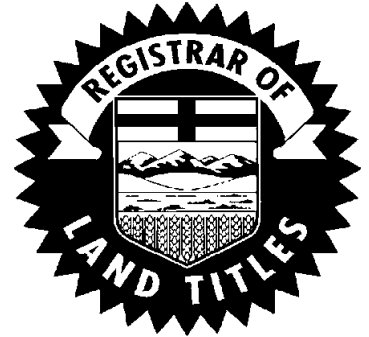
041 463 398 07/12/2004 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - THE TOWN OF TABER.
4900A-50 ST
TABER
ALBERTA T1G1T1

TOTAL INSTRUMENTS: 002

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SEPTEMBER, 2024 AT 12:52 P.M.

ORDER NUMBER: 51626085

CUSTOMER FILE NUMBER: 24-16346



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

3.14. INSTITUTIONAL AND RECREATIONAL DISTRICT (IR)

3.14.1. Purpose

- (1) The purpose of this District is to provide for institutional and recreational uses on comprehensively-designed sites within the Town.

3.14.2. Uses

1) Permitted Uses	
a) Apiary b) Group Care – Limited c) Park d) Recreational Use – Indoor e) Recreational Use – Outdoor f) Sign – Class A g) Sign – Class B h) School, Elementary i) School, Secondary	
2) Discretionary Uses	
a) Accessory Structure (also see Section 2.11) b) Accessory Use (also see Section 2.12) c) Group Care d) Institutional Use e) Private School f) Campground g) Cemetery h) Child Care i) Golf Course j) Public Use	k) Recreational Amusement Park l) Community Hall m) Hospital n) Place of Worship, Large (also see Section 2.17) o) Place of Worship, Small (also see Section 2.17) p) Sign – Class C q) Sign – Class D r) Social Organization s) Social Care t) Solar Energy Collector Systems (SECS) (also see Section 2.12.5) u) Service Organization v) Shipping Container

3.14.3. Standards

1) Development Standards
a) The minimum setback from a property lines for a school is 10.0 metres b) Subject to (c) below, the maximum building height for a school is 12.0 metres. c) The maximum building height is increased to 15.0 metres where the school is located beyond 15.0 metres from a property line shared with a parcel designated as a Residential District. d) For discretionary uses, the building height and setback area shall be to the satisfaction of the Development Authority.

3.10. RESIDENTIAL COMMERCIAL DISTRICT (RC)

3.10.1. Purpose

- (1) This district is intended to provide for small-scale neighbourhood orientated commercial consisting of retail stores and other service and retail uses located within a residential area.

3.10.2. Uses

1) Permitted Uses	
a) Sign – Class A	
b) Utilities	
2) Discretionary Uses	
a) Accessory Structure (also see Section 2.11)	x) Live/Work Unit
b) Accessory Use (also see Section 2.12)	y) Medical Office
c) Bed and Breakfast	z) Mixed-use Development
d) Boarding House	aa) Multi-unit Residential
e) Caterer	bb) Nursery and Garden Store
f) Child Care	cc) Office
g) Clinic	dd) Park
h) Commercial Patio	ee) Parking Garage
i) Consumer Services	ff) Parking Lot
j) Convenience Food Store	gg) Pharmacy
k) Drinking Establishment	hh) Public Use
l) Drive-through	ii) Recreational Use – Commercial
m) Dry Cleaner	jj) Recreational Use – Indoor
n) Dry Cleaning and Laundry Depot	kk) Recreational Use – Outdoor
o) Farmers Market	ll) Restaurant, Large
p) Financial Institution	mm) Restaurant, Small
q) Food and/or Beverage Service Facility	nn) Restaurant, Take-out
r) Group Care	oo) Retail Store
s) Group Care – Limited	pp) Retail Liquor Store
t) Home Occupation – Class 1 (also see Section 2.19)	qq) Sign – Class B
u) Home Occupation – Class 2 (also see Section 2.19)	rr) Sign – Class C
v) Institutional Use	ss) Sign – Class D
w) Laundromat	tt) Social Care
	uu) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)
	vv) Veterinary Clinic

3.10.3. Standards

1) Development Standards	
a) Minimum Front Yard Setback	6.0 m
b) Minimum Rear Yard Setback	6.0 m
c) Minimum Side Yard Setback	3.0 m
d) Maximum Building Height	14.0 m
e) Minimum Landscaped Area	10.0%

2) Design Standards	
a) A Neighbourhood Commercial Development must:	
i) comprise a maximum building coverage area of 0.2 hectares;	
ii) have a total maximum floor area of 5,000 m ² ;	
iii) provide for a landscaped and treed buffer adjacent to a residential development site of a minimum of six (6) metres in width and include Fence on the boundary of the site;	
iv) contain a minimum building setback from the boundary of a residential development site of 10.0 m;	
v) orient high use driveways and activity areas away from an adjacent residential development site; and	
vi) locate at the end of a block and avoid mid-block locations.	



Development Authority Request for Decision

Meeting Date: November 18, 2024

Subject:

Proposed Land Use Bylaw Amendment 24-2024 Redistricting

Recommendation:

That the Municipal Planning Commission accepts Bylaw 24-2024 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council.

Background:

Administration is in receipt of an application to re-designate out of Plan 7819AQ the most northerly 1320 feet of Blocks X and B1, containing together 32.4 Hectares (80 Acres) more or less, Excepting Firstly: Out of said Block B1, 0.073 Hectares (0.18 Acre) more or less being the most westerly 6 feet thereof, Secondly Plan 6650GT, Block X, containing 0.202 hectares (0.50 Acres) more or less from, Plan 3654HP, Block X, containing 0.628 hectares (1.55 Acres) more or less, and Subdivision 1611336, Block B, containing 4.367 hectares (0.79 Acres) more or less from Urban Reserve (UR) to Medium Industrial District (M-2). This amendment would be required before any industrial development could be applied for on these lands.

The legal description for the property as below:

Plan 7819aq The Most Northerly 1320 Feet Of
Blocks X And B1, Containing Together 32.4 Hectares (80 Acres) More Or Less,
Excepting Firstly: Out Of Said Block B1, .073 Hectares (0.18 Acre) More Or Less Being The Most
Westerly 6 Feet Thereof,
And Secondly:
Plan 6650GT
Block X Containing 0.202 Hectares (0.50 Acres) More Or Less From,
Plan 3654HP
Block X Containing 0.628 Hectares (1.55 Acres) More Or Less,
And Subdivision 1611336
Block B1 Containing 4.367 Hectares (0.79 Acres) More Or Less
Excepting Thereout All Mines and Minerals

We are requesting a change in district to better accommodate future development of the lands located within this portion of the Eureka Area Structure Plan. This is in line with the area structure plan.

Legislation / Authority:

Section 692 of the MGA allows for amendments to the Land Use Bylaw.

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's time.

Service Level / Staff Resource Implication:

Land use bylaw amendments fall under the regular duties of the Planning Department.

Justification:

This amendment to the Land Use Bylaw will allow the development on the property in the manner that benefits the land owners needs without causing any undue impact to the neighbouring properties.

Alternative(s):

Alternative #1: That the Municipal Planning Commission accepts Bylaw 24-2024 to amend Land Use Bylaw 13-2020 as information and recommends adoption by Council with amendments.

Alternative #2: That the Municipal Planning Commission accepts Bylaw 24-2024 to amend Land Use Bylaw 13-2020 as information and Council does not recommend adoption by Council.

