



AGENDA

REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, AUGUST 15, 2016 AT 5:00 PM.

MOTION

ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF THE AGENDA	
ITEM No. 3.	DELEGATIONS	
ITEM No. 4.	ADOPTION OF THE MINUTES	
ITEM No. 4.A.	MINUTES OF SPECIAL MEETING OF COUNCIL: JULY 14, 2016	X
ITEM No. 4.B.	MINUTES OF SUBDIVISION AUTHORITY MEETING: JULY 18, 2016	X
ITEM No. 4.C.	MINUTES OF REGULAR MEETING OF COUNCIL: JULY 18, 2016	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 5.A.	PERFORMING ARTS CENTRE COMMITTEE	X
ITEM No. 6.	BYLAWS	
ITEM No. 6.A.	FEE BYLAW 15-2016 - AMENDMENT TO 18-2015	X
ITEM No. 6.B.	ROAD CLOSURE BYLAW 1-2016 2ND AND 3RD READING	X
ITEM No. 6.C.	PROPOSED LAND USE BYLAW 14-2016 FIRST READING	X
ITEM No. 6.D.	DRAFT BYLAW 16-2016 - AMENDMENT TO TRAFFIC CONTROL BYLAW	X
ITEM No. 7.	ACTION ITEMS	
ITEM No. 7.A.	REQUEST FOR LETTER OF SUPPORT: NADA'S HOUSE FOR HOPE	X
ITEM No. 7.B.	SOLAR PROJECT 5KM NORTH OF TABER	X
ITEM No. 7.C.	LETTER TO M.D OF TABER: RE: INTERMUNICIPAL DEVELOPMENT PLAN	X
ITEM No. 7.D.	EPCOR AGREEMENT	X
ITEM No. 7.E.	OPEN FORUM FOR MULTI-YEAR BUDGET	X
ITEM No. 7.F.	TRAIL TO MD OF TABER PARK	X
ITEM No. 7.G.	INFORMATION FOR COUNCIL	X
ITEM No. 7.H.	STANDING ITEM - COUNCIL REQUESTS	X
ITEM No. 7.I.	DEPARTMENT REPORTS	X
ITEM No. 7.J.	MAYOR AND COUNCILLOR REPORTS (VERBAL)	X
ITEM No. 8.	MEDIA INQUIRIES	



ITEM No. 9.	CLOSED SESSION	X
ITEM No. 9.A.	FOIPP S. 25, DISCLOSURE HARMFUL TO ECONOMIC AND OTHER INTERESTS OF A PUBLIC BODY	
ITEM No. 9.B.	FOIPP ACT S.26(1) AND S.27(1)(A)	
ITEM No. 9.C.	FOIPP ACT S. 21(1)	
ITEM No. 9.D.	FOIPP ACT SECTION 16; DISCLOSURE HARMFUL TO BUSINESS INTEREST OF THIRD PARTY	
ITEM No. 9.E.	FOIPP ACT SECTION 24; ADVICE FROM OFFICIALS	
ITEM No. 10.	OPEN SESSION	X
ITEM No. 11.	CLOSE OF MEETING	X



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Minutes of Special Meeting of Council: July 14, 2016	
Recommendation:	That Council adopts the minutes of the Special Meeting of Council held on July 14, 2016, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative:	That Council adopts the minutes of the Special Meeting of Council held on July 14, 2016, as amended.



Attachment(s):	Minutes
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE SPECIAL MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON THURSDAY, JULY 14, 2016, AT 4:30 PM.

Mayor

De Vlieger, Henk

Councillors

Brewin, Jack
Popadynetz, Rick
Prokop, Andrew
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Staff

Scherer, Gary
Wannop, Devon

CALL TO ORDER

Mayor De Vlieger called the meeting to Order at 4:30 PM.

ADOPTION OF THE AGENDA

Mayor De Vlieger stated that as this is a Special Meeting of Council there could be no additions or deletions to the Agenda.

RES.367/2016

MOVED by Councillor Strojwas that Council adopts the Agenda as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

None.

BUSINESS ARISING FROM THE MINUTES

None.

BYLAWS

None.

ACTION ITEMS

A) Emergency Repairs to Loader

D. Wannop provided details on the required emergency repairs to the landfill loader.

G. Scherer reported the 2012 Hyundai Loader 740-9 required immediate engine replacement and differential repairs.

Councillor Popadynetz arrived at 4:46 PM.

Council discussed the repairs required and the importance of making an informed decision.

RES.368/2016 MOVED by Councillor Brewin that the emergency repairs to the loader be tabled to the Regular Meeting of Council, July 18, 2016.

CARRIED

MEDIA INQUIRIES

None.

CLOSED SESSION

RES.369/2016 MOVED by Councillor Strojwas that Council moves to Closed Session to discuss matters subject to FOIPP Section 16; Disclosure Harmful to Business Interests of a Third Party.

CARRIED UNANIMOUSLY AT 4:52 PM

OPEN SESSION

RES.370/2016 MOVED by Councillor Popadynetz that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 5:24 PM

CLOSE OF MEETING

RES.371/2016 MOVED by Councillor Popadynetz that this Special Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 5:24 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Minutes of Subdivision Authority Meeting: July 18, 2016	
Recommendation:	That Council adopts the minutes of the Regular Meeting of Council held on July 18, 2016.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative(s):	That Council adopts the minutes of the Regular Meeting of Council held on July 18, 2016 as amended.

Attachment(s):	Minutes
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APPROVALS:

Originated By:

Kerry Van Ham

**Chief Administrative Officer
(CAO) or Designate:**

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, ON MONDAY, JULY 18, 2016, AT 5:00 PM.

Members

Brewin, Jack
De Vlieger, Henk
Popadynetz, Rick
Prokop, Andrew
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Chief Administrative Officer

Birch, Greg

Staff

Armfelt, Cory
Brennan, Meghan
Farough, Lori
Scherer, Gary
Wannop, Devon

CALL TO ORDER

Mayor De Vlieger called the meeting to Order at 5:00 PM.

ADOPTION OF AGENDA

RES.372/2016 MOVED by Councillor Popadynetz that Council
adopts the Agenda as presented.

CARRIED UNANIMOUSLY

SUBDIVISION APPLICATION(S)

A) Subdivision TT 16-0-004 - Units 7-10 Plan 121 0068

D. Wannop provided background on Subdivision Application TT 16-0-004 and introduced C. Armfelt to elaborate.

C. Armfelt stated this subdivision application was related to an area at the south east corner of the Prairie Lakes Estates development. Mr. Armfelt reported there would be no changes to existing infrastructure and that this was a change from condominium to free hold title.

RES.373/2016 MOVED by Councillor Strojwas that the Subdivision Authority approves Subdivision Application TT 16-0-004, Units 7-10 Plan 121 0068, within NW ¼ 6-10-16-W4M with the following conditions:

1. That approval shall apply to 4 residential lots comprised of Units 7-10 Plan 121 0068 in NW ¼ 6-10-16-W4M,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3. Easements or right of ways shall be registered against the land for the provision of gas, power, and electrical utilities, all municipal services, and waste management facilities, plus any other service considerations required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provision of services prior to final endorsement of the plan,

SUBDIVISION APPLICATION(S) – CONT'D

A) Subdivision TT 16-0-004 - Units 7-10 Plan 121 0068 – Cont'd

4. The lot numbering and addressing must be approved by the Director of Planning and Economic Development, and
5. The subdivision shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

B) Subdivision TT 16-0-005 North Half of Lot 15, Block 3, Plan 3042JK

C. Armfelt provided background on Subdivision Application TT 16-0-005 stating that this subdivision is being subdivided for possible future sale of one or both properties.

RES.374/2016 MOVED by Councillor Ross-Giroux that the Subdivision Authority approves Subdivision Application TT 16-0-005, North Half of Lot 15, Block 3, Plan 3042JK, with NE ¼ 5-10-16-W4M with the following conditions:

1. That approval shall apply to the North Half of Lot 15, Block 3, Plan 3042JK,
2. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber prior to endorsement,
3. The subdivision shall be registered in a manner satisfactory to the Land Titles Office,

SUBDIVISION APPLICATION(S) – CONT'D

B) Subdivision TT 16-0-005 North Half of Lot 15, Block 3, Plan 3042JK – Cont'd

4. Easements or rights of way shall be registered against the land for the provision Of gas, power and electrical utilities, all municipal services, and waste management facilities, plus any other service considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provision of services prior to final endorsement of the plan,
5. A waiver will be granted for proposed Lot 19, Block 3, Plan 3042JK for the front yard setback shortfall of 3.60 between the north property line and the north side of the building,
6. A waiver will be granted for proposed Lot 19, Block 3, Plan 3042Jk for the interior side yard setback shortfall of 2.16m between the east property line and east side of the building,
7. A waiver will be granted for proposed Lot 20, Block 3, Plan 3042Jk for the side yard setback shortfall of 2.14m between the west property line and the west side of the mini-storage,
8. A waiver will be granted for proposed Lot 20, Block 3, Plan 3042Jk for the rear yard setback shortfall of 0.57m between the south property line and the south side of the mini-storage,

SUBDIVISION APPLICATION(S) – CONT'D

B) Subdivision TT 16-0-005 North Half of Lot 15, Block 3, Plan 3042JK – Cont'd

9. The applicant shall provide new water and sewer service connections for proposed Lot 20, and
10. A detailed servicing plan shall be submitted and approved by the Director of Public Works prior to construction. These plans shall include items such as drainage requirements, access, grading, sewer and water servicing, proposed servicing connection,
11. The applicant will enter into a servicing agreement with the Town of Taber prior to installing the water and sanitary sewer connections, and
12. In the event the applicant does not meet the municipal servicing requirements prior to seeking endorsement, the applicant shall enter into a development agreement with the Town, to be registered on the title by Caveat and post security to be determined by the Director of Planning and Economic Development.

CARRIED UNANIMOUSLY

CLOSE OF MEETING

RES.375/2016 MOVED by Councillor Brewin that the meeting of
the Subdivision Authority is hereby closed.

CARRIED UNANIMOUSLY AT 5:07 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Minutes of Regular Meeting of Council: July 18, 2016	
Recommendation:	That Council adopts the minutes of the Regular Meeting of Council held on July 18, 2016.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208.
Alternative(s):	That Council adopts the minutes of the Regular Meeting of Council held on July 18, 2016 as amended.

Attachment(s):	Minutes
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, JULY 18, 2016, AT 5:07 PM., IMMEDIATELY FOLLOWING THE SUBDIVISION AUTHORITY MEETING AT 5:00 PM.

Mayor

De Vlieger, Henk

Councillors

Brewin, Jack
Popadynetz, Rick
Prokop, Andrew
Ross-Giroux, Laura
Sparks, Randy
Strojwas, Joe

Chief Administrative Officer

Birch, Greg

Staff

Armfelt, Cory
Brennan, Meghan
Farough, Lori
Scherer, Gary
Wannop, Devon

CALL TO ORDER

Mayor De Vlieger called the meeting to Order at 5:07 PM.

ADOPTION OF THE AGENDA

Mayor De Vlieger inquired if there were any additions or deletions to the Agenda.

Councillor Strojwas requested that a presentation of a gift from the City of Higashiomi/Notagawa, Japan be added to the Agenda as Item 3.A).

Mayor De Vlieger requested that Emergency Repair of Loader be added to the Agenda as Item 5.C)

ADOPTION OF THE AGENDA – CONT'D

RES.376/2016 MOVED by Councillor Popadynetz that Council adopts the Agenda as amended to include Item 3.A) Presentation of a gift from the City of Notagawa/Higashiomi, Japan; and, Item 5.C) Emergency Repair of Loader.

CARRIED UNANIMOUSLY

DELEGATIONS

A) Presentation of Gift from the City of Higashiomi/Notogawa, Japan

Councillor Strojwas reported that a delegation of three people representing the Town of Taber had recently returned from a trip to Japan.

Councillor Strojwas made a presentation of framed artwork from the Mayor of Notagawa to the Mayor of Taber.

RES. 377/2016 MOVED by Councillor Prokop that the presentation of framed artwork from the Mayor of Notagawa be accepted as information.

CARRIED UNANIMOUSLY

B) Delegation: Barons-Eureka-Warner Family and Community Support Services (FCSS)

G. Birch introduced Zach Morrison, Director of Family Community Support Services.

Mr. Morrison stated he had been becoming acquainted with municipalities in the area and provided a presentation describing goals and strategies and events of the organization.

DELEGATIONS – CONT'D

A) Delegation: Barons-Eureka-Warner Family and Community Support Services (FCSS) – Cont'd

RES.378/2016 MOVED by Councillor Brewin that Council accepts the information provided by Taber Family and Community Support Services (FCSS), for information purposes.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

A) Minutes of Regular Meeting of Council: June 27, 2016

RES.379/2016 MOVED by Councillor Prokop that Council adopts the minutes of the Regular Meeting of Council held on June 27, 2016.

CARRIED UNANIMOUSLY

B) Minutes of Special Meeting of Council: July 5, 2016

RES.380/2016 MOVED by Councillor Prokop that Council adopts the minutes of the Special Meeting of Council held on July 5, 2016, as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

A) Performing Arts Centre Committee Delegation

G. Birch reported the PACC delegation was invited by Council at their Regular Meeting of June 27, 2016 and provided details on the Canada Cultural Spaces Fund. This new federal grant could support up to 50% of theatre construction to a maximum of \$15 million dollars. Dr. Ryan Torrie and Mr. Darrel Croft then addressed Council to speak about the proposed performing arts and conference centre, and the Performing Arts Centre Committee's recommendation that the grant be applied for by the Town of Taber.

BUSINESS ARISING FROM THE MINUTES –CONT'D

A) Performing Arts Centre Committee Delegation – Cont'd

Council expressed their support for this venture but concern about the financial commitment and requested a higher level of detail regarding the Committee's fundraising action plan.

RES.381/2016 MOVED by Councillor Strojwas that the Performing Arts Centre Committee Delegation information be tabled to the August 15, 2016 Regular Meeting of Council.

CARRIED UNANIMOUSLY

B) Budget 2017-2019: Process and Timelines

D. Wannop provided details on the process and timelines for Budget 2017-2019. He noted that the proposed changes to the Municipal Government Act require longer budget cycles.

BUSINESS ARISING FROM THE MINUTES –CONT'D

B) Budget 2017-2019: Process and Timelines – Cont'd

MOVED by Councillor Strojwas that:

- 1) That Council approves the plan from Administration to create a 10 year Capital Plan with a 2 year rolling adoption period for the 2017 and 2018 calendar years.
- 2) That Council approves the plan from Administration to create and adopt a 3 year rolling Operating Plan for the 2017, 2018, and 2019 calendar years, that will be analyzed annually and discussed with all of council.
- 3) That Council approves the plan from Administration to use Consumer Price Index (CPI) as its index to create its operating budget for the next 3 calendar years.
- 4) That Council approves the plan that the Town of Taber will develop a plan to ensure that the Town of Taber is sustainable indefinitely into the future without the reliance of provincial and federal grants.
- 5) That Council accepts the proposed 2017-2019 Budget Framework Document for information purposes.

Councillor Sparks recommended a friendly amendment to number 4 above changing it to: That Council approves the plan that the Town of Taber will develop a plan to ensure that the Town of Taber is sustainable indefinitely into the future with the reliance on provincial and federal grants as needed.

Councillor Strojwas accepted the friendly amendment.

BUSINESS ARISING FROM THE MINUTES –CONT'D

B) Budget 2017-2019: Process and Timelines – Cont'd

RES.382/2016 MOVED by Councillor Strojwas that:

- 1) That Council approves the plan from Administration to create a 10 year Capital Plan with a 2 year rolling adoption period for the 2017 and 2018 calendar years.
- 2) That Council approves the plan from Administration to create and adopt a 3 year rolling Operating Plan for the 2017, 2018, and 2019 calendar years, that will be analyzed annually and discussed with all of council.
- 3) That Council approves the plan from Administration to use Consumer Price Index (CPI) as its index to create its operating budget for the next 3 calendar years.
- 4) That Council approves the plan that the Town of Taber will develop a plan to ensure that the Town of Taber is sustainable indefinitely into the future with the reliance on provincial and federal grants as needed.
- 5) That Council accepts the proposed 2017-2019 Budget Framework Document for information purposes.

CARRIED

C) Emergency Repair of Loader

G. Scherer provided Council information on the need for repairs to the existing loader or the purchase of a new loader for the Landfill.

BUSINESS ARISING FROM THE MINUTES –CONT'D

C) Emergency Repair of Loader – Cont'd

Mr. Scherer stated the repairs are estimated at \$71,000. Mr. Scherer also stated that with these repairs the loader should provide service for approximately 6 more years. Council members discussed repair options as well as the purchase of a new loader as an alternative to repair.

RES.383/2016 MOVED by Councillor Strojwas that Council directs Administration to facilitate the repairs to unit 3-02 with funds in the amount of \$49,426 to come from operating reserves;

And

approves funding for a loader rental in the amount of \$9,500 to come from operating reserves.

Councillor Brewin requested that there be a recorded vote.

Mayor De Vlieger, Councillors Prokop, Sparks and Popadynetz voted in favour of the motion.

Councillors Brewin, Strojwas and Ross-Giroux voted in opposition to the motion.

CARRIED

BYLAWS

A) Proposed Municipal Development Plan Bylaw 7-2016 3rd Reading

C. Armfelt provided background on the proposed Municipal Development Plan Bylaw 7-2016.

Councillor Strojwas left the meeting at 6:50 PM.

C. Armfelt stated that Council had previously passed 1st reading, held an Open House and a Public Hearing, which was followed by the passing of 2nd reading.

220/2016

Meeting Date
18/07/2016

BYLAWS – CONT'D

A) Proposed Municipal Development Plan Bylaw 7-2016 3rd Reading – Cont'd

Councillor Strojwas returned to the meeting at 6:52 PM.

RES.384/2016 MOVED by Councillor Popadynetz that Council passes 3rd Reading of Municipal Development Plan Bylaw 7-2016 as presented.

CARRIED

B) Proposed Land Use Bylaw 6-2016 3rd Reading

C. Armfelt provided background on the proposed land-use bylaw 6-2016.

Councillor Ross-Giroux left the meeting at 6:53 PM.

C. Armfelt stated that Council had previously passed 1st reading, held an Open House and a Public Hearing, which was followed by the passing of 2nd reading.

Councillor Ross-Giroux returned to the meeting at 6:54 PM.

RES.385/2016 MOVED by Councillor Brewin that Council passes 3rd Reading of Land Use Bylaw 6-2016 as presented.

CARRIED UNANIMOUSLY

ACTION ITEMS

A) Social Media Internal Organizational Usage Policy ADM-7

D. Wannop stated that the changes to the Social Media Internal Organizational Usage Policy and Procedure were a result of a request from Council at their May 9th Regular Meeting.

D. Wannop introduced Meghan Brennan who provided further details on the proposed policy.

ACTION ITEMS – CONT'D

A) Social Media Internal Organizational Usage Policy ADM-7 – Cont'd

G. Birch confirmed that policy is a Council mandate and procedure is set by Administration.

RES.386/2016 MOVED by Councillor Sparks that Council approves the Social Media Internal Organizational Usage Policy ADM-7, as presented.

CARRIED UNANIMOUSLY

B) Social Media Public Engagement Terms of Use Policy ADM-8

M. Brennan presented information on the Social Media Public Engagement Terms of Use Policy stating that this refers to public access of the Town's social network.

RES.387/2016 MOVED by Councillor Brewin that Council approves the Social Media Public Engagement Terms of Use Policy ADM-8, as presented.

CARRIED UNANIMOUSLY

C) BNR Wastewater Plant Sludge Treatment Upgrade Project

G. Scherer provided background on the Biological Nutrient Removal Wastewater Plant Sludge Treatment Upgrade Project stating that grant funding was awarded the Town of Taber from the Alberta Municipal Water/Wastewater Partnership.

Mr. Scherer stated that Administration is recommending that Council proceed with the BNR Wastewater Plant Sludge Treatment Upgrade Project in the 2016 Capital Budget rather than in the 2018 Capital Budget as previously planned.

Council discussed the enhancements to technology that could occur in the two year period until 2018 and the potential to proceed with the engineering for this project in 2017.

ACTION ITEMS – CONT'D

C) BNR Wastewater Plant Sludge Treatment Upgrade Project – Cont'd

MOVED by Councillor Brewin that Council directs Administration to go ahead with the engineering plan so that the project is ready to go out to tender.

Councillor Popadynetz proposed a friendly amendment to the resolution stating that Council directs Administration to have the professional engineering completed for the BNR Wastewater Plan Sludge Treatment Upgrade Project in the 2017 budget.

Councillor Brewin accepted the friendly amendment.