Attachment(s): Application
Draft of Bylaw 24-2024
Land Use Map 1
Land Use Map 2
Title
UR District
RC District



APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____



Application for Land Use Bylaw Amendment

Planning and Economic Development

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

Office Use Only			
Application No:	Roll No:	Bylaw No:	Land Use District:
Application Fee:	Application Received:	Date Advertised:	Effective:

- Section 1.4. of Land Use Bylaw 13-2020 establishes the procedure for Land Use Bylaw amendments, applicants are encouraged to review this section to familiarize themselves with the process The Town of Taber will follow to review and make a decision on your application.
- By signing this application form the registered owner and/or the applicant gives their consent to allow Council or a person appointed by Council the right to enter the above land with respect to this application only.
- Please attach the following:
 - Application fee
 - The Planning and Economic Development Department could ask for any of the following:
 - A current certificate of title for the subject lands
 - Site map showing the lands proposed to be rezoned/amended
 - Documentation of easement, utility right-of-way, restrictive covenant, or other legal document registered on the land

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

Municipal Address of property subject to amendment:	None assigned		
Legal Description of property subject to amendment:	Lot (Parcel):	Block: X and B1	Plan: 7819 AQ
Applicant:	Name: Town of Taber		
	Address: A-4900 50 Street		
	Town: Taber	Postal Code: T1G 1T1	
	Phone Res: 403-223-5500	Phone Cell:	
	Email:		
	Business License#:		
Interest in the property subject to amendment, 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: Town of Taber		
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
	Email:		
Proposed Amendment:	Type of amendment(s) requested:		
	<input checked="" type="checkbox"/> Zoning amendment <input type="checkbox"/> Text amendment		
	Existing Land Use District: OR		
<input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RMH <input type="checkbox"/> DT <input type="checkbox"/> CC <input type="checkbox"/> M-1 <input type="checkbox"/> M-2 <input type="checkbox"/> M-3 <input type="checkbox"/> IR <input type="checkbox"/> UR <input type="checkbox"/> DC <input type="checkbox"/> DC-1 <input type="checkbox"/> DC-2 <input type="checkbox"/> DC-3			
Proposed Land Use District, if applicable:			
<input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input type="checkbox"/> RMH <input type="checkbox"/> DT <input type="checkbox"/> CC <input type="checkbox"/> M-1 <input checked="" type="checkbox"/> M-2 <input type="checkbox"/> M-3 <input type="checkbox"/> IR <input type="checkbox"/> UR <input type="checkbox"/> DC <input type="checkbox"/> DC-1 <input type="checkbox"/> DC-2 <input type="checkbox"/> DC-3			

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 FOIPPA, 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.



Application for Land Use Bylaw Amendment

Planning and Economic Development

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

If applying for a text amendment, provide the proposed text, the relevant section, if any, and an explanation of the proposed amendment:

Rationale for Application: Provide your reasoning for requesting the proposed amendment. Attach additional information if necessary.

To better meet development objectives and bring in line with Area structure plan.

Additional Information: Indicate everything which is presently built on the land, and any use or development proposed for the land. Provide maps, diagrams, and text you feel necessary.

I (we), *Dennis Thibault* hereby certify that I am (we are)
Print full name(s)

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

of the land that is subject to this application, and that the information given on the form is full and complete, and is, to the best of my (our) knowledge, a true statement of the facts relating to this Amendment application. I (We) hereby give my (our) consent to allow Council or a person appointed by it the right to enter the above land with respect to this application only.

Signed: *Dennis Thibault* **Date:** *Oct. 2/24*
Applicant

Authorization to Act on Behalf of the Registered Owner (if applicable):

I (we) hereby authorize _____
Print full name(s)

to act on my (our) behalf on matters pertaining to this Amendment Application.

Signed: *Dennis Thibault* **Date:** *Oct. 2/24*
Registered Owner

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 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.

TOWN OF TABER
BYLAW NO.24 – 2024

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, FOR THE PURPOSE OF AMENDING THE TOWN OF TABER LAND USE BYLAW 13-2020 WITHIN THE TOWN OF TABER.

WHEREAS section (640) of the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) permits a Council to prohibit or regulate and control the use and development of land and buildings in a municipality by passing a land use bylaw;

AND WHEREAS Council of the Town of Taber adopted Land Use Bylaw No. 13-2020;

AND WHEREAS Council, wishes to amend Land Use Bylaw 13-2020 to re-designate out of Plan 7819AQ the most northerly 1320 feet of Blocks X and B1, containing together 32.4 Hectares (80 Acres) more or less, Excepting Firstly: Out of said Block B1, 0.073 Hectares (0.18 Acre) more or less being the most westerly 6 feet thereof, Secondly Plan 6650GT, Block X, containing 0.202 hectares (0.50 Acres) more or less from, Plan 3654HP, Block X, containing 0.628 hectares (1.55 Acres) more or less, and Subdivision 1611336, Block B, containing 4.367 hectares (0.79 Acres) more or less from Urban Reserve (UR) to Medium Industrial District (M-2) to facilitate future development in accordance with the Town of Taber Land Use Bylaw 13-2020;

NOW THEREFORE the Council of the Town of Taber in the Province of Alberta, duly assembled, hereby enacts as follows:

1.0 NAME OF BYLAW

This Bylaw may be cited as the “Land Use Bylaw 24-2024 Amendment”

2.0 DEFINITIONS

Act means the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended;

Bylaw means the Town of Taber Land Use Bylaw 13-2020 established by the Municipality;

Chief Administrative Officer means the Chief Administrative Officer for the Town, regardless of the specific title that may be conferred on the Officer by Council from time to time;

Council means the Council for the Town of Taber;

Municipality means the Town of Taber;

TOWN OF TABER
BYLAW NO.24 – 2024

3.0 GENERAL

3.1 That the Land Use Map contained in Bylaw No. 13-2020 is amended, as reflected in “Schedule A”, by the re-districting of:

PLAN 7819AQ THE MOST NORTHERLY 1320 FEET OF
BLOCKS X AND B1, CONTAINING TOGETHER 32.4 HECTARES (80
ACRES) MORE OR LESS,
EXCEPTING FIRSTLY: OUT OF SAID BLOCK B1, .073 HECTARES
(0.18 ACRE) MORE OR LESS BEING THE MOST WESTERLY 6
FEET THEREOF,
AND SECONDLY:
PLAN 6650GT
BLOCK X CONTAINING 0.202 HECTARES (0.50 ACRES) MORE OR
LESS FROM,
PLAN 3654HP
BLOCK X CONTAINING 0.628 HECTARES (1.55 ACRES) MORE OR
LESS,
AND SUBDIVISION 1611336
BLOCK B1 CONTAINING 4.367 HECTARES (0.79 ACRES) MORE
OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

4.0 INTENTION OF TOWN COUNCIL

It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

5.0 RESCINDED OR AMENDED BYLAWS

5.1 Bylaw No. 13-2020 being the Land Use Bylaw is hereby amended as indicated in the attached “Schedule A”.

5.2 The remainder of Bylaw No. 13-2020 being the Land Use Bylaw is not amended by Bylaw 24-2024 and remains in full force and effect.

6.0 EFFECTIVE DATE

This Bylaw shall take effect on the day of the final passing and the signatures of the chief elected official and duly authorized designated officer thereof.

RES. Read a first time this ____ day of _____, 20__

RES. Read a second time this ____ day of _____, 20__

RES. Read a third time and finally passed this ____ day of _____, 20__

TOWN OF TABER

MAYOR

CHIEF ADMINISTRATIVE OFFICER (C.A.O.)