RES.388/2016 MOVED by Councillor Brewin that Council directs Administration to have the professional engineering completed for the BNR Wastewater Plan Sludge Treatment Upgrade Project in the 2017 budget.

CARRIED

D) Material Recovery Facility Grant Application Support

D. Wannop presented background information on the Material Recovery Facility grant application support.

C. Armfelt described the Green Municipal Fund grant opportunity describing it as 90% grant funding with a 10% contribution required by the municipality.

Council discussed various options for funding the 10% requirement.

ACTION ITEMS – CONT'D

D) Material Recovery Facility Grant Application Support – Cont'd

MOVED by Councillor Prokop that Council supports the application for funding from the Alberta Community Partnership, Intermunicipal Collaboration Grant and the Federation of Canadian Municipalities, Green Municipal Fund (or other grants as applicable) to study the feasibility of a Materials Recovery Facility in Southern Alberta to be located in the Town of Taber,

And supports that the Town of Taber is the applicant and managing partner for this initiative,

And commits to directing recyclable material from the Town of Taber to this facility,

Councillor Strojwas offered a friendly amendment to include “and further resolves to transfer funds from municipal reserves to fund the portion of the feasibility study not covered by grant(s).” to the end of the resolution.

Councillor Prokop agreed to the friendly amendment.

ACTION ITEMS – CONT'D

D) Material Recovery Facility Grant Application Support – Cont'd

RES.389/2016 MOVED by Councillor Prokop that Council supports the application for funding from the Alberta Community Partnership, Intermunicipal Collaboration Grant and the Federation of Canadian Municipalities, Green Municipal Fund (or other grants as applicable) to study the feasibility of a Materials Recovery Facility in Southern Alberta to be located in the Town of Taber,

And supports that the Town of Taber is the applicant and managing partner for this initiative,

And commits to directing recyclable material from the Town of Taber to this facility,

And further resolves to transfer funds from municipal reserves to fund the portion of the feasibility study not covered by grant(s).

CARRIED

E) Standing Item - Council Requests

Council discussed the receipt of the \$5,000 Growing Forward 2 Grant received in relation to the purchase of the 5 new pivots for the waste water lands.

F) Information for Council

Council discussed correspondence received from Meyers Norris and Penny, correspondence received from the Good Samaritan Society, and correspondence received from the Minister of Infrastructure.

Council also explored the concept of making Council meetings more accessible to the public through the use of audio/visual equipment during Council meetings.

ACTION ITEMS – CONT'D

F) Information for Council – Cont'd

RES.390/2016 MOVED by Councillor Ross-Giroux that Council accepts the material received in this Agenda Item as information.

CARRIED UNANIMOUSLY

G) Department Reports

Council reviewed details of the monthly Department Reports and discussed the recent promotional video about the Aquafun Centre 25 Year Anniversary celebration produced by Shaw Cable.

RES.391/2016 MOVED by Councillor Ross-Giroux that Council accepts the Department Reports for information.

CARRIED UNANIMOUSLY

H) Mayor and Councillor Reports (Verbal)

Mayor De Vlieger provided a report on the Vacation Bible School held recently at the Taber Community Centre. Mayor De Vlieger stated it was a well attended and very successful event and presented a card of thanks from the group.

RES.392/2016 MOVED by Councillor Brewin that Council that accepts the Mayor and Councillor Reports for information.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

None.

CLOSED SESSION

RES.393/2016 MOVED by Councillor Prokop that Council moves to Closed Session to discuss matters related to FOIPP Act, Section 16; Disclosure Harmful to Business Interests of a Third Party.

CARRIED UNANIMOUSLY AT 7:38 PM

OPEN SESSION

RES.394/2016 MOVED by Councillor Strojwas that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 8:35 PM

CLOSE OF MEETING

RES.395/2016 MOVED by Councillor Prokop that this Regular Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 8:35 PM

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Council Request for Decision

Meeting Date: 15/08/2016	
Subject: Performing Arts Centre Committee	
Recommendation:	That Council directs administration to apply for a Canada Cultural Spaces Fund grant in support of the effort of the Performing Arts Centre Committee to build a performing arts centre (theatre with associated display areas) in Taber.
Background:	<p>At their July 18, 2016 meeting, Council requested that members from the Performing Arts Centre Committee (PACC) return to the August Council meeting to discuss their fundraising plan and what level of support the Town would be required to give in regards to building a Performing Arts Centre facility.</p> <p>The Committee has met twice since then and has discussed Council's concern that it is not current with PACC's work since February, when the new terms of reference was approved by Council, nor about PACC's fundraising plans. A summary of the PACC's activities is attached to this agenda as information. Additionally, many members of Council were able to attend the August 11, 2016 PACC meeting and heard about fundraising opportunities. Members of PACC are scheduled to be at the August 15, 2016 Council meeting to answer any other questions Council may have.</p>
Legislation / Authority:	MGA s3: "To provide services, facilities, or other things, that in the opinions of Council, are necessary or desirable for all or a part of the municipality."
Strategic Plan Alignment:	<p>"Foster cultural opportunities in Taber through improved venues, support of special events, and recognition of our cultural diversity."</p> <p>"Revisit the Centre Court for the Arts proposal in order to determine a more holistic approach to the project."</p>
Financial Implication:	The architect hired by PACC has estimated the cost of a new theatre, along with upgrades to the existing Community Centre auditorium and adjoining building in order to create a conference centre, at approximately \$7 million. The Canada Cultural Spaces Fund is a 50:50 grant with the potential to fund half of the \$7 million project. If the Town was successful in acquiring that grant, it would have to raise \$3.5 million locally. PACC is confident that it can raise half or more of that amount. It is hoping that the Town and MD of Taber would contribute the remaining amount. Meanwhile, PACC is investigating options to undertake a viability study regarding operating revenues and costs.

<p>Service Level / Staff Resource Implication:</p>	<p>Administrative Staff will apply for the grant.</p> <p>2 Administrative Staff members are currently providing support to the PACC. If this grant were to be awarded, these staff members would be responsible for reporting and managing the project with the help of the PACC.</p>
<p>Justification:</p>	<p>The Performing Arts Centre project has been addressed in the Strategic Plan as an answer to the notable lack of cultural spaces in Taber. Under Council's direction, the Performing Arts Centre Committee has done extensive research into what type of facility is needed for Taber. A lot of interest and support can be found in the community, and the PACC is confident it can fundraise a great deal of the anticipated project cost.</p> <p>The PACC's fundraising committee needs a kick-start to be able to get their fundraising started. The Cultural Spaces Fund is certainly an advantageous way of getting a large kick-start towards the completion of this project.</p>
<p>Alternative(s):</p>	<ol style="list-style-type: none"> 1. Council may decide to deny the request to support an application for the Canada Cultural Spaces Fund. 2. Council may choose to direct that the Performing Arts Centre Committee fundraise the matching funds in their entirety without support from Town funds. 3. Council could decide that construction of a performing arts centre (and/or conference centre) is not in the best interest of the Town at this time, and disband the PACC.

<p>Attachment(s):</p>	<p>August Report to Council</p>
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<p>APPROVALS:</p>	
<p>Originated By:</p>	<p>Meghan Brennan</p>



Chief Administrative Officer (CAO) or Designate:	
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Performing Arts Centre Committee Report to Council

1. Background: Phases I and II

- i. **Terms of Reference Phase I:** The Performing Arts Centre Committee (PACC) drafted a Terms of Reference in 2014 for Phase I of their goal to build a facility for performing arts in Taber. This initial phase set out to assess the feasibility of the Centre Court for the Arts or another locational option for a facility. Site tours were also undertaken in Phase I in order to properly ascertain what type of facility would be supported by stakeholders in the community and surrounding areas.
- ii. **Terms of Reference Phase II:** At its July 20, 2015 meeting, Council accepted the Phase 2 Report that detailed five steps for the path forward as recommended by the PACC. Phase II outlined that the PACC were to move to a detailed design and hire an expert to assess the theatre and convention centre viability.
- iii. **Scope of Project:** An architectural consultant was hired in early 2015 to help define the scope of the facility and project. A conceptual design for a 350-seat theatre to be located northeast of the auditorium was produced. It was combined with a plan to utilize the auditorium and the large ice surface (as necessary) to create a small conference centre. It has allowed the PACC to move forward with an idea of the type of facility they are looking to build.

2. What the Committee has been Doing in 2016

- iv. **Terms of Reference:** The Performing Arts Centre Committee (PACC) has updated their Terms of Reference to reflect Phase III of their initiative. The Phase III Terms of Reference was passed by Council Resolution at their February 22, 2016 meeting.
- v. **Feasibility and Viability Studies:** Administration had proceeded with speaking to the University of Lethbridge regarding a possible co-op research project. This project would have entailed using student researchers to create a feasibility and viability study for the Performing Arts Centre project. However, no students applied for the project and the Performing Arts Centre Committee decided not to proceed with the University of Lethbridge. Further avenues are being explored, as discussed below.
- vi. **2015 Canada 150 Grant:** The Town of Taber applied for a Canada 150 Grant in 2015 on behalf of the PACC. This grant also included an update to the existing

Community Centre facility in addition to the new performing arts centre. Unfortunately this grant was not awarded, and the PACC has been investigating other possible grants since then.

- vii. **Sponsorship:** The PACC has discussed potential sponsorship ideas, particularly in the naming of the facility. While still undecided, the Committee is open to selling the naming rights on the facility.

3. Where the Committee is Now

- i. **Feasibility and Viability Studies:** On behalf of PACC, Administration is currently researching avenues to undertake feasibility and viability studies for the project. Both post-secondary institutions and corporations are being asked. Administration will report back to the PACC with their findings, and Council will be notified as to which option will be the best for these studies.
- ii. **Fundraising Committee:** A fundraising sub-committee comprised of two PACC members (Ryan Torrie and Pat Shimbashi) has been created. They will be the primary committee members responsible for the implementation of the PACC's future fundraising plan.
- iii. **Fundraising Plan:** The Committee is currently in the early stages of creating a fully-developed fundraising plan.
- iv. **Non-Profit Society Status:** The Committee has expressed an interest in the possibility of registering as a society. Ryan Torrie had previously met with the Town's Director of Finance to discuss financial options for the Committee. This status may allow the Committee to access a wider range of avenues for fundraising such as grants, banks matching dollar-for-dollar donations, etc.

4. What the Committee Needs Now

- i. **Fundraising Plan:** The Committee needs a fundraising plan that fully encompasses the levels and types of donations the PACC is looking to accept. It must also address corporate and private donations in addition to public donations as well.
- ii. **Committee Members:** The Town of Taber is currently advertising an open position on the Committee. A person with a fundraising background would be a great asset at this stage in the plan.
- iii. **Fundraising Kick-Start:** The Performing Arts Centre Committee has begun primary work on fundraising initiatives for this project. While they have heard a great deal

of community support regarding this project, there needs to be some form of jump-start to get citizens, corporations, donors and sponsors excited about contributing to this cause. If potential contributors see that there already is monetary support for the project, they are more likely to contribute. The PACC is actively pursuing some type of initial support. Recently, a Federal grant was announced that would fit perfectly within the PACC's mission to build a performing arts facility. The Canada Cultural Heritage Spaces Fund needs to have a matching funds component for the application, but the grant is exactly the type of boost the PACC needs to make this project become a reality.

5. Conclusion

The Canada Cultural Spaces Fund is an opportunity to receive the funding for an important Town project.

The Performing Arts Centre Committee is confident that we can raise a large portion of the other 50% required by this grant. This grant is likely the community's best opportunity to move the project forward. Council needs to decide if this is a priority for the Town or whether it should be abandoned.



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Fee Bylaw 15-2016 - Amendment to 18-2015	
Recommendation:	<p>That Council gives 1st Reading to Fee Bylaw 15-2016, at this meeting.</p> <p>That Council gives 2nd Reading to Fee Bylaw 15-2016, at this meeting.</p> <p>That Council unanimously agrees to proceed to 3rd and Final Reading to Fee Bylaw 15-2016, at this meeting.</p> <p>That Council gives 3rd and Final Reading to Fee Bylaw 15-2016, at this meeting.</p>
Background:	<p>Council has previously adopted a Fee bylaw on November 21st, 2015. Administration has drafted an amendment bylaw with wording and fee updates related to Schedule G, Section: Cemetery Fees, Subsection: Return Fees.</p> <p>Administration has noticed that this bylaw was not consistent with the Cemetery Act and Regulations (Section 2), as well as the Cemetery Bylaw 20-2007, (Section XVI (E)), in both the return clause (that purchaser must sell grave directly back to the Town, as well specifying fees with this consideration).</p> <p>The over-arching Town's Cemetery Bylaw 20-2007 allows graves to either be sold to the open market or to the Town, therefore, the wording in the Fees Bylaw is proposed to be amended for consistency (by removing that the purchase must sell grave directly back to the Town of Taber).</p> <p>The subsection wording has been changed to evidence consistency with the Town's forms, for ease of use.</p>
Legislation / Authority:	MGA, Section 68
Strategic Plan Alignment:	Governance – strengthen our core infrastructure and services in a fiscally responsible manner
Financial Implication:	N/A



Service Level / Staff Resource Implication:	Service levels remain the same
Justification:	To establish fees for services provided by the Town
Alternative(s):	<p>Council may choose to not adopt proposed bylaw 20-2015 and provide further direction to administration.</p> <p>Council may give first reading (only) to proposed bylaw 20-2015 and directs administration to bring the proposed bylaw back for final reading(s) at Council's January 11, 2016 meeting.</p>

Attachment(s):	<p>Proposed Bylaw Amendment Cemetery Bylaw 20-2007 Excerpt Current Fee Schedule Bylaw 18-2015, Section G</p>
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

TOWN OF TABER
BYLAW NO. 15-2016

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA TO AMEND THE FEE BYLAW BEING BYLAW 18-2015.

WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides for Council to pass and enforce bylaws for municipal purposes respecting the safety, health and welfare of the people and the protection of people and property;

AND WHEREAS the *Municipal Government Act* (Alberta, R.S.A. 2000, Chapter M-26, and amendments thereto) provides for Council to pass and enforce bylaws for the municipal purposes respecting services provided by or on behalf of the municipality;

AND WHEREAS, THE Council of the town of Taber, in the Province of Alberta deems it proper and expedient to Amend Bylaw 18-2015;

NOW THEREFORE, the Council of the Town of Taber enacts as follows:

- 1.0** That Schedule G, Section: Cemetery Fees, Subsection: Return Fees be deleted and replaced with the following:

Resale of Internment Space

A full refund of purchase price shall be given up to and including 30 days after purchase.

After 31 days, either 85% of original purchase price, or

35% of current selling price, whichever is the greater amount, may be refunded

\$ Full Refund
\$ 85% of original Purchase Price
\$35% of Current Selling Price

2.0 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.

TOWN OF TABER
BYLAW NO. 15-2016

3.0 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. /2016 Read a first time this ___ day of _____, 2016.

RES. /2016 Read a second time this ___ day of _____, 2016.

RES. /2016 Read a third time and finally passed this ___ day of _____, 2016.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

DRAFT

TOWN OF TABER
BYLAW NO. 20-2007

- E) If the Town for any reasons deems a previously purchased plot unusable, the Town will supply a similar plot at no cost to the original purchaser or heirs and the original plot shall revert to the Town.
- F) Upon the sale of a plot(s) in the said Cemetery, the Owner of the plot waives any claim to the Town of Taber arising by reason of any error or mis-description of any burial plot. The Town of Taber will undertake to avoid any errors of description, but its Liability shall only extend to a refund in the case of error to refund the monies paid to the Town for a plot(s).

XVI. TRANSFER OR SALE OF INTERMENT RIGHTS

- A) An owner of Interment Rights may by gift, bequest or otherwise, transfer without financial consideration to another person only by giving notice of the transfer in writing on the specified form as directed by the Manager. Transfer of Interment Rights will not be considered valid until approved by the Manager and the administration fee is paid in full.
- B) In the case of demise, a certified copy of the Last Will and Testament and/or Letters Probate shall be provided; or, in the case of intestacy, or where the plot has not been bequeathed in the Will, the Town shall recognize as the Interment Rights Holder, that person listed at the time of purchase of Interment Rights as Next of Kin or that person receiving the residue of the estate or, that person designated in an agreement in writing executed by the immediate heirs.
- C) No transfer shall be made until all amounts outstanding for the purchase of interment rights have been fully paid. Unless previously paid in full, the Perpetual Care fee is applicable on any transfer and is due at the time of transfer.
- D) Upon receipt of the signed notice of transfer or other required documents and the payment of all outstanding amounts, the Manager shall issue a new Certificate of Interment Rights to the transferee, at a set fee as amended from time to time.
- E) Cemetery plots may be resold at a cost not to exceed the current value of a similar plot within the Taber Memorial Gardens, but such transactions shall be registered with the Town at a fee set out by the Manager and resolution of Council at the time of sale. All transactions shall be registered with the Town and shall include confirmation of amount of financial consideration and payment of the administrative fee at which time a new Certificate of Interment Rights will be issued.
- F) Field of Honour plots may only be resold or transferred to the Town or only to a veteran with prior approval of the Town and the Commonwealth War Graves Commission.

TOWN OF TABER

BYLAW NO. 18-2015

Schedule "G"

Schedule of Fees for Cemetery Services

(Fees include GST, where applicable)

Cemetery

Grave Site Including Perpetual Care	\$ 720.00
Perpetual Care - On Previously Sold Graves	\$ 320.00
Perpetual Care - Columbarium	\$ 215.00
Open/Close - Traditional Burial	\$ 545.00
Open/Close - Burial of Cremated Remains	\$ 215.00
Open/Close - Non-Regular Day Traditional Burial (*Personnel hours are included for two (2) operators and for two (2) hours of overtime rates)	\$ 970.00
Open/Close - Non-Regular Day Burial Cremated Remains (*Personnel hours are included for two (2) operators and for one (1) hour of overtime rates)	\$ 535.00
Disinter - Traditional Burial	\$ 640.00
Disinter - Cremated Remains	\$ 215.00
Transfer of Burial Rights	\$ 65.00
Late Burial Notice	\$ 195.00

GST Exempt Fees

Monument Permits	\$ 27.00
AISH Allowable Expenses – Grave Site @ 50%	\$ 360.00
AISH Allowable Expenses – Open & Close Regular Day	\$ 545.00
Alberta Works Allowable Expenses – Full Price for Cremating Gravesite	\$ 686.00

g
TB

TOWN OF TABER
BYLAW NO. 18-2015

Return Fees

Purchaser must sell grave directly back to the Town of Taber.

A full refund of purchase price shall be given up to and including 30 days after purchase.

After 31 days, 85% of purchase price shall be refunded.

\$	Full Refund
\$	85% of Purchase Price

Personnel

Full Time, Part Time or Casual Employees

Summer Staff
Overtime Rates

\$30.00 (Per Hour)
\$16.00 (Per Hour)
2X Hourly Rate

1
RFB

Council Request for Decision

Meeting Date: 15/08/2016	
Subject: Road Closure Bylaw 1-2016 2nd and 3rd Reading	
Recommendation:	That Council passes 2 nd Reading of Bylaw 1-2016. That Council passes 3 rd Reading of Bylaw 1-2016.
Background:	<p>On January 25th, 2016 Council passed 1st Reading of Road Closure Bylaw 1-2016. The purpose of the road closure is to sell the portion of road to Horizon Implements and Fitch Holdings, both of whom are adjacent landowners. Horizon Implements would purchase 0.32 acres of the land and Fitch Holdings would purchase 0.06 acres of land. Currently this portion of road is either leased to Horizon Implements or is used for parking by Fitch Holdings. As this portion is not used as part of the roadway it will have no negative impacts to the traffic flow of 46th Ave.</p> <p>A Public Hearing was held on March 14th, 2016 to hear from any affected parties. The road closure was circulated to all affected parties prior to the public hearing. The only concern brought forth was a request from Fortis Alberta and Telus for a Utility Right-of-Way to protect their infrastructure. Following the public hearing a road closure package was sent to Alberta Transportation for their approval. Alberta Transportation has returned the road closure package with their approval.</p>
Legislation / Authority:	Section 22 of the Municipal Government Act allows Council to close a portion of a roadway by bylaw.
Strategic Plan Alignment:	Strategic Plan Economic Goal #1: Create conditions of business success and economic development, taking advantage of the Town's unique climate and location in Southern Alberta.
Financial Implication:	There were advertising and circulation costs incurred in the road closure process, however these costs were covered by the road closure fee.
Service Level / Staff Resource Implication:	Administrative time was required to prepare advertising and circulation documents in preparation for the public hearing held on March 14 th , 2016. Administrative time was also required to prepare the road closure package for Alberta Transportation.



Justification:	The portion of the roadway is currently being used for equipment storage and parking. Closing this portion of the roadway would have no negative impacts on 46 th Ave., and it would also facilitate the land sales with the adjacent property owners.
Alternative(s):	Alternative #1: That Council does not pass 2 nd and 3 rd Reading of Road Closure Bylaw 1-2016.

Attachment(s):	Alberta Transportation Approval Letter Road Closure Bylaw 1-2016 Fortis Utility Right-Of-Way Telus Right-Of-Way Road Closure Consolidation Plan
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APPROVALS:	
Originated By:	Grace Noble
Chief Administrative Officer (CAO) or Designate:	

Alberta Transportation

DELIVERY SERVICES DIVISION
2ND FLOOR, TWIN ATRIA BUILDING
4999-98 AVENUE
EDMONTON, ALBERTA, CANADA
T6B 2X3

TELEPHONE NO: 780-415-1538
Toll Free Connection Dial 310-0000

July 6, 2016

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

Attention: Katie Tyo, Development Planning Officer

RE: ROAD CLOSURE – BYLAW 1-2016

Enclosed is the above noted bylaw which was approved by Alberta Transportation for closure and sale on June 30, 2016.

Following the second and third readings of the bylaw by your council the bylaw may be registered at Land Titles. Please notify me of the second and third readings and when the bylaw is registered at Land Titles.

Thank you.

Yours truly,



Adrienne Kisko
Land Technologist

cc: John Thomas
Development & Planning Technologist
Lethbridge, Alberta

Enclosures

**TOWN OF TABER
BYLAW 1-2016**

A BYLAW OF THE **TOWN OF TABER** FOR THE PURPOSE OF CLOSING TO PUBLIC TRAVEL AND CREATING TITLE TO AND DISPOSING OF PORTIONS OF A PUBLIC HIGHWAY IN ACCORDANCE WITH SECTION 22 OF THE MUNICIPAL GOVERNMENT ACT, CHAPTER M26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED.

WHEREAS, the lands hereafter described are no longer required for public travel,

WHEREAS, application has been made to Council to have the roadway closed,

WHEREAS, the Council of the **TOWN OF TABER** deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads or portions thereof, situated in the said municipality and thereafter creating title to and disposing of same,

WHEREAS, notice of intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act,

WHEREAS, Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw, and

NOW THEREFORE BE IT RESOLVED that the Council of the **TOWN OF TABER**, in the Province of Alberta, duly assembled, enacts as follows:

1. All roads and lanes as described below and as seen in Schedule "A are hereby closed to public travel:

**THAT PORTION OF SERVICE ROAD AS SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 6, BLOCK 1, PLAN 161 _____
CONTAINING 0.130 HECTARES (0.32) ACRES MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

AND

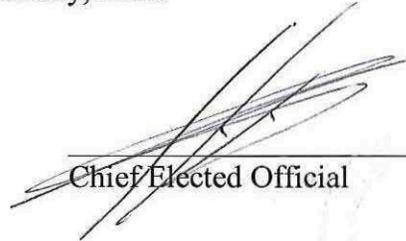
**THAT PORTION OF SERVICE ROAD SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 7, BLOCK 1, PLAN 161 _____
CONTAINING 0.026 HECTARES (0.06 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

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

9
FLB

3. 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.32/2016 Received first reading this 25th day of January, 2016.



Chief Elected Official

Seal



Chief Administrative Officer

Approved this 30 day of June, 2016



Minister of Transportation

RES. ___/20___ Received second reading this _____ day of _____, 20__.

RES. ___/20___ Received third reading and finally passed this _____ day of _____, 20__.

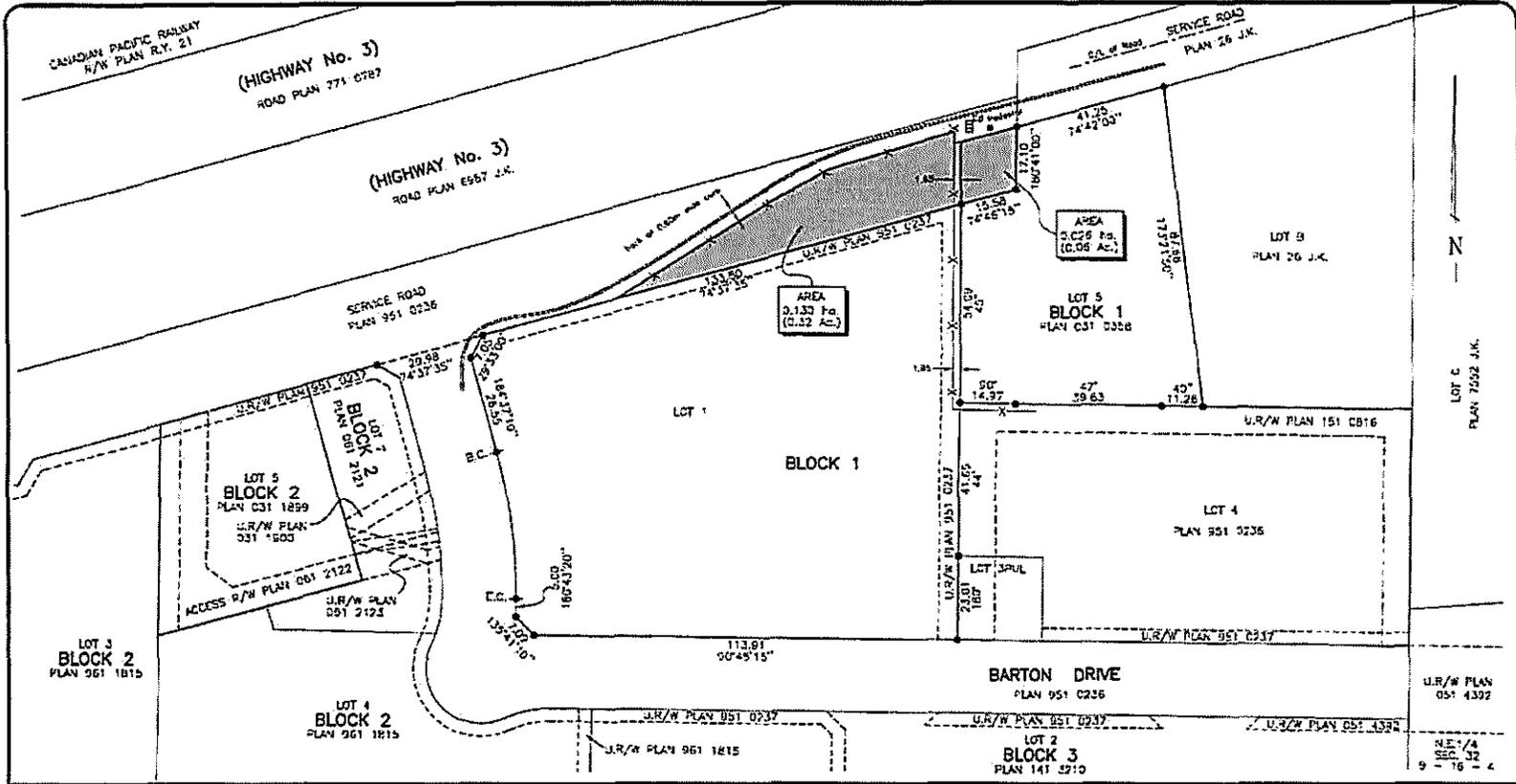
Chief Elected Official

Seal

Chief Administrative Officer



Schedule "A"



NO.	REVISION	DATE	BY
NOTE: Survey was completed on October 13th, 2015 FSL - Statutory lines shown shaded blue Fencelines are shown with X-X Distances are shown in metres and decimal parts thereof.			

TOWN OF TABER

SKETCH PLAN SHOWING PROPOSED AREA
REQUIRED FOR ROAD CLOSURE
within
SERVICE ROAD: PLAN 951 0236
within
N.E.1/4 SEC. 32; TWP. 9; RGE. 16; W.4. M.
TOWN OF TABER



brown okamura & associates ltd.
Professional Surveyors
514 Sturtevant Drive, Lethbridge, Alberta

APPROVED

D. J. AVANTEA, A.L.S.

DRAWN	CJB	DATE	OCT 27/15
CHECKED	RJA	DATE	15-12-2015
SCALE		DRAWING	15-1227654
SCALE		1:1000	

**FORTISALBERTA INC.
ELECTRIC DISTRIBUTION LINES
UTILITY RIGHT OF WAY AGREEMENT**

HER MAJESTY THE QUEEN IN THE RIGHT OF ALBERTA AS REPRESENTED BY THE MINISTER OF ALBERTA TRANSPORTATION (the "Grantor") is the registered owner of the following land:

**THAT PORTION OF SERVICE ROAD AS SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 6, BLOCK 1, PLAN 161 _____
CONTAINING 0.130 HECTARES (0.32 ACRES) MORE OR LESS
EXCEPTING OUT ALL MINES AND MINERALS**

AND

**THAT PORTION OF SERVICE ROAD AS SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 7, BLOCK 1, PLAN 161 _____
CONTAINING 0.026 HECTARES (0.06 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(the "Land")

In consideration of **ONE (\$1.00) DOLLAR** paid to the Grantor by FortisAlberta Inc. ("FortisAlberta"), receipt of which the Grantor acknowledges, the Grantor grants and transfers to FortisAlberta and its contractors and agents a right of way within, on, over and under a portion of the Land (the "Right of Way") for the erection, installation, construction, operation, maintenance, inspection, testing, alteration, reconstruction, repair, removal, replacement and relocation of FortisAlberta's electric power lines, telecommunication facilities and all related equipment, apparatus and accessories which now or in the future may be necessary for the distribution of electric energy (the "Works"), upon the following terms and conditions:

1. DESCRIPTION OF RIGHT OF WAY

The boundaries of the Right of Way will be limited to that portion of the Land described as follows:

OVER ANY AND ALL PORTIONS OF THE WITHIN DESCRIBED LANDS

2. RECONSTRUCTION, RELOCATION, REPLACEMENT

Under this Agreement FortisAlberta is entitles to erect within, on, over or under the Right of Way, such Works as it may deem necessary for the purpose of reconstructing, relocating, or replacing its electrical power line, telecommunication facilities or any part thereof provided that FortisAlberta will, as soon as practicable under the circumstances,

remove all such Works once they are no longer required. FortisAlberta will restore all parts of the Right of Way affected by the removal of such Works to the same condition it was prior to FortisAlberta entering onto and using the Right of Way, to the extent that restoration is reasonably practicable.

3. ACCESS

FortisAlberta, its contractors and agents will have the full, free and uninterrupted right to go on and cross any part of the Land for the purpose of gaining access to and exiting the Right of Way and will be entitled to use and occupy the Right of Way for all purposes incidental to the rights granted by this Agreement.

4. DAMAGE AND INTERFERENCE

FortisAlberta will exercise its rights under this Agreement reasonably, and in a proper and workmanlike manner so as to:

- (a) minimize any damage to the Land; and
- (b) minimize its interference with the Grantor's use of the Land.

5. GRANTOR'S USE OF THE RIGHT OF WAY

The Grantor will have free use of the Right of Way provided such use does not:

- (a) interfere with FortisAlberta's Works located in, on, over or under the Right of Way; and
- (b) interfere with FortisAlberta in its exercise of any of the rights granted to it by this Agreement.

The Grantor may only erect, build or maintain any buildings, structures, materials, equipment, vehicles, agricultural products or other obstructions in, on, over or under the Right of Way with FortisAlberta's prior written consent, which consent may be arbitrarily withheld. If the Grantor erects, builds or maintains any thing in, on, over or under the Rights of Way or makes any improvements to the Right of Way, either with or without FortisAlberta's prior written consent, the Grantor does so at the Grantor's own risk and FortisAlberta will not be liable for any damage to such thing if such damage results from the exercise by FortisAlberta of its rights under this Agreement.

6. HAZARDS

FortisAlberta and its contractors and agents will have the right to enter upon the Land, including the Right of Way, to cut or remove trees and other vegetation, pump and divert water and dismantle and remove any other obstruction in, on, over or under the Right of Way and the Land that in the sole opinion of FortisAlberta is causing or may cause a hazard, damage or interference to the Works.

7. COMPENSATION FOR DAMAGE

FortisAlberta agrees to reasonably compensate the Grantor for any direct physical damage that may be caused to the Land, or to fences, personal property or crops on the Land by reason of the exercise by FortisAlberta of any of the rights granted to it by this Agreement. FortisAlberta's liability to reasonably compensate the Grantor is subject to the laws in force in Alberta and does not include compensation for damage to trees and other vegetation or property which FortisAlberta is allowed to cut, remove or dismantle under this Agreement.

8. INDEMNIFICATION OF CLAIMS

FortisAlberta will indemnify and hold harmless the Grantor from all cost, expense, loss or damage, including legal expense, that may arise from actions or claims brought against the Grantor by a third party arising from the exercise by FortisAlberta, its contractors or agents of any of the rights granted by this Agreement. This indemnity shall not apply and shall be without force or effect if the said action or claim arises in whole or in part from the negligence or wilful misconduct of the Grantor.

9. RESERVATION OF TITLE TO FORTISALBERTA'S PROPERTY

The Grantor acknowledges that notwithstanding any rule of law or equity to the contrary, all Works placed on or under the Land are deemed to be chattels and not fixtures and will remain the property of FortisAlberta even though attached to the Land.

10. DURATION OF GRANT OF RIGHT OF WAY AND REMOVAL OF WORKS

The grant and transfer of a right of way under this Agreement will commence on the effective date of this Agreement and will continue until FortisAlberta indicates in writing to the Grantor that FortisAlberta no longer desires to use the rights granted. For greater certainty, removal of the Works or any part of the Works by FortisAlberta for any period of time shall not terminate this Agreement. Upon termination of this Agreement FortisAlberta will remove the Works and restore the Right of Way to the same condition, to the extent the restoration is reasonably practical, as it was prior to FortisAlberta entering onto and using the Right of Way and after that FortisAlberta will discharge any instrument registered against title to the Land in respect of its rights under this Agreement.

11. NOTICES

Notices to either the Grantor or FortisAlberta shall be given in writing and will be personally served, delivered or sent by registered mail to the following:

- (a) For the Grantor: At the address indicated on the certificate of title for the Land; and
- (b) For FortisAlberta: At the registered corporate head office of FortisAlberta Inc. currently located at 320 17th Avenue SW, Calgary, Alberta, T2S 2V1, Attention: Land Department.

12. COVENANT

This Agreement is and will be of the same force and effect to all intents and purposes as a covenant running with the Land.

13. ENUREMENT

This Agreement will be binding upon and enure to the benefit of the parties, their heirs, executors, administrators, attorneys, trustees, successors, franchisees, licensees and assigns, as the case may be.

14. ASSIGNMENTS AND LICENSES

FortisAlberta will have the right from time to time to grant in its sole discretion franchises, licences or assignments of its rights under this Agreement, in whole or in part, without notice to the Grantor or further compensation becoming payable to the Grantor under this Agreement.

15. REGISTRATION OF INTEREST

FortisAlberta will be entitled to register this Agreement or a caveat in respect of this Agreement against title to the Land.

16. SAFETY

FortisAlberta and Grantor acknowledge that safety regarding the governance of their relationship is of paramount importance. FortisAlberta and Grantor shall work in accordance with the terms of this Agreement, in order to ensure that all Work(s) contemplated herein shall be completed in a safe and professional manner.

17. GOVERNING LAW

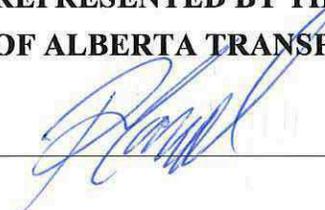
This Agreement shall be governed by, subject to and interpreted in accordance with the laws of the Province of Alberta and the Federal laws of Canada, applicable therein.

18. EFFECTIVE DATE

This Agreement is effective only if signed by the Grantor, and two powers of attorney authorized by FortisAlberta Inc. to sign this Agreement and register this Agreement with the Land Titles Office.

The Grantor has signed this Agreement on June 30, 2016 and once signed by FortisAlberta Inc. will be effective as of the date signed by the Grantor.

] **HER MAJESTY THE QUEEN IN THE**
] **RIGHT OF ALBERTA AS**
] **REPRESENTED BY THE MINISTER**
] **OF ALBERTA TRANSPORTATION**



Witness

Witness

On behalf of FortisAlberta Inc., by virtue of a Power of Attorney of record in the Land Titles Office, enabling them in that behalf, in the presence of:

] **FORTISALBERTA INC.**

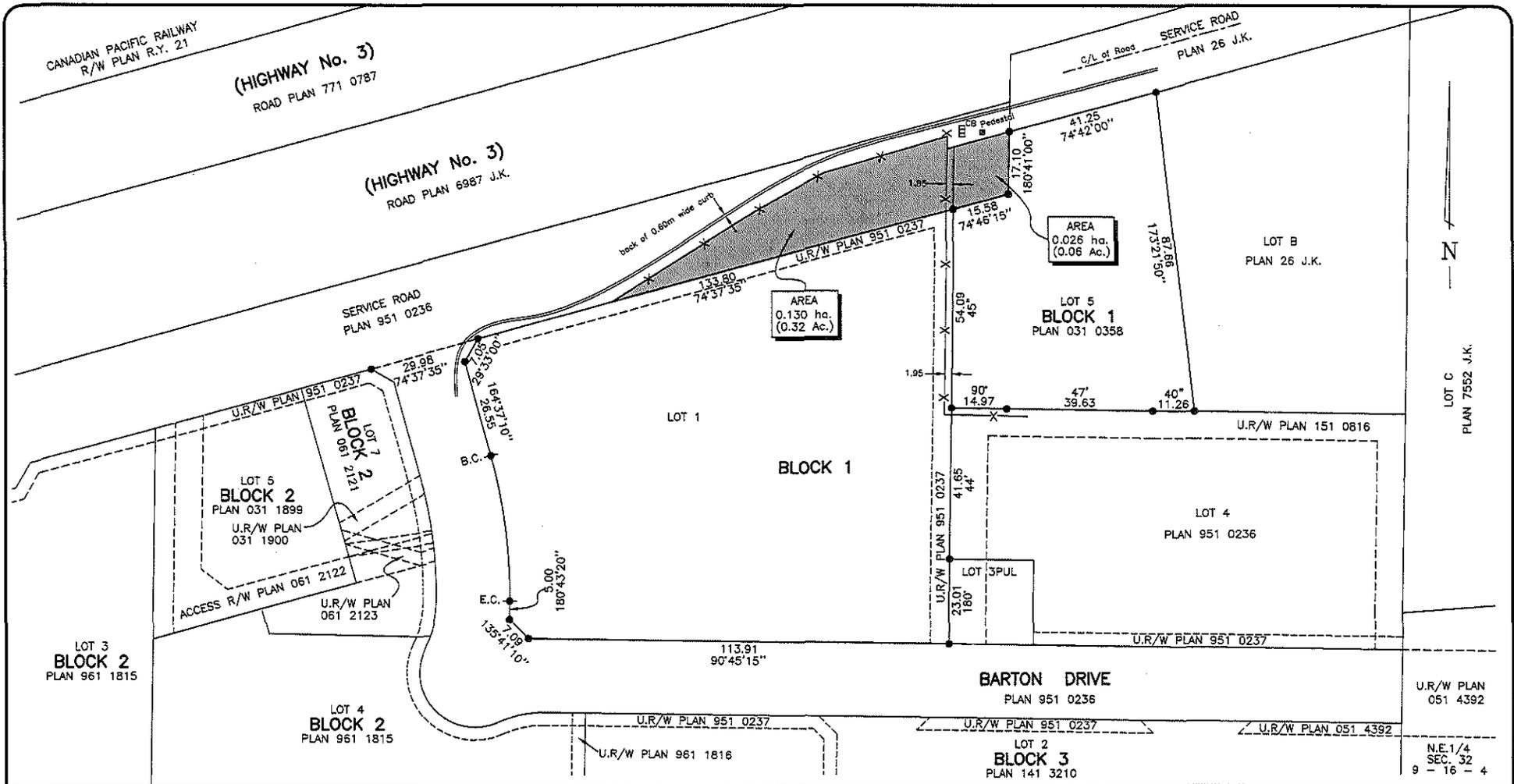
Witness

] Per: 

Witness

] Per: 


Wayne MacDonald
Manager Design, Approvals and Land
FortisAlberta Inc.



NO.	REVISION	DATE	BY

NOTE : Survey was completed on October 13th, 2015
 F.d.l. - Statutory Iron Posts found shown thus •
 Fencelines are shown thus X X X X
 Distances are shown in metres and decimal parts thereof.