DRAFT

TOWN OF TABER
BYLAW NO.24 – 2024

Schedule "A"

Plan 7819aq the most northerly 1320 feet of
Blocks X and B1, containing together 32.4 hectares (80 acres) more or less,
Excepting firstly: out of said block B1, .073 hectares (0.18 acre) more or less being
the most westerly 6 feet thereof,

And secondly:

Plan 6650GT,

Block X, containing 0.202 hectares (0.50 acres) more or less from,

Plan 3654HP,

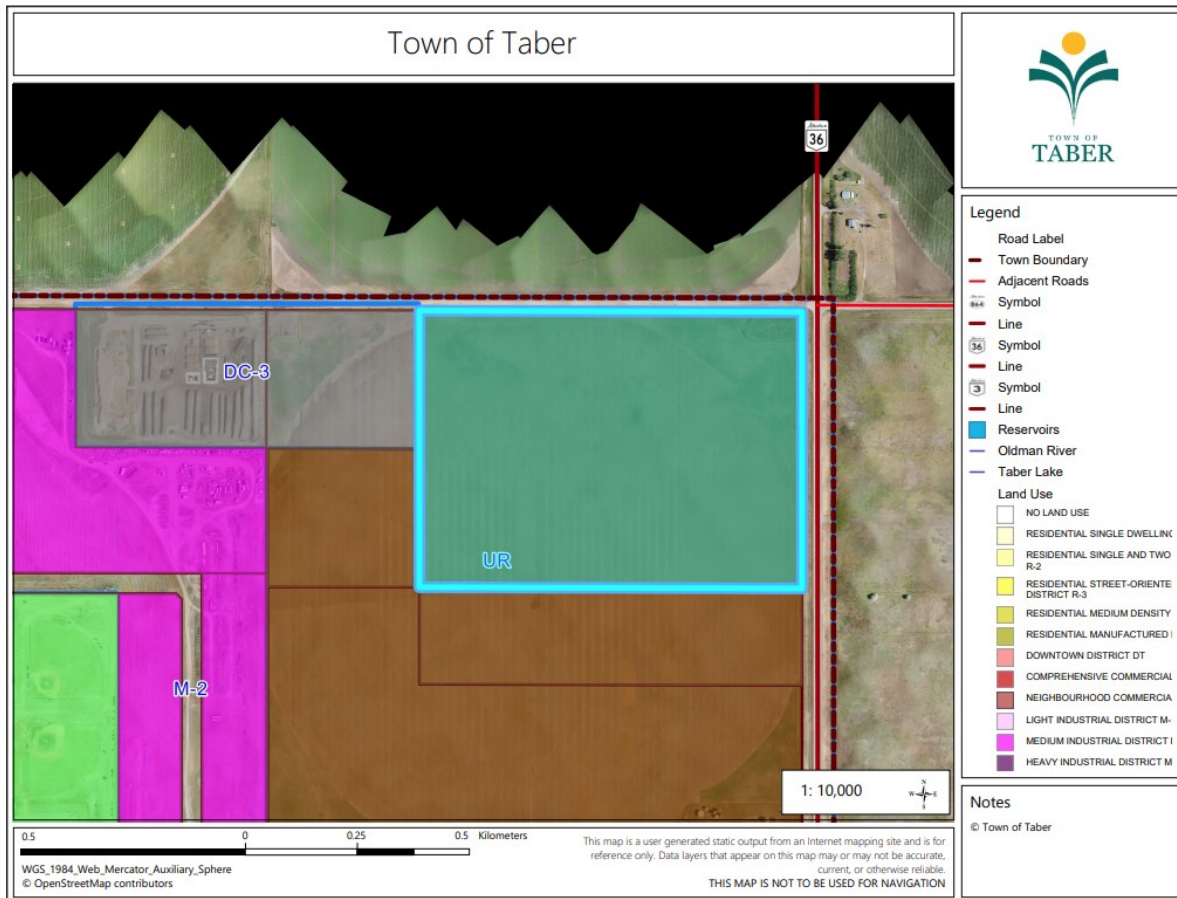
Block X, containing 0.628 hectares (1.55 acres) more or less,

And subdivision 1611336

Block B1, containing 4.367 hectares (0.79 acres) more or less

From: Urban Reserve (UR)

To Medium Industrial District (M-2)



The subject parcel outlined in Blue is Block X.

TOWN OF TABER
BYLAW NO.24 – 2024

Schedule "A"

Plan 7819aq the most northerly 1320 feet of
Blocks X and B1, containing together 32.4 hectares (80 acres) more or less,
Excepting firstly: out of said block B1, .073 hectares (0.18 acre) more or less being
the most westerly 6 feet thereof,

And secondly:

Plan 6650GT,

Block X, containing 0.202 hectares (0.50 acres) more or less from,

Plan 3654HP,

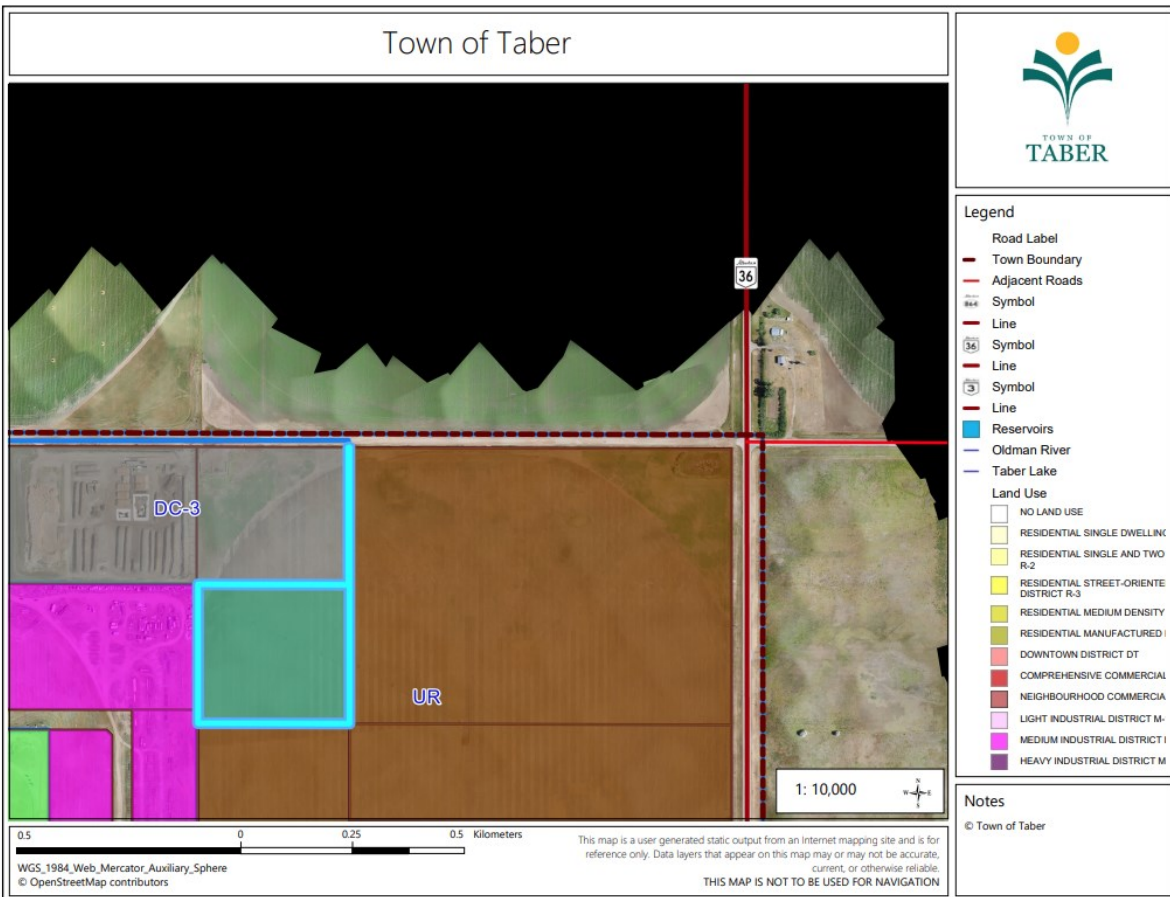
Block X, containing 0.628 hectares (1.55 acres) more or less,