TOWN OF TABER
 SKETCH PLAN SHOWING PROPOSED AREA
 REQUIRED FOR ROAD CLOSURE
 within
 SERVICE ROAD; PLAN 951 0236
 within
 N.E.1/4 SEC. 32; TWP. 9; RGE. 16; W.4 M.
 TOWN OF TABER

boa brown okamura & associates ltd.
 Professional Surveyors
 514 Stafford Drive, Lethbridge, Alberta

APPROVED	DRAWN CJB	DATE OCT. 27/15
	CHECKED DJA	JOB 15-12978
	SCALE	DRAWING
D. J. AMANTEA, A.L.S.	1:1000	15-12978SK

**HER MAJESTY THE QUEEN IN RIGHT
OF ALBERTA AS REPRESENTED BY
THE MINISTER OF ALBERTA
TRANSPORTATION**

FUNCTION NUMBER: 320025380

REGISTRATION

NO. _____

**FORTISALBERTA INC.
ELECTRIC DISTRIBUTION LINES
UTILITY RIGHT OF WAY**

RIGHT-OF-WAY AGREEMENT

I/We, Her Majesty the Queen in Right of the Province of Alberta as represented by the Minister of Transportation, being the registered owner of the lands described as follows:

**THAT PORTION OF SERVICE ROAD AS SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 6, BLOCK 1, PLAN 161 _____
CONTAINING 0.130 HECTARES (0.32 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

AND

**THAT PORTION OF SERVICE ROAD AS SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 7, BLOCK 1, PLAN 161 _____
CONTAINING 0.026 HECTARES (0.06 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(the "Land")

DO HEREBY in consideration of payment of One (\$1.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANT AND TRANSFER to:

**TELUS Communications Inc.
RIGHTS OF WAY DEPARTMENT
10TH FLOOR, 10035 – 102 AVENUE NW
EDMONTON, AB T5J 0E5**

("TELUS")

the exclusive rights, license, privileges, easement and right-of-way in, through, over and under that part of the Land, described as follows:

**THAT PORTION OF SERVICE ROAD AS SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 6, BLOCK 1, PLAN 161 _____
CONTAINING 0.130 HECTARES (0.32 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

AND

**THAT PORTION OF SERVICE ROAD AS SHOWN ON PLAN 9510236
CONTAINED WITHIN LOT 7, BLOCK 1, PLAN 161 _____
CONTAINING 0.026 HECTARES (0.06 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS**

(the "right-of-way") for the purpose of carrying, laying, constructing, maintaining, using, digging, putting down, taking up, relaying, connecting, disconnecting, repairing, replacing, removing, inspecting and operating conduits, cables, data transmission, wires and transmission lines including, without limitation, telephone, telegraph and telecommunication lines or any one or more of them, together with all other telecommunication facilities, (collectively, the "facilities") to be laid in, under, on, over or across the right-of-way, the said grant and transfer to include and being subject to the following terms and conditions, namely:

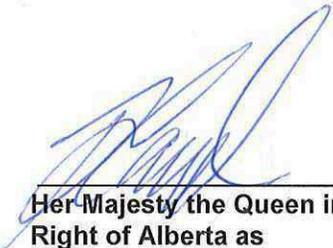
1. The right-of-way hereby granted shall be effective as and from the execution of this agreement by the Grantor and TELUS for such length of time as TELUS may wish to exercise the rights, license, privileges and easement hereby given.
2. TELUS, its employees, agents, contractors and subcontractors shall have the right to ingress, egress and to pass and repass on the right-of-way either on foot or by means of vehicles, or necessary equipment and to occupy and remain on the right-of-way with machinery, equipment and materials for all purposes provided above.

3. There is included in the grant and transfer to TELUS the right to do whatever is requisite for the full enjoyment of the rights, license, privileges, easement and right-of-way specifically granted to TELUS.
4. The Grantor agrees that the facilities shall remain chattels and notwithstanding any rules of law to the contrary, shall remain the sole and exclusive property of TELUS and may be removed by TELUS.
5. Provided that TELUS performs and observes the covenants on its part in this agreement, TELUS shall peaceably hold and enjoy the rights, license, privileges, easement and right-of-way hereby granted without hindrance, molestation or interruption from the Grantor or any person claiming through, under or for the Grantor.
6. Any and all of the rights, licences, privileges, easements, rights of way and benefits of TELUS hereunder are assignable to and may be held, enjoyed and exercised by any affiliate of TELUS whether pursuant to, or in connection with, any corporate or other reorganization of TELUS or otherwise. TELUS shall also have the right to assign the rights, licences, privileges, easements, rights of way and benefits hereby granted, in whole or in part, without the consent of the Grantor to permit third parties to exercise the rights, licences, privileges, easements, rights of way and benefits hereby granted, in whole or in part, on their own or together with TELUS or other third parties and, in the event such permission is granted by TELUS, any reference herein to TELUS shall also apply to such third parties. For purposes of this section 6, "affiliate" means any affiliated body corporate of TELUS Corporation as defined in the *Canada Business Corporations Act*, as well as any partnership or other unincorporated association in which TELUS Corporation or any of its affiliated bodies corporate (as so defined) has a direct or indirect controlling interest.
7. TELUS shall have the right to assign, transfer or grant the rights, license, privileges, easement and right-of-way granted hereby, in whole or in part, without the consent of the Grantor. TELUS shall have the right, without the prior consent of the Grantor to permit third parties to exercise the rights, license, privileges and easement hereby granted, in whole or in part, on their own or together with TELUS or other third parties and in the event such permission is granted by TELUS, any reference herein to TELUS shall also apply to such third parties.
8. TELUS shall have the right of access to the right-of-way across the remainder of the Land, provided that:
 - (a) such right of access shall be used only in an emergency; and
 - (b) TELUS will pay reasonable compensation to the owner of the Land for any damage occasioned thereby.
9. TELUS, in carrying out such operations will do so in workmanlike manner so as to minimize the damage and inconvenience to the owner or occupier of the said Land and any excavations or workings TELUS makes shall, so far as is reasonably practicable, be restored to their former condition. The replacement of trees, shrubs and landscaping other than grass is not practical and TELUS is under no liability for replacement but shall pay crop loss and damages resulting from such operations.
10. The Grantor covenants and agrees that the Grantor will not build, erect or maintain nor permit or suffer to be built, erected or maintained on the right-of-way any pit, foundation, pavement, building or structure, and will not plant or maintain, nor allow or suffer to be planted or maintained thereon any trees, shrubs, or landscaping which would or could prevent or hinder the exercise by TELUS of any of the rights granted to it, nor allow changes to the design or existing surface grades.
11. Subject to the limitations in clause 8, TELUS will indemnify and save harmless the Grantor from and against all claims, damages, debts, dues, suits, actions and causes of actions or costs that the Grantor may suffer or be put to by reason of anything done by TELUS in the exercise of the rights and privileges granted to it.

- 12. This right-of-way and the rights, license, privileges and easement granted TELUS are and shall be covenants running with the Land.
- 13. The rights, license, privileges, easements and obligations of TELUS and the Grantor shall extend to and shall be binding upon TELUS, its successors and assigns, and upon the Grantor, and the Grantor's heirs, personal representatives, successors and assigns.
- 14. The person securing this agreement for TELUS has no authority to make any agreement, representation or warranty not specifically set forth herein. This is the entire agreement between TELUS and the Grantor respecting this right-of-way. No modification, amendment or discharge of this agreement shall be valid unless the same is in writing and signed by the parties.

June 30/16
Date

Witness



Her Majesty the Queen in
Right of Alberta as
Represented by the
Minister of Transportation [seal]

MAR 3/16
Date

Witness


TELUS Communications Inc. [seal]

Instructions:

All registered owners must sign before a witness. If they are limited companies, the company seal must be stamped on, and then no witness is required.



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Proposed Land Use Bylaw 14-2016 First Reading	
Recommendation:	That Council signs first reading for Bylaw 14-2016 for the purpose of rescinding Land Use Bylaw 6-2016 and sets September 12, 2016 as the public hearing date.
Background:	After the Bylaw 6-2016 was passed 3 rd reading and approved, administration discovered an earlier issue of the maps had been passed on third reading. Administration has incorporated the correct maps and would like to rescind Bylaw 6-2016 and have an updated Bylaw and Bylaw number (14-2016) passed for the Land-Use Bylaw.
Legislation / Authority:	Section 692 of the MGA allows for amendments to the Land-Use Bylaw.
Strategic Plan Alignment:	Strategic Plan Family / Community Goal #1: Build a community that is affordable and attractive.
Financial Implication:	No other financial implications other than administration costs.
Service Level / Staff Resource Implication:	The staff resource implication is the time required by staff to review the proposed bylaw and make corrections.
Justification:	Passing the 1 st reading of Bylaw 14-2016 is required to move forward with the Land-Use Bylaw rescinding process. The rescindment will ultimately make the Land-Use Bylaw maps as intended by administration.
Alternative(s):	That Council does not pass 1 st reading of Bylaw 14-2016, and continues to use Bylaw 6-2016 with known map omissions.



Attachment(s):	LUB 6-2016 to Rescind LUB 14-2016 to Adopt
-----------------------	---

APPROVALS:	
Originated By:	Emily Hembrough
Chief Administrative Officer (CAO) or Designate:	

**TOWN OF TABER
BYLAW NO. 6-2016**

A BYLAW FOR THE PURPOSE OF REPEALING LAND USE BYLAW NO. 4-2006 AND ADOPTING A NEW LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS the Municipal Government Act requires every municipality to pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS a Land Use Bylaw has been prepared for the Town of Taber based on public input and studies of land use, development, and other relevant data;

AND WHEREAS the Land Use Bylaw regulates and controls the future use and development of buildings and land in the Town of Taber;

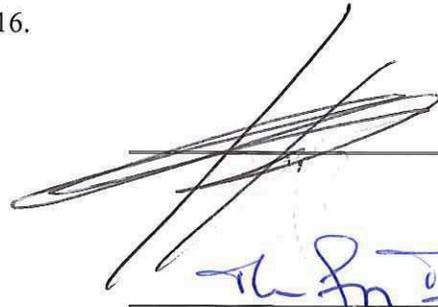
AND WHEREAS Council has held a Public Hearing in accordance with the requirements of the Municipal Government Act;

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

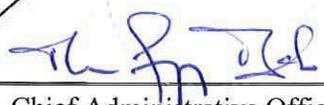
1. This Bylaw may be cited as the "Taber Land Use Bylaw".
2. That Schedule "A" attached hereto, the document entitled "Taber Land Use Bylaw" containing regulations regarding the use and development of buildings and land, is hereby adopted as part of this bylaw.
3. That Schedule "B" attached hereto, the map entitled "Land Use District Map" containing the layout of all of the land use districts located in Town of Taber, is hereby adopted as part of this bylaw.
4. This Bylaw hereby repeals the Town of Taber Land Use Bylaw No. 4-2006 and all amendments thereto.
5. This Bylaw comes into effect after 3rd Reading and upon being signed.



RES.194/2016 **READ** a first time this 11th day of April, 2016.
RES. 305/2016 **READ** a second time this 13th day of June, 2016.
RES. 385/2016 **READ** a third time this 18th day of July, 2016.



Mayor



Chief Administrative Officer

"SCHEDULE A"


TUB



TABER LAND USE BYLAW

Town of Taber | Bylaw No. 6-2016

Town of Taber, Alberta
A 4900 - 50 Street
Taber, AB | T1G 1T1
www.taber.ca

July 12, 2016



TABLE OF CONTENTS

PART 1.0 ADMINISTRATION OF THIS BYLAW	5
1.1 General Interpretation	5
1.1.1 Title	5
1.1.2 Repeal of Bylaw 4-2006 and Coming into Force of Bylaw 2-2016.	5
1.1.3 Content.....	5
1.1.4 Land Use District Maps.....	5
1.1.5 District Symbols.....	5
1.1.6 District Maps	5
1.1.7 Roads	5
1.1.8 District Boundaries	6
1.1.9 Forms of Words	6
1.1.10 Purpose Statements	6
1.1.11 Validity of Provision.....	7
1.1.12 Requirements of Other Legislation	7
1.2 General Definitions	8
1.2.1 Definitions	8
1.2.2 Other Word Interpretations	19
1.2.3 Methods	19
1.3 Development Permits	20
1.3.1 Requirement for a Development Permit.....	20
1.3.2 Conditions for Development Permit Exemptions.....	20
1.3.3 Exempt Developments	20
1.3.4 Development Permit Application Requirements	22
1.4 Permitted Use Development Permit	23
1.4.1 Permitted Uses That Meet All Requirements.....	23
1.4.2 Notification of Decision for Permitted Use Application	23
1.4.3 Permitted Uses That Do Not Meet All Requirements	24
1.4.4 Conditions.....	24
1.4.5 Notification of Decision	24

1.5 Discretionary Use Development Permit	25
1.5.1 Discretionary Use Development Permit Application.....	25
1.5.2 Discretionary Use That Does Not Comply	25
1.5.3 Development Authority’s Decision.....	25
1.5.4 Conditions on Discretionary Use Development Permits.....	25
1.5.5 Notification of Decision for Discretionary Use Application.....	26
1.6 Development Authority Powers	28
1.6.1 Applications the Development Authority Must Refuse	28
1.6.2 Development Authority Powers and Duties.....	28
1.6.3 Real Property Reports	29
1.6.4 Term of a Development Permit.....	29
1.6.5 Suspension or Cancellation of a Development Permit.....	29
1.6.6 Commencement of Development.....	29
1.6.7 Commencement of Construction	30
1.6.8 Reapplication for a Development Permit.....	30
1.6.9 Enforcement.....	30
1.6.10 Penalties	31
1.6.11 Appeals of Decisions on Development Permits	31
1.7 Land Use Amendments	32
1.7.1 Application for Land Use Amendment	32
1.7.2 Application Review Process.....	32
1.7.3 Public Hearing.....	32
1.7.4 Reapplication for a Land Use Amendment.....	33
PART 2.0 RULES GOVERNING ALL DISTRICTS.....	37
2.1 Buildings.....	37
2.1.1 Permitted Encroachments of Buildings and Structures	37
2.1.2 Non-Compliance with Parcel Standards.....	37
2.1.3 Buildings per Parcel	37
2.1.4 Temporary Buildings and Structures	38
2.1.5 Moved-in Buildings.....	38
2.1.6 Servicing of Uses and Buildings	39
2.1.7 Exterior Illumination of Uses or Buildings	39

2.1.8	Design of Buildings and Structures.....	39
2.1.9	Buildings and Structures on Corner Sites (Sight Triangles)	39
2.2	Subdivision	40
2.2.1	Discretionary Subdivision Decisions.....	40
2.2.2	Bare Land Subdivisions.....	40
2.3	Hazard Lands	41
2.3.1	Lands Subject to Flooding or Subsidence.....	41
2.3.2	Development Near Water Bodies and Watercourses	41
2.4	Parking	42
2.4.1	General Rules.....	42
2.4.2	Parking Stall Signage.....	42
2.4.3	Parking and Loading Requirements.....	42
2.4.4	Use of Parking and Loading Stalls.....	46
2.4.5	Identification of Required Parking and Loading Stalls.....	46
2.4.6	Standards for Motor Vehicle Parking Stalls.....	46
2.4.7	Handicapped Parking.....	47
2.4.8	Loading Stalls.....	47
2.4.9	Loading Facilities	48
2.4.10	Commercial Vehicular Parking in Residential District	48
2.4.11	Parking on Road Rights-of-Way.....	48
2.5	Landscaping.....	49
2.5.1	Landscape Plan	49
2.5.2	Landscape Area	50
2.5.3	Accessibility	50
2.5.4	Planting Requirements	50
2.5.5	Security.....	51
2.5.6	Multi-Residential Development Minimum Landscape Requirement.....	51
2.5.7	Commercial and Industrial Districts	51
2.5.8	Landscaping for Large Parking Areas.....	52
2.5.9	Landscaping along Highways and Watercourses	52
2.5.10	Special Districts.....	53

2.6 Signs.....	54
2.6.1 Development Permits.....	54
2.6.2 Signs Not Requiring a Development Permit.....	54
2.6.3 General Sign Rules.....	55
2.6.4 Digital Media and Illumination Rules.....	55
2.6.5 Classification of Signs.....	56
2.6.6 Address Sign.....	57
2.6.7 Banner Sign.....	57
2.6.8 Billboard Signs.....	57
2.6.9 Canopy Sign.....	58
2.6.10 Election Sign.....	58
2.6.11 Fascia Sign.....	59
2.6.12 Folding Sign.....	59
2.6.13 Freestanding Sign.....	59
2.6.14 Inflatable Sign.....	60
2.6.15 Pedestrian Sign.....	60
2.6.16 Portable Sign.....	60
2.6.17 Projecting Sign.....	62
2.6.18 Real Estate Sign.....	62
2.6.19 Roof Sign.....	62
2.6.20 Window Sign.....	63
2.6.21 Sign Definitions.....	63
PART 3.0 RULES GOVERNING SPECIFIC USES.....	67
3.1 Accessory Uses.....	67
3.1.1 Accessory Uses in Non-Residential Districts.....	67
3.1.2 Accessory Uses in Residential Districts.....	67
3.1.3 Food Trucks.....	68
3.1.4 Radio and Television Antennae/Satellite Dishes.....	69
3.1.5 Refuse Collection and Storage.....	69
3.1.6 Swimming Pools.....	69

3.2 Home Occupations	70
3.2.1 Home Occupation – Class 1	70
3.2.2 Home Occupation – Class 2	70
3.3 Manufactured Housing	71
3.3.1 Manufactured Houses	71
3.3.2 Manufactured Home Community	71
3.4 Multi-Residential Development	73
3.4.1 Multi-Residential Development	73
3.5 Neighbourhood Commercial Development	74
3.6 Places of Worship	75
3.6.1 Places of Worship	75
3.7 Secondary Suites and Backyard Suites	76
3.7.1 Secondary Suites and Backyard Suites (which includes Garage Suites).....	76
3.8 Utilities	77
3.8.1 Utilities	77
PART 4.0 LAND USE DISTRICTS	81
4.1 Land Use District Map	81
4.2 District Rules	81
4.3 Residential Single Dwelling District (R-1)	82
4.3.1 Purpose.....	82
4.3.2 Uses	82
4.3.3 Standards.....	82
4.4 Residential Single and Two Dwelling District (R-2)	83
4.4.1 Purpose.....	83
4.4.2 Uses	83
4.4.3 Standards.....	83
4.5 Residential Street-Oriented Multiple Dwelling District (R-3)	84
4.5.1 Purpose.....	84
4.5.2 Uses	84
4.5.3 Standards.....	85

- 4.6 Residential COMPREHENSIVE DEVELOPMENT MULTIPLE-DWELLING District (R-4)86**
 - 4.6.1 Purpose..... 86
 - 4.6.2 Uses 86
 - 4.6.3 Standards..... 86
- 4.7 Residential Manufactured Home District (RMH).....87**
 - 4.7.1 Purpose..... 87
 - 4.7.2 Uses 87
 - 4.7.3 Standards..... 87
- 4.8 Downtown Commercial District (DT).....88**
 - 4.8.1 Purpose..... 88
 - 4.8.2 Uses 88
 - 4.8.3 Standards..... 89
 - 4.8.4 Additional Standards 90
- 4.9 Comprehensive Commercial District (CC)91**
 - 4.9.1 Purpose..... 91
 - 4.9.2 Uses 91
 - 4.9.3 Standards..... 92
 - 4.9.4 Additional Standards 92
- 4.10 Light Industrial District (M-1).....93**
 - 4.10.1 Purpose..... 93
 - 4.10.2 Uses 93
 - 4.10.3 Standards..... 94
 - 4.10.4 Additional Standards 94
- 4.11 Medium Industrial District (M-2)95**
 - 4.11.1 Purpose..... 95
 - 4.11.2 Uses 95
 - 4.11.3 Standards..... 96
 - 4.11.4 Additional Standards 96

4.12 Heavy Industrial District (M-3)	97
4.12.1 Purpose.....	97
4.12.2 Uses	97
4.12.3 Standards.....	97
4.12.4 Additional Standards	98
4.13 Institutional and Recreational District (IR)	99
4.13.1 Purpose.....	99
4.13.2 Uses	99
4.13.3 Standards.....	99
4.14 Urban Reserve District (UR)	100
4.14.1 Purpose.....	100
4.14.2 Uses	100
4.14.3 Standards.....	101
4.15 Direct Control District (DC)	102
4.15.1 Purpose.....	102
4.15.2 Requirements	102
4.15.3 Approval Procedure for a Development Permit.....	102
4.16 Direct Control District 1 (DC-1)	103
4.17 Direct Control (DC) District 2 (DC-2)	104
4.17.1 Purpose.....	104
4.17.2 Uses	104
4.17.3 District Requirements.....	104
4.17.4 Special Requirements – Landscaping	104
4.17.5 Special Requirement: Storage Areas	104
4.17.6 Special Requirements: Parking.....	105
4.17.7 Special Requirement: Building Location and Front Yard.....	105
4.17.8 Special Requirements – Site Plan and Development Agreement	105
4.17.9 Other Requirements.....	105

4.18 DIRECT CONTROL (DC) DISTRICT 3 (DC-3)	106
4.18.1 Purpose.....	106
4.18.2 Uses	106
4.18.3 District Requirements.....	106
4.18.4 Approval Procedures	107
PART 5.0 USE DEFINITIONS	111
SCHEDULE A: LAND USE MAPS	129
APPENDICES	135
1. DEVELOPMENT PERMIT APPLICATION REQUIREMENTS	135
Application Requirements for a Development Permit	135
2. DEVELOPMENT PERMIT evaluation criteria	138
3. LAND USE BYLAW AMENDMENT APPLICATION REQUIREMENTS	139
Amending the Land Use Bylaw	139

BYLAW 6-2016

A BYLAW TO REGULATE THE USE AND DEVELOPMENT OF LAND IN THE TOWN OF TABER

WHEREAS the Municipal Government Act requires every municipality to pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS Council has held a public hearing in accordance with the requirements of the Municipal Government Act;

NOW THEREFORE THE COUNCIL OF THE TOWN OF TABER ENACTS AS FOLLOWS:

PART 1.0
Administration of this Bylaw

PART 1.0 Administration of this Bylaw

1.1 GENERAL INTERPRETATION

1.1.1 Title

This Bylaw may be cited as the “Town of Taber Land Use Bylaw”, the “Land Use Bylaw” or the “Bylaw”.

1.1.2 Repeal of Bylaw 4-2006 and Coming into Force of Bylaw 2-2016.

- (1) The Town of Taber Land Use Bylaw, 4-2006, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force.
- (2) This Bylaw comes into force on the ___ day of _____, 2016.

1.1.3 Content

This bylaw includes Schedule “A” (District Maps) appended hereto.

1.1.4 Land Use District Maps

The Town is divided into land use districts, the boundaries of which are shown on the Land Use District Maps.

1.1.5 District Symbols

Throughout this Bylaw, or any amendments thereto, a district may be referred to either by its full name or by its symbol as set out in the district.

1.1.6 District Maps

The District Maps, as may be amended or replaced by Bylaw from time to time, are those maps attached to and forming part of the Bylaw and among other things bear the following identification:

- (a) Land Use District Maps No. 1 to 4 as added to or revised from time to time.
- (b) Adopted by Council this ___ day of _____, 2016.
- (c) Signatures of the Mayor and Chief Administrative Officer (CAO).

1.1.7 Roads

- (1) Despite the land use district shown on the Land Use District Maps, for the purposes of this Bylaw roads must only be used for:
 - (a) the passage of motorized and non-motorized vehicles;
 - (b) the passage of pedestrians; and
 - (c) the placement of public and private utilities authorized by the Town.
- (2) Concurrent with the closure of a road, Council must consider a corresponding land use re-designation.

1.1.8 District Boundaries

Where uncertainty exists as to the boundaries of the districts as shown on a Land Use District Maps, the following rules shall apply:

- (a) where a boundary is shown as following a public lane or street, the boundary follows the middle of the right-of-way;
- (b) where a boundary is shown as approximately following a lot line or quarter section line, it shall be deemed to follow the lot line or quarter section line;
- (c) in circumstances not covered by rules (a) and (b), the location of the district boundary shall be determined:
 - (i) where dimensions are set out on a Land Use District Map, by the dimensions so set out; or
 - (ii) where no dimensions are set out on a Land Use District Map with respect to such boundary, by measurement with the use of the scale shown on a Land Use District Map.

1.1.9 Forms of Words

In this Bylaw:

- (a) words in the singular include the plural, and words in the plural include the singular;
- (b) words using masculine gender include feminine gender, and words using feminine gender include masculine gender;
- (c) words in either gender include corporations;
- (d) a word or expression, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) “may” is to be construed as permissive and empowering;
- (f) “must” and “shall” are to be construed as a compulsory obligation;
- (g) “required” is to be construed as a compulsory obligation;
- (h) a “person” includes an individual, partnership, association, body corporation, trustee, executor, administrator and legal representative of a person.

1.1.10 Purpose Statements

- (1) The purpose statements in each land use district are included to convey the intent of the land use district.
- (2) The purpose statements of a district are general and all characteristics need not be met to satisfy the intent of the district.
- (3) Where a provision is capable of two or more meanings, it must be given the meaning that is most consistent with the attainment of the purpose of the land use district.

1.1.11 Validity of Provision

Every provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid.

1.1.12 Requirements of Other Legislation

Compliance with this Bylaw does not exempt any person from the requirements of any Federal, Provincial or Municipal legislation, approval process, licensing or permitting regime, or other Bylaw.

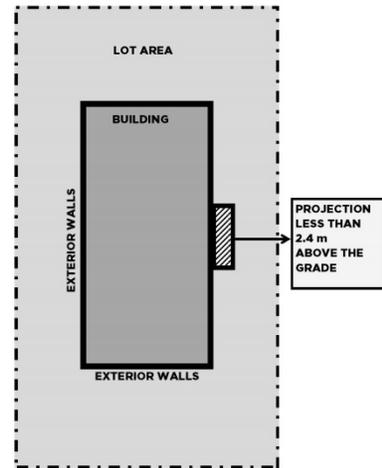
1.2 GENERAL DEFINITIONS

1.2.1 Definitions

(1)	Act	means the Municipal Government Act, 2000, and amendments thereto, and its successors.
(2)	Adjacent	means land that is contiguous to the lot that is the subject of an application for subdivision, re-designation or development and includes land or a portion of land that would be contiguous if not for a public road, railway, reserve land, utility right-of-way, river or stream.
(3)	Amenity Space	means a space designed for active or passive recreational use.
(4)	Arterial Road	means a higher volume public road in the Town of Taber identified in the Municipal Development Plan.
(5)	Bare Land Unit	means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the <i>Surveys Act</i> respecting subdivision.
(6)	Basement	means that portion of a building located on the lower floor of a building with two or more floor levels, which is partly or wholly underground.
(7)	Bay Window	means a window that projects outward from the façade of a building but does not include an opening that is intended to give access to a building.
(8)	Berm	means a landscaped mound of earth.
(9)	Board	means the Town of Taber's Subdivision and Development Appeal Board.
(10)	Buffer	means an area where development is restricted to a row of trees, shrubs, berming, fencing, or other similar means to provide visual screening and separation between sites, incompatible land uses, roadways or districts.
(11)	Building	means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

(12) **Building Coverage**

means that portion of a parcel upon which a covered building is located, as measured from a point at grade directly below the outside surface of the exterior walls of the building at the first storey floor level, including any projections less than 2.4 metres above grade.



BUILDING COVERAGE

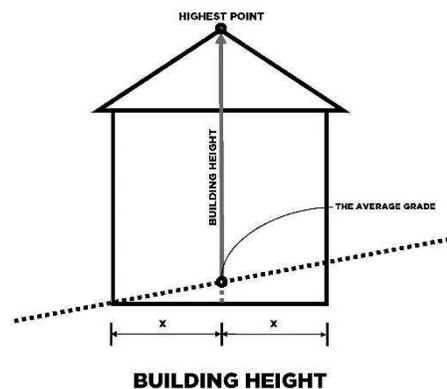
(13) **Building Depth**

means the distance from the front property line to the farthest portion of a main residential building excluding decks, landings and patios, determined by:

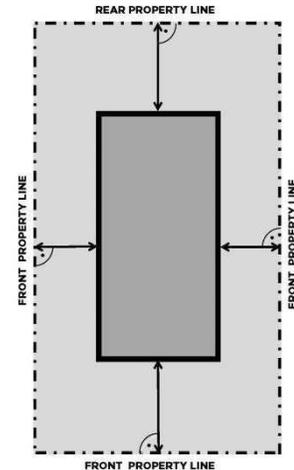
- (a) establishing a line connecting the midpoint of the front property line and the midpoint of the rear property line; then
- (b) extending a line from the portion of the main residential building farthest from the front property line to a point where it intersects the line connecting the midpoint of the front property line and the midpoint of the rear property line at a right angle; and
- (c) measuring the distance from the point where the two lines intersect to the midpoint of the front property line.

(14) **Building Height**

means the vertical distance between the average grade and the highest point of a building that is not: a roof stairway entrance; ventilating fan; a skylight; steeple; chimney; smoke stack; fire wall; parapet wall; flagpole; or other similar device that is not structurally essential to the building.



(15) **Building Setback** means the distance from a property line to the point on a parcel where a building is located measured at a right angle from the property line to which it relates.



BUILDING SETBACK

(16) **Calliper** means the diameter of the trunk of a tree measured at 0.3 metres above the ground.

(17) **Commercial District** means any of the commercial districts described in Part 4.

(18) **Construct** means to build, reconstruct, or relocate, and without limiting the generality of the word, also includes:

- (a) any preliminary operation such as excavation, filling or draining;
- (b) altering an existing building or structure by an addition, enlargement, extension or other structural change; and
- (c) any work which requires a Building Permit.

(19) **Corner Parcel** means a parcel that abuts two streets that intersect at an angle not exceeding 135 degrees.

(20) **Council** means the Council of the Town of Taber.

(21) **Deck** means an unenclosed amenity area or platform made of concrete, brick, wood or other material that may be attached to a dwelling and is intended for the purpose of outdoor dining, lounging and other similar accessory residential use.

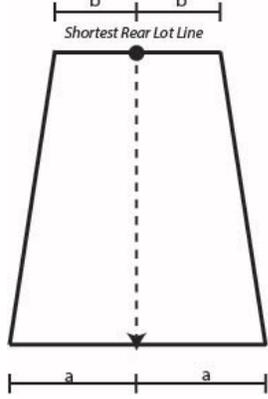
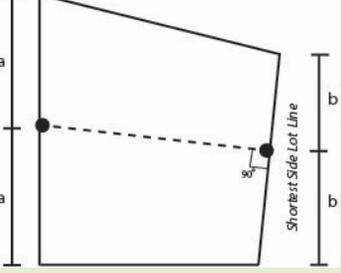
(22) **Density** means the number of dwelling units on a parcel, expressed in units per net hectare or in units per parcel.

(23) Development	<p>means:</p> <ul style="list-style-type: none"> (a) an excavation or stockpile and the creation of either of them; (b) a building or an addition to or replacement or repair of a building, and the construction or placing of any of them on, in, over or under land; (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.
(24) Development Appeal Board	means a subdivision and development appeal board appointed by bylaw pursuant to the Act.
(25) Development Authority	when used in this bylaw means the Development Officer, Municipal Planning Commission, Town Council, or any other person(s) or body defined by the Development Authority Bylaw of the Town of Taber.
(26) Development Officer	means a person appointed by a resolution of Council to the office to act as the Development Authority.
(27) Development Permit	means a document authorizing a development, issued by a Development Authority pursuant to this Bylaw or any previous Bylaw governing land use within the City, and includes the plans and conditions of approval.
(28) Discretionary Use	means the use of land or of a building that is listed in the columns captioned "Discretionary Uses" in all districts in this Bylaw, and for which, subject to the provisions of this Bylaw a development permit may be issued.
(29) Driveway	means a privately-owned internal road used primarily for vehicular access/egress to buildings or structures.

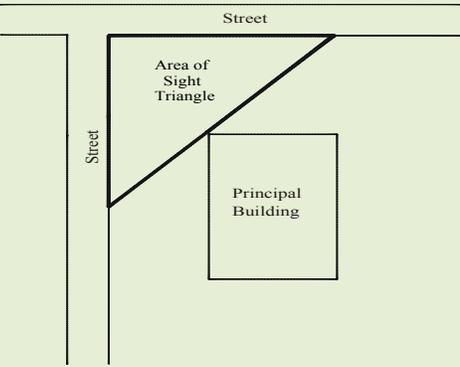
(30) Environmental Site Assessment (ESA)	<p>means a comprehensive site analysis to determine:</p> <ul style="list-style-type: none"> (a) if there are any hazardous substances above, on or below the surface of the subject property that may pose a threat to the environment and/or health of humans, wildlife, and/or vegetation; (b) if there are any breaches of federal, provincial, and/or municipal environmental standards; (c) the level of risk that a contaminated site poses to the environment and/or health of humans, wildlife, and/or vegetation; and (d) remedial actions that may be required to reduce the level of risk posed by a contaminated site to an acceptable level.
(31) Environmental Site Assessment Report	means a document containing the result of an Environmental Site Assessment.
(32) Fence	means a structure which may be used to prevent or restrict passage, to provide visual screening, sound attenuation, yard décor, protection from dust or the elements, or to mark a boundary.
(33) Fire Pond	means a fresh water pond specifically designed and engineered as part of a fire protection system that is designed according to the Town of Taber's specifications.
(34) Flood Fringe	means those lands abutting the floodway, and company lands that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.
(35) Floodway	means the river channel and adjoining that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.
(36) Food Trucks	Means a motor vehicle, set up on a temporary basis, from which prepared food and beverages are offered for sale to the public for consumption. This shall not include catering services delivering food.
(37) Front Property Line	<p>means:</p> <ul style="list-style-type: none"> (a) the property line separating a parcel from an adjoining street; (b) in the case of a parcel that adjoins more than one street, the shortest property line separating the parcel from an adjoining street; and (c) in the case of a parcel that adjoins more than one street and where the property lines adjoining the streets are of equal length, the property line adjoining the street to which the parcel has been municipally addressed.

(38) Front Setback Area	means an area of a parcel defined by the front property line, the side property lines that intersect with the front property line, and a line parallel to the front property line measured at the minimum depth of the setback area required by the District.
(39) Floor Area	<p>means for the purpose of calculating parking stalls and loading stalls, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single use area in a building, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two uses, but does not include:</p> <ul style="list-style-type: none"> (a) elevator shafts; (b) stairwells; (c) crawl spaces; (d) mechanical or electrical rooms; (e) indoor garbage or recycling storage; (f) areas used for parking and loading; (g) areas below grade used for storage and not accessible to the public; and (h) common corridors and halls available to more than one use.
(40) Garage	means a use that is either an Accessory Use to a main building or part of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation. A “garage” shall not exceed 100 m ² in area with a maximum interior ceiling height of 3.7 m and a maximum height of 5.0 m. A “Garage” is not a “Dwelling Unit” and is not a parking garage.
(41) Hard Surfaced Landscaped Area	<p>means an area with a surface consisting of materials that:</p> <ul style="list-style-type: none"> (a) are not living or derived from living organisms; or (b) were once living but are now formed into a structure; (c) may include, but are not limited to, brick, concrete, stone and wood; and (d) must not include asphalt.
(42) Industrial District	means any of the industrial districts described in Part 4.
(43) Landfill Operation	means a sanitary landfill site and operation, and for the purposes of this bylaw includes, a waste sorting site, a waste sorting station, a waste transfer station, a modified sanitary landfill, hazardous waste management facility or dry waste site.
(44) Landscaped Area	means that portion of a parcel that is required to be a hard surfaced landscaped area or soft surfaced landscaped area.

(45) Landscaping	means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, ornamental ponds, fencing, walks, driveways or other structure and materials as used in landscape architecture.
(46) Lane	means a roadway that is primarily intended to give access to the rear of buildings and parcels.
(47) Laned Parcel	means a parcel that is bounded at least in part by a lane.
(48) Laneless Parcel	means a parcel that is not bounded wholly or partially by a lane.
(49) Loading Stall	means an area to accommodate a vehicle while being loaded or unloaded.
(50) Lot	means: <ul style="list-style-type: none"> (a) a quarter section; (b) a river lot shown on an official plan, as defined in the Surveys Act that is filed or lodged in a land titles office; (c) a settlement lot shown on an official plan, as defined in the Surveys Act that is filed or lodged in a land titles office; (d) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or (e) part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision.
(51) Lot, Corner	means a lot located at the intersection of two public roadways.
(52) Lot Line	means a legally defined limit of any lot or parcel.
(53) Lot Width	means the horizontal distance between the side Lot Lines measured 6.0 metres perpendicularly distant from the mid-point of the front Lot Line.
(54) Main Building or Use	means the building or use on which is carried out the principal purpose for which the lot or building is used.
(55) Main Residential Building	means a building containing one or more Dwelling Units but does not include a Backyard Suite.
(56) Manufactured Home Community Site	means a leasable or rentable portion of land within a manufactured home community park that has been reserved for the placement of a manufactured home.

(57) Minimum Standards	means those minimum requirements relating to lot area, floor area, yards, landscaping design, character and appearance of buildings, etc. for the permitted uses of land or buildings or the discretionary uses of land or buildings, or both, listed in this Bylaw and, where these are not specified, as determined by the Municipal Planning Commission for a discretionary use.
(58) Moved-in Dwelling	means a single detached dwelling previously constructed and occupied on a site that is to be relocated from that site and placed on another site.
(59) Municipality	means the Town of Taber.
(60) Municipal Road	means a public roadway subject to the direction, control and management of the Town but not including an internal subdivision road.
(61) Open or Outdoor Storage Area	means an area of land used for outdoor storage purposes.
(62) Other Related Improvements	means utilities (power, gas, well or septic system) and/or mature shelterbelts.
(63) Parcel	means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office and includes a bare land unit created under a condominium plan, whereby the determination of Rear, Side, Width and Front Parcel Lines is the same as for Lot Lines.
(64) Parcel Depth	means the length of a line joining the mid-points of the front property line and the rear property line.
	
(65) Parcel Width	means the distance between the side property lines of a parcel measured at a right angle to the mid-point of the shortest side property line.
	
(66) Parking Stall	means an area for the parking of a single motor vehicle.

(67) Patio	means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above grade, intended for use as an outdoor amenity space.
(68) Permitted Use	means the use of land or of a building that is listed in the column captioned "Permitted Uses" in Land Use Districts appearing in this Bylaw.
(69) Plan of Subdivision	means a plan of subdivision registered or approved for registration at the Land Titles Office.
(70) Planting Strip	means a landscaped area located immediately adjacent to a Lot Line or portion thereof, on which is situated one (1) or more of the following screening devices: <ul style="list-style-type: none"> (a) a continuous row of trees; (b) a continuous hedgerow of evergreens or shrubs; (c) a berm; (d) a wall; or (e) an opaque fence, arranged in such a way as to form a dense or opaque screen.
(71) Porch	means an unenclosed, covered structure forming an entry to a building.
(72) Private Amenity Space	means amenity space provided for the use of the occupants of only one unit.
(73) Property Line	means the legal boundary of a parcel.
(74) Registered Owner	means <ul style="list-style-type: none"> (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or (b) in the case of any other land, <ul style="list-style-type: none"> (i) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or (ii) in the absence of a person described in paragraph (i), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.
(75) Residential District	means any of the residential districts described in Part 4.
(76) Setback Area	means the area of a parcel between the property lines and lines parallel to the property lines at a distance equivalent to the minimum depth from each respective property line as required by the District.

(77) Sight Triangle	means the triangle formed by a straight line drawn between two points, one located along a front Lot Line and the second along a side Lot Line at a distance of 6.0 metres (20 feet) from the point where the Lot Lines intersect.	
(78) Sign	means an object, structure or device used for the purpose of identification or advertising or to call attention to any person, matter, thing or event or to give direction.	
(79) Site	means a parcel, lot or group of lots used for or proposed to be used for the undertaking of a development.	
(80) Soft Surfaced Landscaped Area	means an area with a surface consisting of materials that: <ul style="list-style-type: none"> (a) are living, or derived from living organisms; (b) are not formed into a structure; and (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees. 	
(81) Solar Energy Collector Systems (SECS)	Means the complete system required to convert solar rays into useable electricity for private use, including solar panels, mounting equipment and additional required conversion electronics.	
(82) Special District	means any of the special districts described in Part 4.	
(83) Storey	means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a basement.	
(84) Street	means: <ul style="list-style-type: none"> (a) any public road, including the boulevards, sidewalks and improvements, but excluding a lane, bridge or walkway; or (b) a private condominium roadway. 	
(85) Street-Oriented Subdivision	means a subdivision consisting of parcels fronting onto a public street and containing a maximum of one residential building per parcel.	
(86) Structure	means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavement, curbs, walks, open air surfaced areas and movable vehicles.	
(87) Subdivision	means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.	