And subdivision 1611336

Block B1, containing 4.367 hectares (0.79 acres) more or less

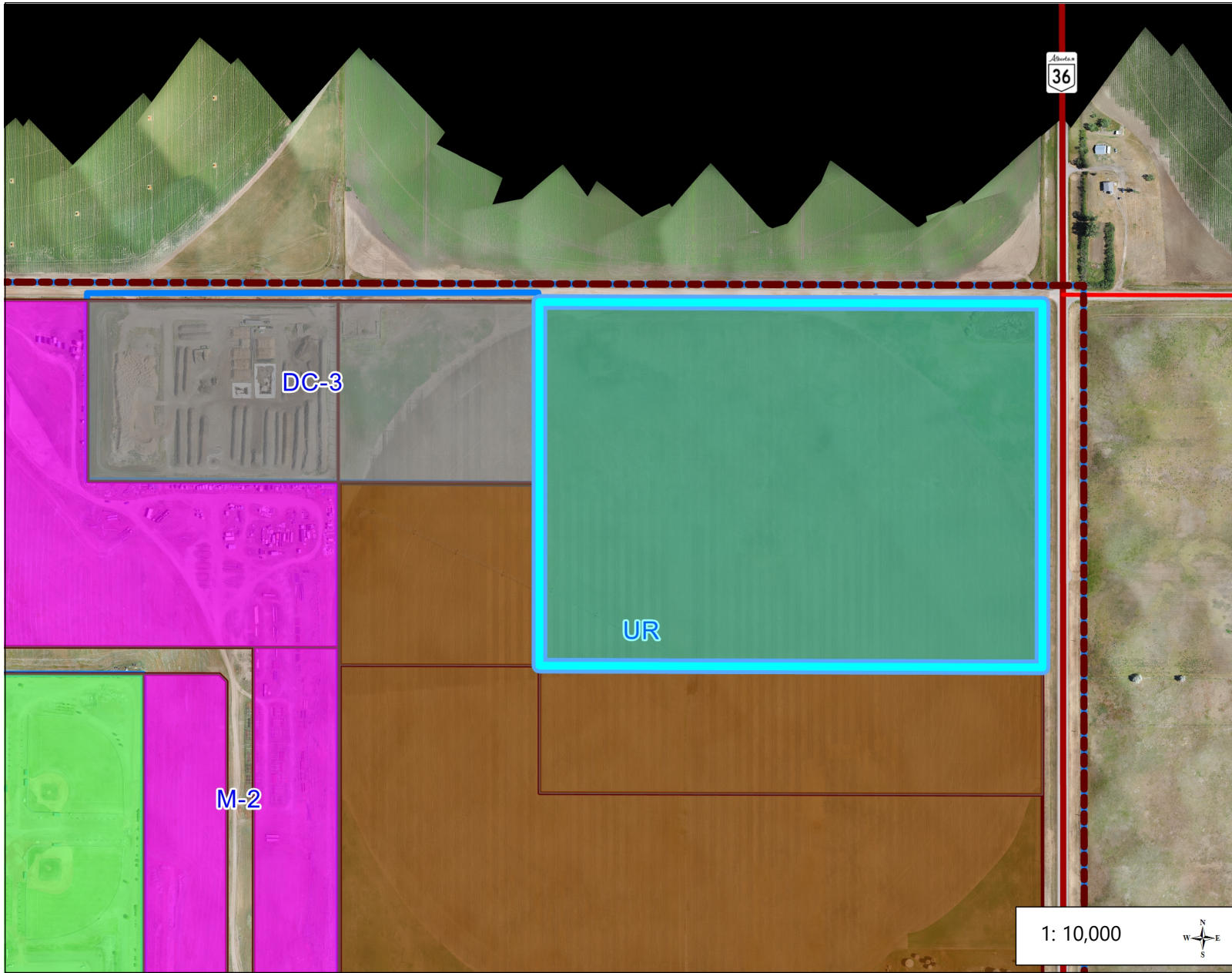
From: Urban Reserve (UR)

To Medium Industrial District (M-2)



The Subject parcel outlined in Blue is Block B1

Town of Taber



Legend

- Road Label
- Town Boundary
- Adjacent Roads
- Symbol
- Line
- Symbol
- Line
- Symbol
- Line
- Reservoirs
- Oldman River
- Taber Lake
- Land Use
- NO LAND USE
- RESIDENTIAL SINGLE DWELLING
- RESIDENTIAL SINGLE AND TWO R-2
- RESIDENTIAL STREET-ORIENTED DISTRICT R-3
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MANUFACTURED I
- DOWNTOWN DISTRICT DT
- COMPREHENSIVE COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- LIGHT INDUSTRIAL DISTRICT M-
- MEDIUM INDUSTRIAL DISTRICT I
- HEAVY INDUSTRIAL DISTRICT M

1: 10,000



0.5 0 0.25 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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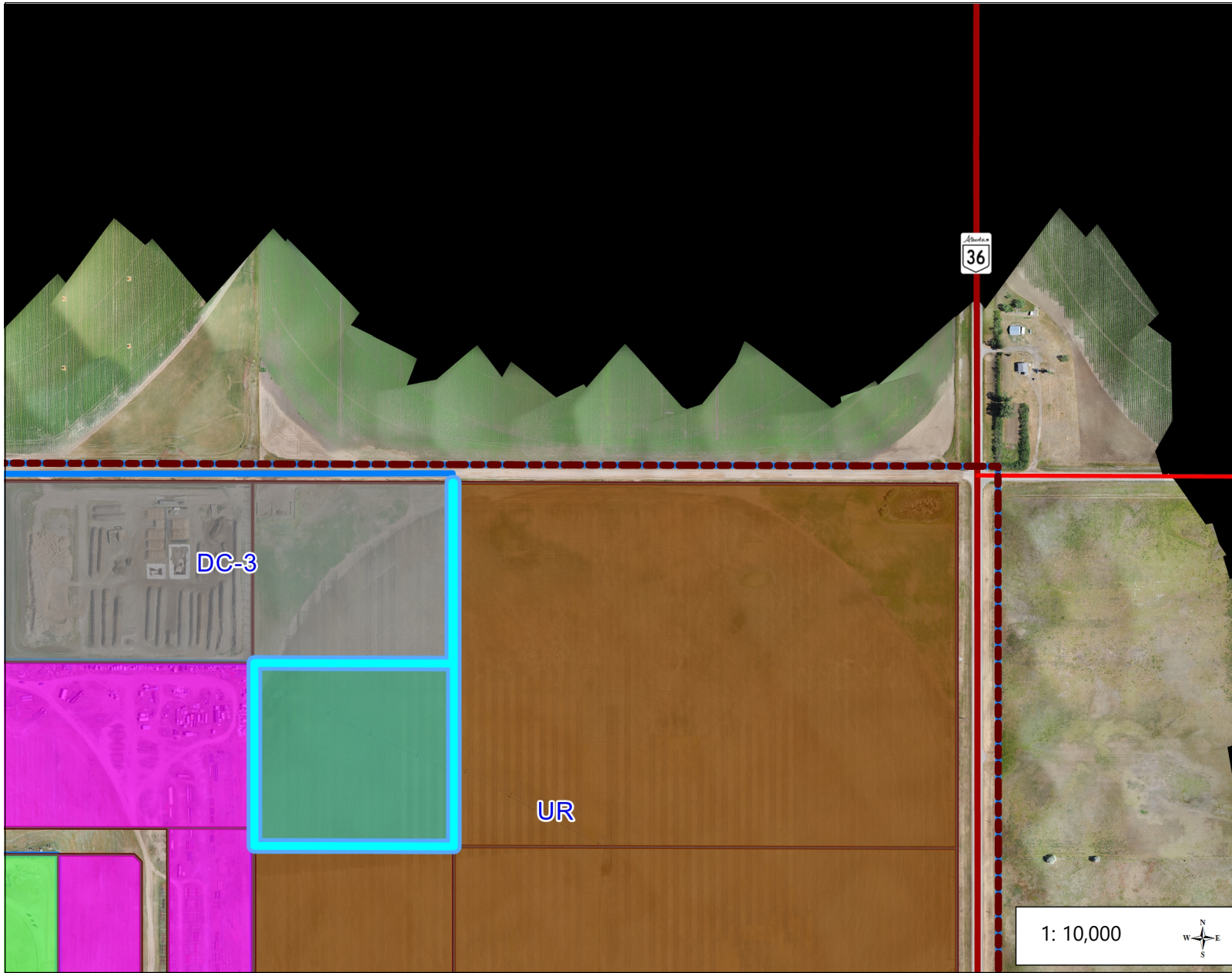
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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