(88) Subdivision Authority	as established pursuant to the Act, means that person(s) or body defined by the Subdivision Authority Bylaw of the Town of Taber.
(89) Undersized Lot	means a lot that does not meet the minimum length, width or area requirements of the district in which it is located.
(90) Use	means a permitted or discretionary use.
(91) Visitor Parking Stall	means a motor vehicle parking stall intended only for the use of visitors to Dwelling Units and Live Work Units.
(92) Water Body	means <ul style="list-style-type: none"> (a) the bed and shore of a lake, lagoon, swamp, marsh, or any other natural body of water, or (b) reservoir or other man-made surface feature, whether it contains water continuously or intermittently.
(93) Watercourse	means <ul style="list-style-type: none"> (a) the bed and shore of a river, stream, creek or other natural body of water, or (b) a canal ditch, or other man-made surface feature whether it contains water continuously or intermittently.
(94) Wind Energy Conversion Systems (WESC)	Means the complete system required to convert wind energy into mechanical or electrical energy.
(95) Yard	means a part of a lot upon or over which no building or structure other than a boundary fence is erected, except for specifically permitted accessory buildings.
(96) Yard, Exterior Side	means a side yard immediately adjoining a public roadway.
(97) Yard, Front	means a yard extending across the full width of a lot and situated between the front Lot Line and the nearest exterior wall of the principal building. The minimum front yard depth is the shortest horizontal distance permitted between the front Lot Line of such lot and the nearest part of the principal building.
(98) Yard, Interior Side	means a side yard other than an exterior side yard.
(99) Yard, Rear	means a yard extending across the full width of a lot and situated between the rear Lot Line and the nearest exterior wall of the principal building. The minimum rear yard is the shortest horizontal distance permitted between the rear Lot Line of such lot and the nearest part of the principal building.
(100) Yard, Side	means a yard extending from the front yard to the rear yard and situated between the side Lot Line and the nearest exterior wall of the principal building. The minimum side yard is the shortest horizontal distance permitted between the side Lot Line of such lot and the nearest part of the principal building.

1.2.2 Other Word Interpretations

- (1) Other words and expressions used in this Bylaw may have the meanings respectively assigned to them in the Act and shall be consistent with the Act.
- (2) Any other words shall have meanings as defined in Webster's Universal Dictionary.

1.2.3 Methods

- (1) Unless otherwise specified in this Bylaw, proper mathematical rounding to the nearest significant digit is required for any rule in this Bylaw where a mathematical calculation is performed.
- (2) For the purpose of calculating the following:
 - (a) where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number;
 - (b) trees in a setback area are always rounded up to the next higher whole number;
 - (c) shrubs in a setback area are always rounded up to the next higher whole number;
 - (d) the landscaped area and tree and shrub requirements of a setback area that borders two or more roads are always determined by the longest distance of property line bordering the setback area; and
 - (e) where determining the contextual building setback and the number arrived at is less than zero metres, the contextual building setback is always zero metres.

1.3 DEVELOPMENT PERMITS

1.3.1 Requirement for a Development Permit

A development permit is required for every development unless it satisfies the conditions prescribed by section 1.3.2 and is listed in section 1.3.3.

1.3.2 Conditions for Development Permit Exemptions

A development will only be exempt from the requirement to obtain a development permit if it:

- (a) complies with the rules of this Bylaw; and
- (b) is not subject to any restrictions imposed by the Subdivision and Development Regulation.

1.3.3 Exempt Developments

The following developments do not require a development permit if the conditions of section 1.3.2 are met:

- (a) a Home Occupation – Class 1;
- (b) the erection of any fence or gate, less than 1.0 metres in height in a front yard and less than 2.0 metres in height in a side or rear yard;
- (c) a driveway;
- (d) the construction of a deck, landing or patio, less than 0.61 metres in height measured from the finished grade to the top of the supporting structure;
- (e) the construction of an Accessory Use with a gross floor area equal to or less than 10.0 m² when listed as a Permitted Use in a Residential Land Use District and associated with a Principal Building containing a residence;
- (f) a satellite dish antenna less than 1.0 metre in diameter;
- (g) a Manufactured Home in compliance with an approved Manufactured Home Community;
- (h) a temporary outdoor above ground private swimming pool so long as it:
 - (i) is not located within the actual front setback area;
 - (ii) has a total area less than 15.0 per cent of the parcel area; and
 - (iii) does not have any above grade components including a deck, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any property line;
- (i) works of maintenance, repair or alteration in a structure, both internal and external, if, in the opinion of the Development Authority, such work
 - (i) does not include structural alterations, and
 - (ii) does not change the use or intensity of the structure;

- (j) the construction of machinery, buildings or structures needed in connection with development activities for which a Development Permit has been issued, for the period of time of those activities;
- (k) the construction of a maximum of two structures or buildings less than 10 square metres in area and not permanently attached to the ground within a Residential District, or the Urban Reserve District, provided that no portion of the building is within a required yard setback area;
- (l) retaining walls that are less than 1.0 metre in height, measured from the lowest grade at any point adjacent to the retaining wall;
- (m) external maintenance, internal alterations, and mechanical and electrical work on a building provided the intensity of use of the building does not increase;
- (n) a temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a permit has been granted under the Building Permit Bylaw;
- (o) facilities required for environmental remediation;
- (p) excavation, grading or Planting Stripping provided:
 - (i) the area of land to be excavated, Planting Stripped or graded is less than 1000.0 square metres;
 - (ii) it is part of a development for which a development permit has been approved; or
 - (iii) the person carrying out the excavation, planting, stripping or grading has signed a Development Agreement with the Town for the area to be excavated, planted, stripped or graded and that Development Agreement contemplates the excavating, planting, stripping or grading;
- (q) utilities installed or constructed within a street or a utility right-of-way;
- (r) a utility building with a gross floor area less than 10.0 square metres;
- (s) the Town's use of land that it either owns or has an equitable interest in for a purpose approved by Council in connection with any Utility;
- (t) the following projects carried on by, or on behalf of, the Town:
 - (i) roads, traffic management projects, interchanges;
 - (ii) motor vehicle and pedestrian bridges;
 - (iii) water, sewage and storm water lines and facilities; and
 - (iv) landscaping projects, parks, recreational facilities and street furniture;

- (u) the use of all or part of a building as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census;
- (v) a sign that is exempt from the requirement to obtain a development permit as specified in Part 2.0, Section 2.6.3.

1.3.4 Development Permit Application Requirements

- (1) Any owner of a parcel, his authorized agent, or other persons having legal or equitable interest in the parcel may apply to the Development Authority for a development permit.
- (2) An application for a development permit must be made on an application form approved by the Development Authority and be submitted with the fee for an application as prescribed by resolution of Council.
- (3) An applicant for a development permit must provide such information as may be required by the Development Authority to evaluate the application.
- (4) The Development Authority shall return an application for a development permit to an applicant where sufficient details of the proposed development have not been included with the application. If the application is returned it shall be deemed not to have been complete and therefore not received, until all required details have been submitted to the Development Authority.

1.4 PERMITTED USE DEVELOPMENT PERMIT

1.4.1 Permitted Uses That Meet All Requirements

- (1) Where a development permit application is for a permitted use in a building or on a parcel and the proposed development conforms to all of the applicable requirements and rules of this Bylaw, the Development Authority must approve the application and issue the development permit.
- (2) The Development Authority may, as a condition of issuing a development permit for a permitted use, require the applicant to undertake an environmental site assessment or similar analysis necessary to evaluate site contamination or public health and safety requirements of the development.
- (3) The Development Authority may, as a condition of issuing a development permit for a permitted use, require the applicant to enter into an agreement with the Town to do any or all of the following:
 - (a) to construct or pay for the construction of a public thoroughfare required to give access to the development;
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development; or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development; or
 - (iii) both (i) and (ii);
 - (c) to install or pay for installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities.
 - (e) to pay an off-site levy or redevelopment levy; and
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.
- (4) The Development Authority may require the fulfilment of the conditions referred to in subsections (2) and (3) before releasing the development permit.

1.4.2 Notification of Decision for Permitted Use Application

- (1) After approving a development permit application for a permitted use, the Development Authority must endorse the development permit as of the date of the decision.
- (2) When a development permit application for a permitted use is refused, the applicant must be given written notification of the decision and the reasons for it.

1.4.3 Permitted Uses That Do Not Meet All Requirements

The Development Authority may approve a development permit application for a permitted use that does not comply with all of the applicable rules and requirements of this Bylaw where in the opinion of the Development Authority:

- (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed development conforms with a use prescribed by this Bylaw for that land or building.

1.4.4 Conditions

The Development Authority may, as a condition of approving a development permit for a permitted use that does not comply with all of the applicable requirements and rules of this Bylaw, impose the conditions referenced in Section 1.4.1 of this Part; and require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the Development Authority, conformance to a higher standard will off-set any impact of relaxing the requirements of this Bylaw.

1.4.5 Notification of Decision

- (1) After approving a development permit application for a permitted use that does not comply with all of the applicable requirements and rules of this Bylaw, the Development Authority must:
 - (a) publish, in a local newspaper, a notice stating the location and use of the parcel for which the application has been approved; and
 - (b) endorse the development permit as of the date of the decision, but not release the permit to the applicant:
 - (i) before the 14 day appeal period referred to in the Municipal Government Act has expired; or
 - (ii) in the case of an appeal to the Subdivision and Development Appeal Board, until such time as the appeal has been fully dealt with by the Subdivision and Development Appeal Board, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a Board, or the appeal has been withdrawn or abandoned.
- (2) After refusing a development permit application for a permitted use that does not comply with all of the applicable requirements and rules of this Bylaw, the Development Authority must provide written notification of the decision and the reasons for it to the applicant.

1.5 DISCRETIONARY USE DEVELOPMENT PERMIT

1.5.1 Discretionary Use Development Permit Application

When making a decision on a development permit for a discretionary use the Development Authority must take into account:

- (a) any applicable plans and policies in effect;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location of the proposed development;
- (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
- (e) the merits of the proposed development;
- (f) the servicing requirements;
- (g) access and transportation requirements;
- (h) vehicle and pedestrian circulation within the parcel; and
- (i) sound planning principles.

1.5.2 Discretionary Use That Does Not Comply

The Development Authority may approve a development permit application for a discretionary use where the proposed development does not comply with all the applicable requirements and rules of this Bylaw if in the opinion of the Development Authority:

- (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed development conforms with a use prescribed by this Bylaw for that land or building.

1.5.3 Development Authority's Decision

- (1) The Development Authority may approve, either permanently or for a limited period of time, a development permit application for a discretionary use, and may impose the conditions enumerated in section 1.5.4 of this Part.
- (2) The Development Authority may refuse a development permit application for a discretionary use even though it meets the requirements and rules of this Bylaw.

1.5.4 Conditions on Discretionary Use Development Permits

- (1) The Development Authority may, as a condition of issuing a development permit for a discretionary use, impose conditions in respect of the following matters:
 - (a) actions to be performed or carried out prior to the release of the development permit;

- (b) the construction or maintenance of the proposed development in accordance with the approved plans;
 - (c) the appropriate performance of a use;
 - (d) an environmental site assessment;
 - (e) the time or times a use may be carried out; and
 - (f) phasing of the development.
- (2) The Development Authority may, as a condition of issuing a development permit for a discretionary use, require the applicant to enter into an agreement with the Town to do any of the following:
- (a) to construct or pay for the construction of a public thoroughfare required to give access to the development;
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development; or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development; or
 - (iii) both (i) and (ii).
 - (c) to install or pay for installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities.
 - (e) to pay an off-site levy or redevelopment levy; and
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.

1.5.5 Notification of Decision for Discretionary Use Application

- (1) After approving a development permit application for a discretionary use, the Development Authority must:
- (a) publish in a local newspaper, a notice stating the location and use of the parcel for which the application has been approved; and
 - (b) endorse the development permit as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the 14 day appeal period referred to in the Municipal Government Act has expired; or

- (ii) in the case of an appeal to the Subdivision and Development Appeal Board, until such time as the appeal has been fully dealt with by the Subdivision and Development Appeal Board, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the Subdivision and Development Appeal Board, or the appeal has been withdrawn or abandoned.
- (2) After refusing an application for a development permit application for a discretionary use, whether or not it complies with all of the rules of this Bylaw, the Development Authority must provide written notification of the decision and the reasons for it to the applicant.

1.6 DEVELOPMENT AUTHORITY POWERS

1.6.1 Applications the Development Authority Must Refuse

The Development Authority must refuse a development permit application when the proposed development is for a use that is not listed as either a permitted use or discretionary use in the governing land use district.

1.6.2 Development Authority Powers and Duties

- (1) Subject to subsection (2) below, the Development Authority must administer this Bylaw and decide upon all development permit applications.
- (2) The Development Officer may refer any development permit application to the Municipal Planning Commission acting as the Development Authority for advice or a decision on the application.
- (3) The Development Authority must make available for inspection, during office hours, all applications and decisions for development permits, subject to any legislation in force restricting availability.
- (4) The types of development permit applications a Development Authority may consider are a development permit for:
 - (a) a permitted use that complies with all requirements of this Bylaw;
 - (b) a permitted use that does not comply with all requirements of this Bylaw;
 - (c) a discretionary use that complies with requirements of this Bylaw; and
 - (d) a discretionary use that does not comply with all requirements of this Bylaw.
- (5) The Development Authority must not approve a development permit for an addition to a non-conforming building if the addition:
 - (a) does not conform to the requirements of this Bylaw; and
 - (b) increases the gross floor area of the non-conforming building by more than 10.0 per cent.
- (6) The Development Authority may approve a development permit for structural alterations to a non-conforming building that:
 - (a) creates new exterior openings to the building; and
 - (b) replaces a maximum of 10.0 per cent in total of each of the structural elements of the building.
- (7) The Development Authority must collect fees according to the scale approved by resolution of Council.
- (8) The Development Authority may refuse to accept a development permit application where:
 - (a) the information required by this Part is not provided;

- (b) the quality of the information provided is inadequate to properly evaluate the application; or
- (c) the fee for a development permit application has not been paid.

1.6.3 Real Property Reports

- (1) As part of the authority given to the Development Authority to process Real Property Reports (RPR's), the Development Authority may sign an RPR and issue a Certificate of Compliance if the district requirements are not met, provided that the variance required is a distance of not more than 0.15 metres.
- (2) In the case of (1), the Development Authority,
 - (a) shall notify the applicant of the decision, and
 - (b) may notify any other person determined to be affected by the decision.

1.6.4 Term of a Development Permit

A development permit remains in effect until:

- (a) the date of its expiry if the development permit was issued for a limited time;
- (b) it is suspended or cancelled; or
- (c) it lapses upon the failure of the applicant to commence development as required under this Section.

1.6.5 Suspension or Cancellation of a Development Permit

- (1) The Development Authority may suspend or cancel a development permit if, following its issuance, the Development Authority determines that:
 - (a) the application contains a misrepresentation;
 - (b) facts have not been disclosed which should have been at the time of consideration of the application for the development permit;
 - (c) the development permit was issued in error; or
 - (d) the requirements or conditions of the development permit have not been complied with.
- (2) If the Development Authority suspends or cancels a development permit, the Development Authority must provide written notice of the suspension or cancellation to the applicant.
- (3) Upon receipt of the written notice of suspension or cancellation, the applicant must cease all development and activities to which the development permit relates.

1.6.6 Commencement of Development

- (1) Development must commence within two years of the date of approval of the development permit.
- (2) For the purpose of subsection (1), development commences when the applicant has altered the parcel in furtherance of the construction.

- (3) Without restricting the generality of the foregoing:
 - (a) excavation in anticipation of construction is an alteration of a parcel; and
 - (b) fencing a site, posting signage, obtaining permits and minor interior demolition are not alterations of the parcel.
- (4) When development has not commenced in accordance with subsections (1) or (2), the development permit ceases to be valid.
- (5) For the purpose of this section, the term “date of approval of the development permit” means:
 - (a) the date upon which the Development Authority approves the development permit application;
 - (b) in the case of an appeal to the Subdivision and Development Appeal Board, the date upon which the Subdivision and Development Appeal Board renders a written decision approving the development permit application; or
 - (c) in the case of an appeal or leave to appeal to the Court of Appeal, the date the judgement roll or decision of the court is filed with the Court of Appeal, allowing development to proceed pursuant to an approved development permit.

1.6.7 Commencement of Construction

The approval of a development permit application and the release of a development permit does not authorize construction to either commence or continue except in conjunction with all other required permits.

1.6.8 Reapplication for a Development Permit

When an application for a development permit has been refused, the Development Authority must not accept another application for the same or a similar development on the same parcel until six months has passed from the date of the refusal.

1.6.9 Enforcement

- (1) Where the Development Authority finds that a development or use of land or buildings is not in accordance with the Municipal Government Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, the Development Officer may issue a warning letter to the registered owner or the person in possession of the land or buildings or the person responsible for the contravention indicating the violations and instructions to remedy the situation.
- (2) Should the warning be unsuccessful, the Development Authority may then issue a written notice (Stop Order) that orders the registered owner or the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
 - (a) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
 - (b) demolish, remove or replace the development; or

- (c) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, as the case may be, within the time set out in the notice.
- (3) A person who receives a notice pursuant to subsection 1.6.9(2)(b) may appeal the order to the Subdivision and Development Appeal Board, in accordance with the Municipal Government Act and its successors.
- (4) The Town may register a caveat under the Land Titles Act in respect of the Stop Order against the certificate of title for the land that is the subject of the Stop Order whereby the Town shall discharge the caveat when the Stop Order has been complied with.
- (5) The Development Authority may cause an application to be made to the Alberta Court of Appeal for an injunction restraining the contravention or non-compliance.
- (6) The costs thus incurred shall be placed on the tax roll as an additional tax against the property.

1.6.10 Penalties

Any person who does not comply with this By-law is guilty of an offence and is liable upon conviction to the penalties identified in the Municipal Government Act or its successors.

1.6.11 Appeals of Decisions on Development Permits

- (1) Appeals in respect of decisions on development permit applications are governed by the Municipal Government Act.
- (2) The Manager of the Subdivision and Development Appeal Board must ensure that notice of a hearing of an appeal to the Subdivision and Development Appeal Board is published in a local newspaper at least five days prior to the date of the hearing.
- (3) If the decision of the Development Authority to refuse a development permit is reversed by the Subdivision and Development Appeal Board, the Development Authority must endorse the development permit in accordance with the decision of the Subdivision and Development Appeal Board.
- (4) If the decision of the Development Authority to approve a development permit application is reversed by the Subdivision and Development Appeal Board, the development permit is null and void.
- (5) If a decision of the Development Authority to approve a development permit is upheld by the Subdivision and Development Appeal Board, the Development Authority must release the development permit upon completion of any outstanding prior to release conditions.
- (6) If any decision of the Development Authority is varied by the Subdivision and Development Appeal Board, the Development Authority must endorse a development permit reflecting the decision of the Subdivision and Development Appeal Board and act in accordance therewith.

1.7 LAND USE AMENDMENTS

1.7.1 Application for Land Use Amendment

- (1) Any owner of a parcel, his authorized agent, or other persons having legal or equitable interest in the parcel may apply to the Director of Planning and Economic Development to have the land use designation of the parcel changed through an amendment to this Bylaw.
- (2) The Town may initiate amendments to this Bylaw to change the land use designation of any parcel.
- (3) An application for a change in land use designation must be made on an application form approved by the Director of Planning and Economic Development.
- (4) An applicant for a change in land use designation must provide all information as required by the Director of Planning and Economic Development.
- (5) The Director of Planning and Economic Development may refuse to accept an application for a change in land use designation where:
 - (a) the information required by subsection (4) is not provided; or
 - (b) the quality of the information provided is inadequate to properly evaluate the application.

1.7.2 Application Review Process

- (1) Upon receipt of an application for a change in land use designation, the Director of Planning and Economic Development must process the application and make a recommendation to the Municipal Planning Commission.
- (2) The Municipal Planning Commission must communicate its decision to the applicant, who must decide whether to pursue his application to a public hearing before Council.
- (3) Should the applicant decide not to pursue the application to Council, the application is abandoned and the advertising component of the fees will be refunded.
- (4) Should the applicant decide to proceed, the Director of Planning and Economic Development must give notice of the public hearing for the proposed amendment in accordance with the requirements of the Municipal Government Act.
- (5) When the Town initiates a change in land use designation for land which it does not own, the Town shall, in accordance with the requirements of the Municipal Government Act, give notice to the owners of the land that is the subject of the proposed amendment.

1.7.3 Public Hearing

Council must hold a public hearing in respect of a proposed amendment in accordance with the requirements of the Municipal Government Act.

1.7.4 Reapplication for a Land Use Amendment

When an application for a change in land use designation has been refused by Council or withdrawn by the applicant after advertisement of the proposed amending Bylaw, the Director of Planning and Economic Development must refuse to accept another application for the same or a similar change in land use designation, which determination is to be in his sole discretion, on the same parcel until six months has passed from the date of the refusal or withdrawal of the application.

PART 2.0
RULES GOVERNING ALL DISTRICTS

PART 2.0 Rules Governing All Districts

2.1 BUILDINGS

2.1.1 Permitted Encroachments of Buildings and Structures

- (1) The following buildings or structures may, subject to the relevant provisions of the Building Code, project into the required yard setbacks under this Bylaw:
 - (a) eaves, unenclosed steps (with or without a landing), chimneys, belt courses, cantilevers and any other similar architectural feature provided that such projections do not exceed the following:
 - (i) 0.6 metres into a required side yard setback of 1.0 metres – 2.99 metres; or
 - (ii) 1.2 metres into a required yard setback of 3 metres or greater;
 - (b) at the discretion of the Development Authority, a wheelchair ramp may encroach into any required yard where the ramp is designed to accommodate access to a dwelling unit for a disabled person whereby the ramp will be allowed on a temporary basis only and removed when no longer required to provide access for a disabled person;
 - (c) fish ponds, ornaments, flagpoles (less than 4.6 metres {15 feet} in height) or similar landscaping features, and decks less than 0.61 metres (2 feet) in height (measured from the finished grade to the underside of the supporting structure).
- (2) All fences may be located within the required yard setbacks unless specifically prohibited by the conditions of a development permit.

2.1.2 Non-Compliance with Parcel Standards

- (1) Where an existing parcel in a land use district does not comply with the parcel dimension standards of the land use district, a permitted use or a discretionary use may be approved by the Development Authority where determined appropriate and subject to the relocation of any applicable development standards.
- (2) When two or more contiguous substandard lots are contained in the same Certificate of Title an application for development on one of them may not be considered unless or until a consolidation of the said lots has been carried out in such a way as to create one or more lots which do meet minimum standards of width, depth and area.

2.1.3 Buildings per Parcel

- (1) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless provided for in this bylaw (e.g. multiple unit buildings are identified as specific uses within certain districts and can therefore be approved without reference to this section) and specified in a development permit.
- (2) No person shall construct or cause to be constructed, more than one main building per parcel unless authorized by the Development Authority.

- (3) In addition, no person shall construct, or cause to be constructed, an accessory building on a residential parcel unless the main residential building is constructed prior to, or at the time of, construction of the accessory building.

2.1.4 Temporary Buildings and Structures

- (1) Temporary uses, buildings, or structures may be approved in all Districts at the discretion of the Development Authority, provided that temporary buildings or structures are not placed on permanent foundations and provided that the use is listed as a discretionary use in the relevant land use district.
- (2) A show home used for the purposes of sales and marketing of new homes may be approved as a temporary use of a permanent building in all residential districts, provided the show home is constructed as an approved dwelling unit ultimately intended for residential occupancy.
- (3) Temporary uses, buildings, or structures may be approved for a period of up to three (3) years with renewal of these approvals allowed provided that such renewals do not extend the temporary approval beyond a total of ten (10) years.
- (4) A request for renewal of an approval of a temporary use, building or structure under (3) must be made 60 days or more before the expiration of the temporary development approval.

2.1.5 Moved-in Buildings

- (1) All moved-in buildings are to be considered as discretionary buildings and shall be subject to all relevant district requirements in this Bylaw. Any of these buildings that are to be used on a site as a principal or accessory use shall require an application for a development permit. The application shall:
 - (a) provide photographs of the building showing each elevation and the general condition of the building;
 - (b) state the present location and use of the building;
 - (c) meet all relevant provisions of the Alberta Building Code and Fire Code; and
 - (d) include a report from the building inspector regarding the condition of the building, at the applicant's expense.
- (2) The Development Authority may require the applicant to provide a performance bond to ensure completion of any renovations set as a condition of approval of a development permit for a moved-in building. This may be subject to a time limit for completion set by the Development Authority.
- (3) The value of the completed building shall be at least equal to the average value of the other buildings in the area.
- (4) A final inspection shall be made by the building inspector to confirm full compliance with the Development Permit, at the applicant's expense.

2.1.6 Servicing of Uses and Buildings

All residential, commercial, industrial, institutional and recreational uses and buildings shall be serviced with municipal piped sewer, water and stormwater services, and electrical, telephone, and gas utilities unless otherwise allowed by the Development Authority.

2.1.7 Exterior Illumination of Uses or Buildings

- (1) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices.
- (2) Lighting fixtures, which are not public uses and that are designed for exterior illumination, shall be installed with the light directed and deflected away from public roads and adjacent property.
- (3) Lighted fixtures that are not for public purposes shall not be more than 10.5 metres (34.4 feet) above finished grade.

2.1.8 Design of Buildings and Structures

- (1) The quality of exterior treatment and design of all buildings, where development permit approval for a discretionary use is required, shall be to the satisfaction of the Development Authority.
- (2) The Development Authority may consider the following when reviewing development permit applications for discretionary uses in all districts:
 - (a) the design, character and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
 - (b) the consistency of design of the building with the purpose of the Land Use District in which it is located; and
 - (c) any other matter that the Development Authority considers relevant to considering the exterior treatment of buildings and structures.
- (3) A temporary development permit is required for erection of construction hoarding that infringes on any public property such as sidewalks or streets with the maintenance of pedestrian and vehicular access in such cases deemed to be essential.

2.1.9 Buildings and Structures on Corner Sites (Sight Triangles)

No person on a corner site in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance 6 metres (20 feet) from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over 1 metre in height above the lowest street grade adjacent to the intersection.

2.2 SUBDIVISION

2.2.1 Discretionary Subdivision Decisions

- (1) All subdivision decisions shall allow for the exercise of discretion by the Subdivision Authority with no subdivision considered to be “permitted” based strictly upon compliance with the parcel dimension standards that apply in the applicable land use district.
- (2) Where no parcel dimension standards are identified for a permitted use or a discretionary use in a land use district the appropriate standards shall be determined by the Subdivision Authority.

2.2.2 Bare Land Subdivisions

- (1) Where a bare land subdivision is proposed to accommodate a permitted use in a land use district that contains parcel dimension standards for that use,
 - (a) the proposed bare land units shall be considered to be the same as a parcel for the purpose of evaluating the dimension of the units, and
 - (b) the bare land subdivision may be approved in advance of the approval of the permitted use on the parcel.
- (2) Where a bare land subdivision is proposed to accommodate a permitted use or a discretionary use in a land use district that does not contain parcel dimensions for that use,
 - (a) the development permit for the use shall be approved prior to the approval of the bare land subdivision with the bare land units retrofitted to the development in a manner satisfactory to the Subdivision Authority, or
 - (b) the Subdivision Authority shall be satisfied that the approval of the bare land subdivision in advance of the development permit will not compromise the ability to subsequently achieve the acceptable development of the site.

2.3 HAZARD LANDS

2.3.1 Lands Subject to Flooding or Subsidence

Development on land that is subject to flooding or subsidence or that is marshy shall not be allowed.

2.3.2 Development Near Water Bodies and Watercourses

- (1) Where a parcel of land borders on or contains a watercourse or water body, and where no 100 year flood line information is provided, such flood line mapping may be required by the Development Authority prior to approval of development.
- (2) Where it is not practical or possible to provide information under (1), the following setbacks from the high water mark of the watercourse may apply:

Depth of the Watercourse/Water Body	Minimum Building or Structure Setback
Less than 3 m	At the discretion of the Development Authority
Between 3m and 15 m	30 m
Greater than 15 m Less than 30 m	45 m
Greater than 30 m	60 m

- (3) The Development Authority may increase these building and structure setbacks where deemed necessary.

2.4 PARKING

2.4.1 General Rules

- (1) Subject to subsection (2), all motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls and loading stalls required by this Bylaw for a development must be located on the same parcel as the development.
- (2) The Development Authority may allow motor vehicle parking stalls to be shared on an adjacent parcel where,
 - (a) cross access easements and parking agreements are registered against the title of the adjacent parcel and the parcel containing the development; and
 - (b) it is determined that the parcels can function as an integrated site for the purpose of providing parking for the development.

2.4.2 Parking Stall Signage

- (1) Permanent signage must identify and restrict the use of motor vehicle parking stalls as being only for the purpose required for:
 - (a) residents of Dwelling Units that are not Single Detached Dwellings, Semi-detached Dwellings or Duplex Dwellings;
 - (b) visitor parking stalls; and
 - (c) pick-up and drop-off parking stalls.
- (2) Permanent signage must identify loading stalls for the approved purpose.

2.4.3 Parking and Loading Requirements

- (1) The minimum number of parking stalls for a development are specified in Table 2-1.
- (2) The minimum number of loading stalls is specified in Section 2.4.8.
- (3) Where the minimum number of parking stalls or loading stalls for a development is not specified, the Development Authority must determine the minimum number of stalls for that development in consideration of the minimum number of stalls for other developments with similar characteristics and based upon other relevant information.

TABLE 2-1: PARKING STANDARDS

Use	Minimum Parking Stalls
Abattoir	1 / 100 m ² of Floor Area
Agricultural Machinery/Equipment Sales and Service	1 / 30 m ² of Floor Area
Agricultural Processing	1 / 100 m ² of Floor Area
Agricultural Service and Supply	1 per 30 m ² of retail showroom and 1 per 200 m ² of warehouse portion
Agricultural Supply Depot	1 / 30 m ² of Floor Area
Apartment	1 per unit, 1 visitor stall per 8 units
Auction Mart (Auctioneering Services)	1 stall per 30 m ² of Floor Area
Auction Room	1 stall per 30 m ² of Floor Area
Automotive Repair	6 per bay
Automobile Service	6 per bay, plus 1 / 25m ² of retail space
Automobile Supply	1 / 25 m ² of Floor Area
Automotive Sales	1 / 100 m ² of Floor Area
Backyard Suite	1 / Suite
Bed and Breakfast	1 per rented room in addition to spaces required for the dwelling unit
Boarding House	1 per lodging room, plus 2 per operator
Bottled Gas, Sales and Storage	1 / 40m ² of Floor Area
Building Supply Outlet	1 / 30 m ² for retail showroom plus 1 per 200m ² for warehousing/wholesaling
Bulk Fuel and Chemical Storage	1 / 200 m ² of Floor Area
Bulk Sales Establishment	1 / 30 m ² of Floor Area
Caterer	1 / 200 m ² of Floor Area
Child Care – Limited	2 / 100 m ² of Floor Area
Clinic	4 / 100 m ² of Floor Area
Commercial Fertilizer Supply	1 per 30 m ² of retail and 1 per 200m ² of warehouse portion
Commercial Recreation Facility	1 / 30 m ² of Floor Area
Communication Tower	1 stall
Concrete Manufacturing/Concrete Plant	1 / 100 m ² of Floor Area
Consumer Services	4 / 100 m ² of Floor Area
Contracting Services, Major	1 / 40 m ² of Floor Area for office space and 1 / 100m ² for all other buildings
Contracting Services, Minor	1 / 40 m ² of Floor Area for office space and 1 / 100m ² for all other buildings
Convenience Food Store	1 / 25 m ² of Floor Area
Data Duplicating Shop	2.5 / 100 m ² of Floor Area

Use	Minimum Parking Stalls
Drinking Establishment	4 / 100 m ² of Floor Area
Dry Cleaning and Laundry Plant	1 / 200 m ² of Floor Area
Drive-through	1 / 100 m ² of Floor Area
Dry Cleaning and Laundry Depot	1 / 25 m ² of Floor Area
Dry Cleaner	1 / 50 m ² of Floor Area
Duplicating Shop	1 / 25 m ² of Floor Area
Eating Establishment	1 / 10 m ² of Floor Area, plus a minimum of 3 staff parking stalls
Electrical and Electronic Products Industry	1 / 100 m ² of Floor Area
Electricity Production	1 / 100 m ² of Floor Area
Equipment Rental and Repair	1 / 20 m ² of Floor Area
Farmers Market	10 / 100 m ² of Floor Area
Feed Mill	1 / 100 m ² of Floor Area
Financial Institution	1 / 30 m ² of Floor Area
Food and/or Beverage Service Facility	1 / 5 m ² of Floor Area, plus a minimum of 5 staff parking stalls
Food Processing Plant	1 / 100 m ² of Floor Area
Funeral Home	Greater of 1 / 20 m ² of Floor Area or 20 spaces
Gas Bar	3 spaces
Golf Course	5 per tee
Greenhouse, Commercial	1 / 30 m ² of Floor Area
Health Centre	1.3 / 4 Hospital Beds
Heavy Equipment Sales, Service, Storage and Rentals	1 / 100 m ² of Floor Area
Hospital	1.3 / 4 hospital beds
Hotel	1.25 / unit
Industry/Manufacturing, Large Scale	1 / 100 m ² of Floor Area
Industry/Manufacturing, Small Scale	1 / 100 m ² of Floor Area
Kennel	1 / 25 m ² of Floor Area
Laboratory	1 / 45 m ² of Floor Area
Laundromat	1 / 25 m ² of Floor Area
Manufactured Home	2 / Unit
Manufactured Home Community	1 Visitor Stall / 8 Manufactured Homes
Medical Office	1 / 20 m ² of Floor Area
Motel	1 per room
Nursery and Garden Store	1 / 30 m ² of Floor Area
Office	1 / 40 m ² of Floor Area
Oilfield Support Service	1 / 100 m ² of Floor Area
Personal Service Shop	1 / 30 m ² of Floor Area

Use	Minimum Parking Stalls
Pharmaceutical and Medical Products Industry	1 / 100 m ² of Floor Area
Pharmacy	4 / 100 m ² of Floor Area
Place of Worship, Large	1 per 5 persons seating capacity
Printing Establishment	1 / 200 m ² of Floor Area
Printing, Reproduction and Data Processing Industry	1 / 100 m ² of Floor Area
Public Use	1 / 45 m ² of Floor Area
Recreational Use - Indoor	1 / 20 m ² of Floor Area
Recycling Depot	1 / 100 m ² of Floor Area
Religious Assembly	1 / 5 persons seating capacity
Research facility	1 / 100 m ² of Floor Area
Residential Dwellings (Excluding Apartment)	2 Stalls per Unit
Restaurant, Large	10 / 100 m ² of Floor Area
Restaurant, Small	4 / 100 m ² of Floor Area
Restaurant, Take-out	1 / 100 m ² of Floor Area
Retail Liquor Store	4 / 100 m ² of Floor Area
Retail Store	1 / 25 m ² of Floor Area
Secondary Suite	1 / Suite
School, Elementary	5 stalls, plus 1 stall per classroom
School, Secondary	3 per classroom
Shopping Centre	1 / 25m ² of Floor Area
Storage, Indoor	1 / 200m ² of Floor Area
Supermarket	1 / 25 m ² of Floor Area
Taxi/Bus Depot	1 / 6 m ² of Floor Area
Theatre	1 / 100m ² of Floor Area
Theatre, Movie	1 / 100 m ² of Floor Area
Transport/Truck Operation	1 / 100m ² of Floor Area
Tourist Information Facility	1 / 100 m ² of Floor Area
Truck and Manufactured Home Sales and Rental	1 / 100 m ² of Floor Area
Vehicle Wash	3 stalls
Veterinary Clinic	1 / 45 m ² of Floor Area
Warehouse	1 / 200 m ² of Floor Area
Warehouse Store	1 / 25 m ² of Floor Area

2.4.4 Use of Parking and Loading Stalls

- (1) Required motor vehicle parking stalls must be used and made available only for the purpose for which they were approved.
- (2) When the calculation of the minimum number of required parking stalls, or loading stalls results in a fractional number of stalls, the next higher whole number must be the minimum requirement.
- (3) Parking stalls that are intended for use by the public shall only be used for the temporary parking of vehicles and not for the extended storage of vehicles.

2.4.5 Identification of Required Parking and Loading Stalls

A plan forming part of a development permit must:

- (a) shows the location, number and size of required parking stalls, visitor parking stalls, pick-up and drop-off stalls and loading stalls;
- (b) label required parking stalls for dwelling units; and
- (c) label required parking stalls for non-residential uses.

2.4.6 Standards for Motor Vehicle Parking Stalls

- (1) Unless otherwise specified, the minimum width and depth of parking stalls are illustrated in Table 2-2.

TABLE 2-2:

MINIMUM DIMENSIONS FOR PARKING STALLS

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)
90	7.0	6.0	3.0
75	6.0	6.2	3.1
60	6.0	6.1	3.4
45	6.0	5.8	3.6

- (2) The angle of a parking stall must be 90 degrees or must be between 75 degrees and 45 degrees.
- (3) Minimum required parking stall dimensions between 45 degrees and 75 degrees must be calculated using a straight line interpolation between dimensions.
- (4) The minimum depth of a parking stall is 6.0 metres where the stall is required for a dwelling.

- (5) Minimum required parking stall dimensions must be clear of all obstructions, other than wheel stops and structural columns.
- (6) All parking stalls, loading stalls, manoeuvring aisles and driveways shall be surfaced and maintained to the satisfaction of the Development Authority.
- (7) Driveways shall be located a minimum of 3.0 metres from the intersection of a lane and public road, and 4.5 metres from the intersection of two public roads.
- (8) Fire lanes shall be at least 7.0 metres wide.
- (9) Storage of trailers, boats, recreation vehicles and similar uses shall not extend into a public road right-of-way, including a sidewalk.
- (10) Wheel stops:
 - (a) must have a maximum height of 0.10 metres;
 - (b) must be placed perpendicular to the motor vehicle parking stall depth; and
 - (c) must be a minimum of 0.60 metres from the front of the motor vehicle parking stall.
- (11) Driveways intended for two-way vehicle movements shall be at least 9 metres wide.
- (12) Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot frontage at the property line, but in no case shall be less than three (3) metres wide.
- (13) Parking stalls must not be provided as tandem parking unless otherwise allowed in this Bylaw.
- (14) All development in the Downtown Commercial (DT) District may provide for half the total required parking identified without a waiver of parking required.
- (15) A change in use in the Downtown Commercial (DT) District, whether or not it meets the parking standards in Table 2-1, shall not require parking waivers if the parking areas and stalls associated with the previous use of the building continue to be available to the new use.

2.4.7 Handicapped Parking

- (1) Handicapped parking stalls shall be a minimum of 4.3 metres wide and 6.0 metres in depth.
- (2) At least one handicapped parking stall shall be provided for every 25 regular parking stalls in locations approved by the Development Authority.

2.4.8 Loading Stalls

- (1) A loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or lane.

- (2) A loading stall must have:
 - (a) a minimum width of 3.1 metres;
 - (b) a minimum depth of 9.2 metres; and
 - (c) a minimum height of 4.3 metres.
- (3) Minimum loading stall dimensions must be clear of all obstructions, other than wheel stops.
- (4) Unless otherwise referenced in subsections (5) and (6), uses with at least 9,300 m² of floor area in all commercial and industrial districts must provide a minimum of 1.0 loading stall for each 9300.0 square metres of gross floor area of the building.
- (5) In every District, a Liquor Store must provide a minimum of 1.0 loading stall.
- (6) Multi-Residential Developments, where the building contains 20 or more units with shared entrance facilities, must provide a minimum of 1.0 loading stall.

2.4.9 Loading Facilities

- (1) A loading stall shall be designed and located so that all vehicles using that stall can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent streets.
- (2) A loading stall shall be a minimum width of 3.0 metres and minimum depth of 9 metres and maintain a minimum overhead clearance of 4.3 metres.
- (3) The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading stall dimensions.

2.4.10 Commercial Vehicular Parking in Residential District

Not more than one commercial vehicle up to 5000 KG Gross Vehicle Weight, shall be parked or maintained on any lot in a residential district. All vehicles must be parked on the lot with on-street parking of commercial vehicles prohibited.

2.4.11 Parking on Road Rights-of-Way

Required loading or parking stalls shall not locate within a public road right-of-way.

2.5 LANDSCAPING

2.5.1 Landscape Plan

- (1) Landscaped areas must be provided in accordance with a landscape plan approved by the Development Authority.
- (2) A landscape plan for the entire development must be submitted as part of each development permit application where changes are proposed to the building or parcel, and must show at least the following:
 - (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas;
 - (d) the types, species, sizes and numbers of plant material and the types of hard surface landscaped areas;
 - (e) details of the irrigation system; and
 - (f) for landscaped areas with the Enhanced Landscaping Option, the following additional information must be provided:
 - (i) Latin and common names for all plant materials;
 - (ii) A plan that shows both the planting material size at time of planting and time of maturity;
 - (iii) Elevation plans for all landscaped areas showing plant material maturity; and
 - (iv) A report submitted by the applicant indicating how the landscape plan achieves the following:
 - (A) variation of planting materials, hard surface materials and decorative structures;
 - (B) provision of year-round visual interest;
 - (C) emphasis of entranceways and pedestrian pathways;
 - (D) location of planting materials and activity areas according to sunlight exposure and microclimate conditions;
 - (E) separation between public and private spaces; and
 - (F) provision of spaces for different purposes, including activity, seating, screening and buffering;
 - (v) for landscaped areas with the Low Water Landscaping Option details of the low water irrigation system, including extent of water delivery.