© Town of Taber

Town of Taber



Legend

- Road Label
- Town Boundary
- Adjacent Roads
- Symbol
- Line
- Symbol
- Line
- Symbol
- Line
- Reservoirs
- Oldman River
- Taber Lake
- Land Use
- NO LAND USE
- RESIDENTIAL SINGLE DWELLING
- RESIDENTIAL SINGLE AND TWO R-2
- RESIDENTIAL STREET-ORIENTED DISTRICT R-3
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL MANUFACTURED I
- DOWNTOWN DISTRICT DT
- COMPREHENSIVE COMMERCIAL
- NEIGHBOURHOOD COMMERCIAL
- LIGHT INDUSTRIAL DISTRICT M-
- MEDIUM INDUSTRIAL DISTRICT I
- HEAVY INDUSTRIAL DISTRICT M

Notes

© Town of Taber

0.5 0 0.25 0.5 Kilometers

WGS_1984_Web_Mercator_Auxiliary_Sphere
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0037 180 981 7819AQ;X,B1 161 126 041 +3

LEGAL DESCRIPTION

PLAN 7819AQ
THE MOST NORTHERLY 1320 FEET OF BLOCKS X AND B1, CONTAINING TOGETHER
32.4 HECTARES (80 ACRES) MORE OR LESS
EXCEPTING FIRSTLY: OUT OF SAID BLOCK B1, .073 HECTARES (.18 ACRE)
MORE OR LESS BEING THE MOST WESTERLY 6 FEET THEREOF
SECONDLY:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
ROAD	6650GT	0.202	0.50	(BLOCK X)
ROAD	3654HP	0.628	1.55	(BLOCK X)
SUBDIVISION	1611336	4.367	10.79	(BLOCK B)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;16;10;8
ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF TABER

REFERENCE NUMBER: 791 159 250

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
161 126 041	31/05/2016	SUBDIVISION PLAN		

OWNERS

THE TOWN OF TABER.
OF BOX 2229
TABER
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
NUMBER		
5772JC	13/01/1965	UTILITY RIGHT OF WAY

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
161 126 041 +3

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

GRANTEE - BOARD OF TRUSTEES OF THE TABER IRRIGATION DISTRICT.

771 144 540 17/10/1977 UTILITY RIGHT OF WAY
GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED.
"AS TO BLOCK X"

921 289 624 17/11/1992 CAVEAT
RE : LEASE
CAVEATOR - DRAKE PETROLEUMS LTD.
2850, 205-5 AVE SW
CALGARY
ALBERTA T2P2V7
AGENT - RENE A PREFONTAINE

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF SEPTEMBER, 2024 AT 02:06 P.M.

ORDER NUMBER: 51613220

CUSTOMER FILE NUMBER: CMN Sub



END OF CERTIFICATE

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

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

3.15. URBAN RESERVE DISTRICT (UR)

3.15.1. Purpose

- (1) The purpose of this District is to protect lands for future urban growth by restricting premature subdivision and development within the area; and provide for agricultural operations and limited complementary development that can be removed or converted when the land is re-designated.

3.15.2. Uses

1) Permitted Uses	2) Discretionary Uses
a) Accessory Structure (also see Section 2.11)	g) Kennel
b) Accessory Use (also see Section 2.12)	h) Recreation Use – Outdoor
c) Agricultural Operations	i) Home Occupation – Class 2 (9) (also see Section 2.19)
d) Single Detached Dwelling	j) Landing Strip
e) Manufactured Home	k) Sign – Class B
f) Public Use	l) Sod Farm
a) Utilities	m) Vehicular Storage
b) Home Occupation – Class 1 (also see Section 2.19)	n) Wind Energy Conversion System
c) Sign – Class A	
d) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)	

3.15.3. Conditions of Use

- (1) A maximum of one single detached dwelling per parcel shall be allowed.
- (2) All uses not listed in this District shall be considered discretionary uses if, at the time of the effective date of this Bylaw, they were being carried on pursuant to a Town of Taber development permit.
- (3) A use that meets the conditions of subsection (b) ceases to be a discretionary use if it is discontinued for six consecutive months or more

3.15.4. Standards

1) Development Standards	
a) Number of Dwelling Units	1
b) Minimum Front Yard	30.0 m
c) Minimum Side or Rear Yard	7.5 m
d) Subject to (e), Minimum Parcel Area: 64.0 hectares	
e) If the area of a proposed parcel is less than 64.0 hectares, the parcel may be approved where:	
i) the purpose of the subdivision is to accommodate an existing dwelling unit and other related buildings, and	
ii) the area of the parcel is:	
(1) A minimum of 0.9 hectares; and	
(2) A maximum of 4.0 hectares;	
(3) the width of the parcel is a minimum of 30.0 metres.	
iii) If a parcel is less than 64.0 hectares at the time it is designated Urban Reserve District the parcel is deemed to comply with the parcel area requirements of this district	

3.12. MEDIUM INDUSTRIAL DISTRICT (M-2)

3.12.1. Purpose

- (1) The purpose of this district is to provide for a wide range of industrial uses that carry out all or part of their operations outside and retain any adverse impacts on-site. Any nuisance factors associated with a proposed discretionary use in this district should not create an adverse impact beyond the boundaries of the site.

3.12.2. Uses

1) Permitted Uses	
a) Agricultural Processing	k) Contracting Services, Minor
b) Agricultural Machinery/Equipment Sales and Service	l) Electrical and Electronic Products Industry
c) Agricultural Service and Supply Establishment	m) Equipment Rental and Repair
d) Agricultural Supply Depot	n) Greenhouse, Commercial
e) Auction Mart (Auctioneering Services)	o) Heavy Equipment Sales, Service, Storage and Rentals
f) Auction Room	p) Industry/Manufacturing, Small Scale
g) Automobile Supply	q) Oilfield Support Service
h) Building Supply Outlet	r) Printing Establishment
i) Cannabis Production and Distribution (also see Section 2.18)	s) Storage, Indoor
j) Construction Yard	t) Transport/Truck Operation
	u) Vehicle Wash
	v) Warehouse
2) Discretionary Uses	
a) Abattoir	w) Grain Elevator
b) Accessory Structure (also see Section 2.11)	x) Industry/Manufacturing, Large Scale
c) Accessory Use (also see Section 2.12)	y) Kennel
d) Anhydrous Ammonia Storage	z) Live/Work Unit
e) Auto Body and Repair Shop	aa) Manufacturing Firm
f) Automobile Service	bb) Pharmaceutical and Medical Products Industry
g) Automobile Storage	cc) Private School
h) Automotive Repair	dd) Printing, Reproduction and Data Processing
i) Automotive Sales	ee) Propane Transfer Facility
j) Bottled Gas, Sales and Storage	ff) Public Use
k) Bulk Fuel and Chemical Storage	gg) Railroad Yard
l) Bulk Sales Establishment	hh) Recycling Depot
m) Commercial Fertilizer Supply	ii) Research Facility
n) Communication Tower	jj) Salvage Yard
o) Concrete Manufacturing/Concrete Plant	kk) Shipping Container (also see Section 2.16)
p) Contracting Services, Major	ll) Sign – Class C
q) Data Duplicating Shop	mm) Sign – Class D
r) Dry Cleaning and Laundry Plant	nn) Solar Energy Collector Systems (SECS) (also see Section 2.12.5)
s) Electricity Production	oo) Storage, Outdoor
t) Feed Mill	pp) Tanker Truck Washing Facility
u) Food Processing Plant	qq) Taxi/Bus Depot
v) Gas Bar	rr) Truck and Manufactured Home Sales and Rental

3.12.3. Standards

1) Subdivision Standards	
a) Minimum Parcel Area	1000.0 m ²
b) Minimum Parcel Width	30.0 m
2) Development Standards	
a) Minimum Front Yard Setback	7.5 m
b) Minimum Rear Yard Setback	10.0 m
c) Minimum Interior Side Yard Setback	7.0 m
d) Minimum Exterior Side Yard Setback	7.5 m
e) Maximum Building Height	15.0 m
f) Maximum Building Coverage	60.0%
g) Minimum Landscaped Area	10.0%
3) Design Standards	
<p>a) The Development Authority may:</p> <ul style="list-style-type: none"> i) approve a development where it is determined that any nuisance factors extending beyond the boundary of the site will not have a significant adverse impact on adjacent properties; ii) approve a discretionary use subject to the introduction of mitigation measures to address nuisance factors that extend beyond the boundary of the site; or iii) refuse a discretionary use where it is determined that any nuisance factors extending beyond the boundary of the site will have a significant adverse impact on adjacent properties. <p>b) The storage of hazardous goods and materials shall only be allowed if they are wholly enclosed within a building and stored in a safe and secure manner.</p>	



Development Authority Request for Decision

Meeting Date: November 18, 2024

Subject:

Building Permit Statistics

Recommendation:

No Motion Required

Background:

Building Permit Statistics for the month of October 2024 have been compiled and are attached.

Legislation / Authority:

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

Strategic Plan Alignment:

N/A

Financial Implication:

N/A

Service Level / Staff Resource Implication:

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

Justification:

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

Alternative(s):

Alternative #1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of October 2024 as information.

Attachment(s): Building Statistics October 2024

APPROVALS:

Originated By:

Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____

BUILDING PERMIT STATISTICS

October 2024



Month of October by Year

	2024			2023			2022		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
	SINGLE FAMILY DWELLINGS	8	2	\$ 2,165,465.00	0	0	\$ -	2	0
2 FAMILY DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
SEMI DETACHED DWELLING	0	0	\$ -	0	0	\$ -	0	0	\$ -
MULTI FAMILY DWELLING	0	34	\$ -	0	0	\$ -	0	0	\$ -
RESIDENTIAL ADDITIONS & ACCESS.	1	0	\$ 25,000.00	2	0	\$ 27,200.00	0	0	\$ -
GARAGES & CARPORTS	3	0	\$ 132,000.00	2	0	\$ 109,000.00	1	0	\$ 30,000.00
MANUFACTURED HOMES	0	0	\$ -	0	0	\$ -	0	0	\$ -
SWIMMING POOLS	0	0	\$ -	0	0	\$ -	0	0	\$ -
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
COMMERCIAL ADDITIONS/ALTER	5	0	\$ 186,001.00	2	0	\$ 41,188.57	0	0	\$ -
NEW INDUSTRIAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INDUSTRIAL ADDITIONS/ALTER	0	0	\$ -	2	0	\$ 74,000.00	0	0	\$ -
NEW INSTITUTIONAL	0	0	\$ -	0	0	\$ -	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	0	0	\$ -	0	0	\$ -	0	0	\$ -
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	0	0	\$ -	0	0	\$ -	0	0	\$ -
OCCUPANCY/INSPECTION ONLY	0	0	\$ -	0	0	\$ -	0	0	\$ -
PERMANENT SIGNS	0	0	\$ -	0	0	\$ -	0	0	\$ -
SOLAR	2	0	\$ 44,154.85						
	19	36	\$ 2,552,620.85	8	0	\$ 251,388.57	3	0	\$ 880,000.00

Year to Date (October 31)

	2024			2023			2022		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
	SINGLE FAMILY DWELLINGS	13	0	\$ 5,039,345.00	3	0	\$ 1,715,000.00	13	1
2 FAMILY DWELLING	0	0	\$ -	1	2	\$ 320,000.00	0	0	\$ -
SEMI DETACHED DWELLING	6	28	\$ 1,691,002.00	0	0	\$ -	2	0	\$ 450,000.00
MULTI FAMILY DWELLING	6	34	\$ 4,708,610.00	4	4	\$ 500,000.00	6	12	\$ 2,016,000.00
RESIDENTIAL ADDITIONS & ACCESS.	16	0	\$ 553,298.00	19	0	\$ 248,706.85	20	0	\$ 324,195.77
GARAGES & CARPORTS	14	0	\$ 417,600.00	8	0	\$ 484,500.00	10	0	\$ 401,588.00
MANUFACTURED HOMES	8	0	\$ 1,779,235.00	2	0	\$ 305,050.00	1	0	\$ 195,000.00
SWIMMING POOLS	0	0	\$ -	0	0	\$ -	1	0	\$ 500.00
FARM & AGRICULTURE BUILDINGS	0	0	\$ -	0	0	\$ -	0	0	\$ -
NEW COMMERCIAL	4	0	\$ 9,244,100.00	2	0	\$ 5,328,310.00	2	0	\$ 1,425,000.00
COMMERCIAL ADDITIONS/ALTER	13	0	\$ 1,195,948.00	12	0	\$ 1,982,001.57	8	0	\$ 402,500.00
NEW INDUSTRIAL	2	0	\$ 600,000.00	3	0	\$ 1,150,000.00	1	0	\$ 190,000.00
INDUSTRIAL ADDITIONS/ALTER	2	0	\$ 64,000.00	11	0	\$ 3,821,197.00	2	0	\$ 1,059,932.00
NEW INSTITUTIONAL	1	0	\$ 10,000.00	0	0	\$ -	0	0	\$ -
INSTITUTIONAL ADDITIONS/ALTER	3	0	\$ 26,500.00	5	0	\$ 1,073,045.00	0	0	\$ -
MOBILE HOME PARK	0	0	\$ -	0	0	\$ -	0	0	\$ -
DEMOLITIONS	6	0	\$ 87,139.00	4	0	\$ 31,000.00	0	0	\$ -
OCCUPANCY/INSPECTION ONLY	7	0	\$ 471,500.00	2	0	\$ 31,000.00	2	0	\$ 233,991.56
PERMANENT SIGNS	2	0	\$ 10,379.81	4	0	\$ 35,500.00	0	0	\$ -
SOLAR	42	0	\$ 923,708.52						
	145	62	\$ 26,822,365.33	80	6	\$ 17,025,310.42	68	13	\$ 11,237,307.33

Permits by District

	2024		2023		2022	
	No. of Permits	Construction Value	No. of Permits	Construction Value	No. of Permits	Construction Value
	RESIDENTIAL	63	\$ 15,112,798.52	37	\$ 3,573,256.85	53
INDUSTRIAL	10	\$ 751,139.00	18	\$ 5,002,197.00	3	\$ 1,249,932.00
COMMERCIAL	26	\$ 10,921,927.81	20	\$ 7,376,811.57	12	\$ 2,061,491.56
INSTITUTIONAL	4	\$ 36,500.00	5	\$ 1,073,045.00	0	\$ -

Town of Taber Building Permits October 2024

Building Permit #	Issue Date	Owner	Contractor
TTB 0095 24	24.11	2586526 Alberta Inc.	Kunal Patel
Project Site Address		Project Description	Value of Project Tax Roll
5303 47 Avenue		Commercial Additions/Alterations	\$ 30,000.00 4713345
Building Permit #	Issue Date	Owner	Contractor
TTB 0127 24	22.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
4302 C1 Street		Single Family Dwelling	\$ 219,990.00 4257410
Building Permit #	Issue Date	Owner	Contractor
TTB 0128 24	24.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
4309 S1 Street		Single Family Dwelling	\$ 256,280.00 4257380
Building Permit #	Issue Date	Owner	Contractor
TTB 0129 24	24.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
4213 S1 Street		Single Family Dwelling	\$ 255,845.00 4257370
Building Permit #	Issue Date	Owner	Contractor
TTB 0130 24	24.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
4217 S1 Street		Single Family Dwelling	\$ 255,845.00 4257360
Building Permit #	Issue Date	Owner	Contractor
TTB 0131 24	24.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
4221 S1 Street		Single Family Dwelling	\$ 255,845.00 4257350
Building Permit #	Issue Date	Owner	Contractor
TTB 0132 24	24.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
4225 S1 Street		Single Family Dwelling	\$ 256,280.00 4257340
Building Permit #	Issue Date	Owner	Contractor
TTB 0133 24	24.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
4229 S1 Street		Single Family Dwelling	\$ 255,845.00 4257330
Building Permit #	Issue Date	Owner	Contractor
TTB 0134 24	24.11	Pranshoom Development Ltd.	Jayco Builders Inc.
Project Site Address		Project Description	Value of Project Tax Roll
3930 Harmony Place		Solar	\$ 28,672.21 3745400

Building Permit #	Issue Date	Owner	Contractor
TTB 0135 24	24.11	9-Oct-24	Homeowner
Project Site Address		Project Description	Value of Project Tax Roll
4414 S2 Avenue		Garages and Carports	\$ 50,000.00 5244310
Building Permit #	Issue Date	Owner	Contractor
TTB 0136 24	24.11	9-Oct-24	Betty's Plumbing & Gas/Fitting Ltd.
Project Site Address		Project Description	Value of Project Tax Roll
5501 48 Avenue		Commercial Additions/Alterations	\$ 25,000.00 4855010
Building Permit #	Issue Date	Owner	Contractor
TTB 0137 24	24.11	9-Oct-24	Platinum Professional Holdings
Project Site Address		Project Description	Value of Project Tax Roll
5402 D 58 Avenue		Commercial Additions/Alterations	\$ 1,000.00 5054140
Building Permit #	Issue Date	Owner	Contractor
TTB 0138 24	24.11	16-Oct-24	Bayco's Contracting
Project Site Address		Project Description	Value of Project Tax Roll
13 Prairie Gold Place		Single Family Dwelling	\$ 410,000.00 4356300
Building Permit #	Issue Date	Owner	Contractor
TTB 0140 24	24.11	9-Oct-24	MCI Forbes Real Estate Inc.
Project Site Address		Project Description	Value of Project Tax Roll
5124 49 Avenue		Commercial Additions/Alterations	\$ 5,000.00 4852075
Building Permit #	Issue Date	Owner	Contractor
TTB 0141 24	24.11	9-Oct-24	Finch's Solar
Project Site Address		Project Description	Value of Project Tax Roll
6228 48 A Street		Solar	\$ 14,450.64 6248150
Building Permit #	Issue Date	Owner	Contractor
TTB 0142 24	24.11	23-Oct-24	Kevin Campbell
Project Site Address		Project Description	Value of Project Tax Roll
4904 S1 Avenue		Residential Additions & Accessory Uses	\$ 25,000.00 5047180
Building Permit #	Issue Date	Owner	Contractor
TTB 0143 24	24.11	23-Oct-24	Barrett Construction Ltd.
Project Site Address		Project Description	Value of Project Tax Roll
4910 58 Avenue		Garages and Carports	\$ 70,000.00 5748400
Building Permit #	Issue Date	Owner	Contractor
TTB 0146 24	24.11	28-Oct-24	Redline Investment properties Ltd.
Project Site Address		Project Description	Value of Project Tax Roll
Unit 4 6200 48 Avenue		Commercial Additions/Alterations	\$ 125,000.00 4462030

Building Permit #	Issue Date	Owner	Contractor
TTB 0147 24	24.11	30-Oct-24	Homeowner
Project Site Address		Project Description	Value of Project Tax Roll
5406 43 Avenue		Garages and Carports	\$ 12,000.00 4154050
Building Permit #	Issue Date	Owner	Contractor
TTB 0	24.11	0-Jan-00	0
Project Site Address		Project Description	Value of Project Tax Roll
0		0	\$ 0 4154050
Building Permit #	Issue Date	Owner	Contractor
TTB 0	24.11	0-Jan-00	0
Project Site Address		Project Description	Value of Project Tax Roll
0		0	\$ 0 0
Building Permit #	Issue Date	Owner	Contractor
TTB 0	24.11	0-Jan-00	0
Project Site Address		Project Description	Value of Project Tax Roll
0		0	\$ 0 0
Building Permit #	Issue Date	Owner	Contractor
TTB 0	24.11	0-Jan-00	0
Project Site Address		Project Description	Value of Project Tax Roll
0		0	\$ 0 0

October 2024 Year to Date Approved Permits - Construction Values								
Permit #	Issued Date	Class	Description	Roll #	Owner	Contractor	Address	Construction Cost
0105.24	1/3/2024	CDM	Occupancy/Inspection Only	485380	Metanora PB Holdings	Business Operator	5301 48 Avenue	10,000.00
0001.24	1/3/2024	RES	Demolitions	6052140	24 BR90 AB Ltd	New-Build Construction Inc.	6014 54 Street	15,000.00
0002.24	1/3/2024	RES	Homeowner	6052140	24 BR90 AB Ltd	Homeowner	10022 57 Avenue	5,000.00
0003.24	1/24/2024	RES	Multi-Family Dwelling	6052140	24 BR90 AB Ltd	New-Build Construction Inc.	5014 54 Street	806,000.00
0004.24	1/24/2024	RES	Solar	5044960		Zeno Renewables	5024 44 Street	18,742.00
0005.24	1/24/2024	RES	Commercial Additions/Alterations	6052140	Tabor Auto Electric	Tabor Auto Electric	6006 58 Street	14,000.00
0006.24	2/7/2024	CDM	Demolitions	6050690	DHB REI	Demaris Demore	6005 50 Avenue	29,000.00
0007.24	2/7/2024	RES	Solar	6047930		Fuente Solar	4923 40 Avenue	7,760.00
0008.24	2/7/2024	CDM	Occupancy/Inspection Only	6047930	111 Cooper Professional Corp.		4702 119 Westview Close	8,000.00
0009.24	2/14/2024	RES	Solar	6051160		Fuente Solar	5101 51 Street	6,700.00
0010.24	2/14/2024	CDM	Occupancy/Inspection Only	4752110		Home Owner	4714 53 Street	3,000.00
0011.24	2/21/2024	RES	Residential Additions & Accessory Uses	5347240		Home Owner	4709 41 Avenue	15,000.00
0012.24	2/28/2024	RES	Solar	6049260		Fuente Solar	4918 41 Avenue	4,207.42
0088.23	3/20/2024	CDM	Residential Additions & Accessory Uses	6248065		Maple Leaf Construction	6222 48 Street	4,688.00
0013.24	4/6/2024	RES	Residential Additions & Accessory Uses	4742690		Wilwestnet Construction	4609 40 Avenue	2,000,000.00
0014.24	3/13/2024	RES	Solar	4852390		Fuente Solar	5817 53 Street	11,223.33
0015.24	3/20/2024	CDM	Occupancy/Inspection Only	4852390	2463143 AB Ltd.	Howes Construction	5219 48 Avenue	22,800.00
0016.24	3/20/2024	RES	Solar	4859320		Kuby Renewable Energy Ltd.	4802 40 Street	16,500.00
0017.24	3/20/2024	RES	Solar	5126360		Kuby Renewable Energy Ltd.	5002 41 Street	11,300.00
0018.24	3/20/2024	RES	Solar	5142360		Kuby Renewable Energy Ltd.	7 Westview Place	11,600.00
0019.24	3/20/2024	CDM	Commercial Additions/Alterations	4853370	Tabor Special Needs Society	RBC construction Ltd.	5303 49 Avenue	141,197.00
0020.24	3/20/2024	RES	Solar	4155160		Kuby Renewable Energy Ltd.	4113 55 Street	11,400.00
0021.24	3/20/2024	CDM	New Commercial	4555010	1049191 AB Ltd.	VHL Construction	5504 46 Avenue	900,000.00
0022.24	3/20/2024	CDM	New Commercial	4555050	1049191 AB Ltd.	VHL Construction	5508 46 Avenue	900,000.00
0023.24	3/21/2024	RES	Solar	5044090		Empower Energy Corp	5022 44 Street	28,718.00
0024.24	3/27/2024	RES	Solar	6246830		Zeno Renewables Inc.	4664 62 Avenue	36,301.17
0025.24	3/27/2024	RES	Solar	4833460		Zeno Renewables Inc.	4016 49 Avenue	64,739.27
0026.24	3/27/2024	RES	Solar	5847180		Zeno Renewables Inc.	4923 49 Avenue	16,562.45
0027.24	3/27/2024	RES	Solar	5146050		Homeowner	4923 51 Avenue	47,000.00
0028.24	3/27/2024	RES	Solar	5460660		Zeno Renewables	4837 56 Avenue	26,469.92
0029.24	4/4/2024	RES	Solar	6049700		Kuby Renewable Energy Ltd.	4609 40 Avenue	14,000.00
0030.24	4/4/2024	RES	Solar	5045120		Fuente Solar	5002 41 Street	9,479.05
0031.24	4/4/2024	RES	Occupancy/Inspection Only	582330		Homeowner	5821 53 Street	6,000.00
0032.24	4/10/2024	RES	Solar	5142160		Energy Smart Canada	81 Westview Boulevard	18,000.00
0033.24	4/10/2024	RES	Solar	4859130		Kuby Renewable Energy Ltd.	5236 44 Avenue	11,000.00
0034.24	4/10/2024	CDM	Commercial Additions/Alterations	4852110		1171352 Ab Ltd.	1171352 Street	60,000.00
0035.24	4/10/2024	INST	New Institutional	984710	Town of Taber	Town of Taber	3601 Froud Forest Avenue	10,000.00
0036.24	4/10/2024	RES	Solar	5849170		Fuente Solar	5124 54 Street	15,964.61
0037.24	4/10/2024	RES	Solar	5849170		Ferrata	5823 49 Street	27,000.00
0038.24	4/17/2024	RES	Semi-Detached Dwelling	5041200	RBL Holdings Inc.	RBL Holdings Inc.	5007 41 Street	300,000.00
0039.24	4/17/2024	RES	Semi-Detached Dwelling	5041180	RBL Holdings Inc.	RBL Holdings Inc.	5009 41 Street	300,000.00
0040.24	4/17/2024	RES	Semi-Detached Dwelling	5041180	RBL Holdings Inc.	RBL Holdings Inc.	5013 41 Street	300,000.00
0041.24	4/17/2024	RES	Semi-Detached Dwelling	5041170	RBL Holdings Inc.	RBL Holdings Inc.	5015 41 Street	300,000.00
0042.24	4/10/2024	RES	Solar	6246810		Energy Smart Canada	4917 55 Avenue	27,000.00
0043.24	4/10/2024	RES	Solar	6246810		Zeno Renewables	4656 62 Avenue	24,811.72
0044.24	4/11/2024	RES	Solar	5142370		Kuby Renewable Energy Ltd.	12 Westview Place	8,700.00
0045.24	4/10/2024	CDM	Commercial Additions/Alterations	4460000	South County Co-Op	COV Construction	4400 44 Avenue	28,700.00
0046.24	4/17/2024	RES	Solar	5745040		Energy Smart Canada	5604 49 Street	20,000.00
0047.24	4/17/2024	CDM	Commercial Additions/Alterations	4831000		Owner	5104 49 Avenue	15,000.00
0048.24	4/17/2024	RES	Solar	6052140		Zeno Renewables	6002 57 Street	27,984.65
0049.24	4/22/2024	RES	Institutional Additions/Alterations	4650040	Tabor Society for Christian Educ.	Christart High School	7001 50 Street	16,500.00
0050.24	4/22/2024	CDM	Commercial Additions/Alterations	4732000	Kay Assets Inc.	Kid Zone Child Care	5333 47 Avenue	42,000.00
0051.24	4/24/2024	RES	Solar	4363620		Fuente Solar	21609 43 Street	14,820.00
0052.24	4/24/2024	RES	New Industrial	1662075	TAE Investments	VHL Construction Ltd.	4215 54 Avenue	400,000.00
0053.24	4/24/2024	RES	Solar	3850160		Kuby Renewable Energy Ltd.	5812 51 Street	14,700.00
0054.24	5/1/2024	RES	Manufactured Homes	7101605	Alliance Rental Management	Alliance Rental Management	14 Meadows Cres.	204,745.00
0055.24	5/1/2024	RES	Manufactured Homes	7101605	Alliance Rental Management	Alliance Rental Management	39 Meadows Cres.	247,540.00
0056.24	5/1/2024	RES	Manufactured Homes	7101601	Alliance Rental Management	Alliance Rental Management	6 Meadows Cres.	204,745.00
0057.24	5/1/2024	RES	Manufactured Homes	7101441	Alliance Rental Management	Alliance Rental Management	7037 43 Street	252,000.00
0058.24	5/1/2024	RES	Manufactured Homes	7101447	Alliance Rental Management	Alliance Rental Management	7101447 Street	252,000.00
0059.24	5/1/2024	CDM	Permanent Signs	482190	2463143 Alberta Ltd.	Zicon Graphics Ltd.	5219 48 Avenue	3,009.81
0060.24	5/1/2024	RES	Residential Additions & Accessory Uses	6047670		D. B. W. Construction	4705 40 Avenue	12,000.00
0061.24	5/1/2024	CDM	Commercial Additions/Alterations	4831000	Shoppers Drug Mart	Shoppers Drug Mart	A 6000 Avenue	4,600,000.00
0062.24	5/7/2024	RES	Solar	3751340		Zeno Renewables Inc.	5712 58 Avenue	34,143.33
0063.24	5/8/2024	RES	Solar	4739300		Zeno Renewables Inc.	4008 48 Avenue	53,968.54
0064.24	5/10/2024	RES	Residential Additions & Accessory Uses	5654100		Homeowner	5713 58 Street	5,800.00
0065.24	5/15/2024	RES	Garages and Carports	4357235		Homeowner	5608 55 Street	9,500.00
0066.24	5/15/2024	RES	Garages and Carports	4462020		Homeowner	A 90 Prairie Gold Street	25,000.00
0067.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	6200 48 Avenue	1,144,100.00
0068.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0069.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0070.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0071.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0072.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0073.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0074.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0075.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0076.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0077.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0078.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0079.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0080.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0081.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0082.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0083.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0084.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0085.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0086.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0087.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0088.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0089.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0090.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0091.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0092.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0093.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0094.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0095.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0096.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0097.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0098.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0099.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0100.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0101.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0102.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0103.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0104.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0105.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0106.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0107.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0108.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0109.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0110.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0111.24	5/22/2024	IND	New Industrial	1542010	Realine Investment Properties	Realine Group	3 Westview Blvd.	13,000.00
0112.2								



Development Authority Request for Decision

Meeting Date: November 18,2024

Subject:
Standing Items

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

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

Legislation / Authority:
N/A

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

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

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

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

Alternative(s):
Alternatives will vary based on discussions

Attachment(s): None

APPROVALS:

Originated By:
Celina Newberry

Chief Administrative Officer (CAO) or Designate: _____