2.5.2 Landscape Area

- (1) Unless otherwise referenced in subsections (2) and (3), all areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.
- (2) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.
- (3) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.
- (4) Amenity space must be included in the calculation of a landscaped area where such amenity space:
 - (a) is provided outdoors at grade; and
 - (b) is a hard surfaced landscaped area or soft surfaced landscaped area.
- (5) For the purpose of determining the minimum number of trees and shrubs in a setback area, portions of setback areas that are paved for sidewalks and vehicle access, utility rights-of-way or any other purpose allowed by the Development Authority, must be included in the calculation of the required landscaped area, even though they are not capable of sustaining trees and shrubs.
- (6) If the minimum setback area is not capable of sustaining trees and shrubs, additional landscaped area on the parcel adjoining the setback area must be provided for the trees and shrubs.
- (7) The landscaped areas shown on the landscape plan approved by the Development Authority must be maintained on the parcel for so long as the development exists

2.5.3 Accessibility

All landscaped areas, other than private amenity space, must be accessible to all residents of the development.

2.5.4 Planting Requirements

- (1) All plant materials must be of a species capable of healthy growth in Taber and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) A minimum of 25.0 per cent of all trees provided must be coniferous.
- (3) Deciduous trees must have a minimum calliper of 50.0 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum calliper of 75 millimetres at the time of planting.
- (4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
- (5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

2.5.5 Security

- (1) The applicant shall, as a condition of development permit approval, provide to the Town either cash or an irrevocable Letter of Credit equal to \$2500.00 to \$10,000.
- (2) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping; and, the inspection shall take place within four weeks of the date of the written request.
- (3) If the landscaping is not completed within two years of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Town to undertake the landscaping; and, if such amount shall be insufficient to cover the cost of the work the deficiency shall be a debt due from the developer to the Town.
- (4) If a tree does not survive the maintenance period, the applicant shall replace it with a tree of similar size and type.

2.5.6 Multi-Residential Development Minimum Landscape Requirement

- (1) A minimum of 40.0 per cent of the area of a parcel must be a landscaped area at grade.
- (2) One tree shall be provided for each 50.0 square metres of landscape area.
- (3) One shrub shall be provided for each 25.0 square metres of landscape area.
- (4) There is no maximum soft surfaced landscape area for a parcel.

2.5.7 Commercial and Industrial Districts

- (1) Unless otherwise referenced below, all setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks or any other purpose allowed by the Development Authority, must be a soft surfaced landscaped area.
- (2) Where a setback area shares a property line with a lane and approved access to the parcel is from the lane, there is no requirement for soft surfaced landscaped area or hard surfaced landscaped area for that setback area.
- (3) Where a setback area shares a property line with a parcel designated as a residential district, the setback area must:
 - (a) be a soft-surfaced landscaped area;
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs;
 - (i) for every 30.0 square metres; or
 - (ii) for every 45.0 square metres, where irrigation is provided by a low water irrigation system; and
 - (c) provide trees planted in a linear arrangement along the length of the setback area.

- (4) Where a setback area shares a property line with a parcel designated as a commercial, industrial or special purpose district, the setback area:
 - (a) must be a soft surfaced landscaped area;
 - (b) may have a sidewalk along the length of the building; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by a low water irrigation system.

- (5) Where a setback area shares a property line with a lane that separates the parcel from a parcel designated as a residential district and there is no access from the lane, the setback area:
 - (a) must be a soft surfaced landscaped area;
 - (b) may have a sidewalk along the length of the building; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by low water irrigation system.

2.5.8 Landscaping for Large Parking Areas

- (1) Landscaping is required in a parking area when the total surface area containing the required drive aisles, motor vehicle parking stalls and vehicular access for a development is equal to or greater than 5000.0 square metres.
- (2) Landscaped areas in the parking area:
 - (a) must be provided at a ratio of 0.150 square metres for every 1.0 square metres of the total surface area referenced in subsection (1); and
 - (b) must be provided as a combination of hard surfaced landscaped area and soft surfaced landscaped area in the form of islands and Planting Strips.
- (3) Sidewalks connecting the public entrance to a public sidewalk and sidewalks connecting the parking area to the public entrance may be included in determining whether the development satisfies the requirement of this section.

2.5.9 Landscaping along Highways and Watercourses

A landscaped buffer Planting Strip of 20.0 metres in width shall be provided on private land adjacent to a Provincial highway or watercourse located within the Comprehensive Commercial District (CC) and the Light Industrial District (M-1).

2.5.10 Special Districts

- (1) All setback areas in a special district must be landscaped in accordance with any standards referenced in the district.
- (2) Landscaping for discretionary uses in a special district shall be to the satisfaction of the Development Authority.

2.6 SIGNS

2.6.1 Development Permits

- (1) Unless specifically exempt from the requirement to obtain a development permit in Section 2.6.3, all signs, structures for signs and any enlargement, relocation, erection, construction or alteration of a sign, require a development permit.
- (2) All signs containing Digital Media must obtain a development permit.
- (3) In addition to the development permit application requirements specified under Section 1.3 of this Bylaw, a development permit application for a sign shall include:
 - (a) all dimensions of the sign, including height of the sign and the sign structure;
 - (b) area and design of copy;
 - (c) type of construction and finishing to be utilized;
 - (d) method of support;
 - (e) details of sign illumination and/or digital media;
 - (f) if the sign permit is for a sign containing digital media, the name and contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day if the sign malfunctions.
 - (g) site plan showing sign location in relation to property boundaries and buildings;
 - (h) fees required for the permit; and
 - (i) land owner authorization if applicable.

2.6.2 Signs Not Requiring a Development Permit

Subject to Section 1.3.2 of this Bylaw, the following signage is exempt from obtaining a Development Permit approval if it otherwise meets all regulations in this Bylaw:

- (1) a sign erected by or at the direction of a government including signs identifying public buildings and roads, giving public information, and regulating traffic or safety. This includes community notice boards and structures erected by the Town for the purpose of posting temporary community notices;
- (2) Sign- Class A where listed as a permitted use in the district;
- (3) a sign posted or exhibited in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign;
- (4) changing the copy of any sign with a valid Development Permit, as long as the sign still otherwise meets the requirements of this Bylaw;
- (5) a sign contained under a valid, approved Development Permit;
- (6) a sign posted or exhibited as a requirement of an application for rezoning, subdivision agreement, or other similar application, provided that such signs are removed after all relevant appeal periods have elapsed;
- (7) the erection of an on-site sign for the construction or demolition of a building, provided that:
 - (a) each sign does not exceed 4.0 m² in area;
 - (b) each sign is not capable of being illuminated;

- (c) a maximum of one (1) sign is posted on each side of the building or land facing a different public roadway; and
- (d) signs are removed within ten (10) days of the referenced activity.

2.6.3 General Sign Rules

- (1) No person shall erect or place a sign, so that it would be a traffic hazard, or obstruct the vision of pedestrian or vehicular traffic.
- (2) Signs with flashing lights shall not be permitted in any District.
- (3) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process.
- (4) A sign, or part of a sign, shall not be placed on or project over Town property or right-of ways, unless written approval has been granted by the Town.
- (5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.
- (6) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material.
- (7) The Development Officer may require the removal of any sign which in the opinion of the Development Officer:
 - (a) is in such a state of disrepair that it is unsightly or constitutes a hazard;
 - (b) is no longer related to a business, event, product or commodity located on the same parcel as the sign.
- (8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.

2.6.4 Digital Media and Illumination Rules

- (1) Digital Media content must remain in place unchanged for a minimum of 6 seconds before switching to new content.
- (2) Digital Media content must not include flashing images. In the case of an electronic message board, the text may scroll at a pace deemed acceptable to the Development Authority.
- (3) No Illuminated sign may incorporate flashing lights, strobe lights, or other features which would, in the opinion of the Development Authority, be out of keeping with the purpose and intent of the associated Land Use District, impact adjacent properties, or distract or interfere with traffic.
- (4) If any component of a Digital Media or Illuminated display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw, or with the conditions of the Sign Permit, the Sign Permit holder must ensure that the display is turned off until all components are fixed and operating in compliance.

- (5) All Digital Media displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.
- (6) Digital Media displays or Illuminated signs must not exceed the following illumination levels:
 - (a) A maximum of 7,500 Nits from sunrise to sunset
 - (b) A maximum of 500 Nits from sunset to sunrise
 - (c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX
- (7) Any sign located within 30.0 metres of a residence or a Residential District shall not be illuminated between 10:00pm and 6:00am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.
- (8) The Development Authority may specify or restrict the type of illumination (backlit, exterior) subject to the provisions of the associated Land Use District.
- (9) Any light source, either from an illuminated sign or used to illuminate a sign, must not be oriented so as to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians.
- (10) Electrical power supply to a sign shall be located underground except when a sign is powered by solar energy. The solar power device may be located above ground, provided it is attached to the sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the sign structure. All wiring and conduits shall be concealed from view.

2.6.5 Classification of Signs

All Signs shall belong to one of the following Classes:

- (1) **Sign - Class A:** means the following sign types:
 - (a) Address Sign
 - (b) Election Sign
 - (c) Pedestrian Sign
 - (d) Real Estate Sign
 - (e) Window Sign
 - (f) Folding (Sandwich) Sign
- (2) **Sign - Class B** means the following sign types:
 - (a) Banner Sign
 - (b) Canopy Sign
 - (c) Fascia Sign
 - (d) Projecting Sign
- (3) **Sign - Class C** means the following sign types:
 - (a) Freestanding Sign
 - (b) Inflatable Sign
 - (c) Roof Sign

- (4) **Sign - Class D** means the following sign types:
 - (a) Billboard Sign
 - (b) Portable Sign

2.6.6 Address Sign

- (1) **Definition:** a sign exhibited solely to identify the municipal address of a building, the name of a building, the name of a business or organization operating a building; or the name of any individuals occupying a building.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Subject to (ii), the maximum sign area is 1.2 square metres.
 - (ii) Where an Address Sign is affixed to a residence or a garage, the maximum sign area is 0.3 square metres.
 - (iii) Any proposed Address Sign that exceeds the maximum sign area set out in (i) and (ii) will be considered to be a Fascia Sign or Freestanding Sign and must comply with the rules applicable to those signs.

2.6.7 Banner Sign

- (1) **Definition:** A sign made of lightweight, non-rigid fabric or material mounted to a pole, fence, structure or building.
- (2) **Rules:**
 - (a) Maximum Sign Area: 5.0 m²
 - (b) Clear Pedestrian Space: 1.0 m
 - (c) Number of Signs: Maximum of 1.0 per parcel
 - (d) A Banner Sign for use in conjunction with a special event, to temporarily promote the buying or selling of products or announce the opening of a business, or for use as a temporary sign until a permanent sign can be erected in its place, may only be erected on a temporary basis not to exceed 60 days.
 - (e) A Banner Sign must not project above, or be located on, the roof of a building.

2.6.8 Billboard Signs

- (1) **Definition:** A large freestanding sign located primarily on major traffic corridors, which directs attention to a business, service, product or event that is located, conducted or produced elsewhere than the site where the sign is located.
- (2) **Rules:**
 - (a) Maximum Sign Area: 20.0 m²
 - (b) Maximum Sign Height: 9.0 m
 - (c) Minimum Setback from Property Line: 5.0 m
 - (d) A Billboard Sign must be at least:
 - (i) 300.0 m from another Billboard Sign;
 - (ii) 50.0 m from any Residential or Downtown Commercial District;

- (iii) 30.0 m from an intersection; and
 - (iv) 30.0 m from any Freestanding Sign or Fascia Sign.
- (e) The design, character, location and construction of a Billboard Sign shall be to the satisfaction of the Development Authority, taking into consideration the following factors:
- (i) compatibility with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located;
 - (ii) the restriction of natural light to the surrounding buildings; and
 - (iii) its position so that it does not severely obstruct the horizon line when it is viewed from vehicular traffic traveling past it from any direction.

2.6.9 Canopy Sign

- (1) **Definition:** A sign which either forms, or is attached to, in whole or in part, a retractable or permanently affixed canopy structure, and includes a sign hanging below the ceiling or roof of a canopy or marquee.
- (2) **Rules:**
- (a) Maximum Sign Area:
 - (i) Sign hanging below canopy or projection: 1.0 m²
 - (ii) Sign on Canopy: 4.0 m²
 - (b) Minimum Clear Height: 2.4 m
 - (c) Number of Signs: Maximum of 1.0 per business
 - (d) A Canopy Sign must not extend beyond the structure on which it is displayed.
 - (e) A Canopy Sign may be allowed to encroach over public property at the discretion of the Development Authority, provided that the sign does not project more than 1.2 m over public property and is no closer than 0.6 m to the curb.
 - (f) A Canopy Sign may provide copy directly on the structure of an awning or have a sign attached to the structure.
 - (g) A Canopy Sign must be constructed of durable, waterproof, colourfast material.

2.6.10 Election Sign

- (1) **Definition:** A temporary sign which is used for political advertising and campaigning during a period of a federal, provincial, municipal, school board election, referendum, or plebiscite, and includes information signs used to identify and direct traffic to polling stations.
- (2) **Rules:**
- (a) Maximum Sign Area: 1.2m²
 - (b) Maximum Clear Height: 2.0 m
 - (c) Election Signs for federal or provincial candidates may be erected the day the writ of election is issued and must be removed within three days of Election Day.
 - (d) Election Signs for municipal candidates may be erected up to 30 days prior to the Election Day and must be removed within three days of Election Day.
 - (e) Election signs may not be illuminated or attached to trees.

- (f) The Town is not required to give notice for the removal of an unlawful election sign.
- (g) No person shall deface or willfully cause damage to a lawfully erected election sign.
- (h) Election signs may be posted on public property subject to the following conditions:
 - (i) signs cannot be placed between the curb and the sidewalk; if there is no sidewalk, signs cannot be placed within 1.0 metres of the curb or edge of the pavement; and
- (i) signs cannot be placed within 30 metres of an intersection or pedestrian crossover or be located on a median or island. Election signs may be posted on private property subject to the following conditions:
 - (i) signs are posted with the consent of the owner or occupant of the property; and,
 - (ii) signs may be higher than 2 metres above ground level provided the signs are displayed indoors.

2.6.11 Fascia Sign

- (1) **Definition:** A sign that is painted on or attached to the exterior face of a building and runs parallel to a building face, not projecting more than 0.3m out from the wall.
- (2) **Rules:**
 - (a) Maximum Sign Area: The combination of Fascia Sign Area and Window Sign Area shall not exceed 20% of the Building Face
 - (b) Number of Signs:
 - (i) 1 per business or home occupation;
 - (ii) Occupants of a double fronting building may be allowed 1 additional Fascia Sign for the second fronting building face.

2.6.12 Folding Sign

- (1) **Definition:** A temporary sign placed on a public sidewalk or private property at the front of a business that folds in the centre (i.e. sandwich or A sign).
- (2) **Rules:**
 - (a) A folding sign must not block public movement or access when located on a public sidewalk.
 - (b) A folding sign must be maintained in good repair.
 - (c) A maximum of one folding sign may be allowed for each business.

2.6.13 Freestanding Sign

- (1) **Definition:** A sign that is permanently displayed on a non-movable structure independent of a building;
- (2) **Rules:**
 - (a) Maximum Sign Area: 30 m² for the first 90 m of frontage, with an area increase of 15 m² for every additional 9 m of frontage, or portion thereof.
 - (b) Maximum Sign Height: 10.5 m
 - (c) Number of Signs:
 - (d) Street with less than 90.0 m frontage: maximum of 1

- (e) Street with more than 90.0 m frontage: maximum of 2
- (f) A Freestanding Sign must be at least 20.0 m from any other sign.
- (g) A Freestanding Sign must be at least 45.0 m from another Freestanding Sign.
- (h) A Freestanding Sign must be at least 0.6m from a property line, and at least 2.0 m from overhead utility lines.
- (i) A Freestanding sign may rotate at no more than six revolutions per minute.

2.6.14 Inflatable Sign

- (1) **Definition:** A temporary sign which is expanded by air or other gas to create a three-dimensional feature.
- (2) **Rules:**
 - (a) An Inflatable Sign must be tethered or anchored and must touch the surface to which it is anchored.
 - (b) An Inflatable Sign must not extend higher than the maximum height allowed for the District in which it is located.
 - (c) Only one Inflatable Sign may be located on a parcel at any time.
 - (d) The maximum number of Inflatable Sign that may be on the same parcel in a calendar year is two.
 - (e) The maximum time period an Inflatable Sign may be displayed on a parcel is 30 days.

2.6.15 Pedestrian Sign

- (1) **Definition:** A self-supporting temporary local advertising sign that is set upon the ground and has no external supporting structure. Pedestrian Signs are typically comprised of two panels joined at the top (sometimes referred to as an A-Board), and do not include portable signs.
- (2) **Rules:**
 - (a) Maximum Sign Area: 1 m²
 - (b) Maximum Sign Height: 1 m
 - (c) Clear Pedestrian Space: 1.8 m
 - (d) Number of Signs: 1 per business
 - (e) A Pedestrian Sign:
 - (i) must be placed on the property directly in front of the business to which it refers;
 - (ii) may only be placed on the property during hours when the business is open to the public; and
 - (iii) must not be placed on a public sidewalk.

2.6.16 Portable Sign

- (1) **Definition:** A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.

(2) **Rules:**

- (a) Maximum Sign Area: 4.5 m²
- (b) Maximum Sign Height: 3.5 m
- (c) Number of Signs: 1 per parcel
- (d) A Portable Sign must be at least 45 m from a residential District, 45 m from any other portable sign, and at least 0.6 m from a property line.
- (e) A Portable Sign shall not be placed on any Town property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw.
- (f) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
- (g) A Portable Sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
- (h) A development permit application for a portable sign to be located on Town-owned land:
 - (i) Shall only be considered by the MPC if a lease or license has been previously approved by Council; and
 - (ii) May be approved in any Land Use District.
- (i) Subject to Section 2.6.2(1), a development permit application for a portable sign to be located on privately-owned land shall:
 - Not be approved in a Residential District;
 - (i) Where located along a highway in a commercial district or industrial district, except for the Downtown Commercial (CT) District, only be approved by Council for a maximum six month period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined period;
 - (ii) Where located in the Commercial Downtown (DT) District, only be approved:
 - (A) By Council for a maximum six month period, subject to removal or approval of a subsequent development permit to allow the sign to remain for a predetermined time period; or
 - (B) By the Development Officer for a maximum four month period, subject to removal of the sign with no reapplication for a development permit allowed for the sign in the same or a similar location for a minimum of 30 days;
 - (iii) Where located in any other district or situation, subject to the discretion of the Development Authority.
- (j) Where a development permit for a portable sign is approved on private land in a commercial district or industrial district for a limited period, the development permit shall be subject to revocation at any time by the Development Authority subject to 30 days notification whereupon the sign shall be removed with no reapplication for a

development permit allowed for a portable sign in the same or a similar location for a minimum of 30 days.

- (k) All portable signs shall be kept in good repair at all times.
- (l) A portable sign shall be removed on or before the expiry date.
- (m) A portable sign not kept in good repair, not approved by the Town or not removed on the expiry date will be removed by the Development Authority or their designate.
- (n) A portable sign on private land that is for a community event and will be removed within 14 days of its placement shall
 - (i) Require a development permit,
 - (ii) Not require the submission of a fee for that permit, and
 - (iii) Be approved by a Development Officer.

2.6.17 Projecting Sign

- (1) **Definition:** A sign that is attached to a wall of a building and horizontally extends more than 0.3m from the building face but excludes a Canopy Sign.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Commercial and Industrial Districts: 4.5 m²
 - (ii) All Other Districts: 2.5 m²
 - (b) Clear Height: 2.4 m
 - (c) Maximum Projection from Building: 1.5 m
 - (d) Number of Signs: 1.0 per street frontage on a building
 - (e) No Projecting Sign shall extend above the roof line or a parapet wall of the building.

2.6.18 Real Estate Sign

- (1) **Definition:** A sign which is used for the purpose of advertising the sale, lease or rental of the property on which the sign is located.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Residential District: 1.5m²
 - (ii) All Other Districts: 3 m²
 - (b) Maximum Sign Height: 3 m²

2.6.19 Roof Sign

- (1) **Definition:** A sign erected upon, against, or directly above a roof of a building, and may include a sign placed above the parapet of a building;
- (2) **Rules:**
 - (a) Maximum Sign Area and Height: At the discretion of the Development Authority.
 - (b) Number of Signs: 1 per building
 - (c) A Roof Sign shall not extend beyond the maximum height applicable to the District where it is located.
 - (d) A Roof Sign must not project beyond the roof on which it is located.

- (e) A Roof Sign and any supporting structures must be finished in a manner deemed acceptable to the Development Authority.

2.6.20 Window Sign

- (1) **Definition:** A sign which forms, or is attached to, or painted on, or installed inside a window, and which is intended to be viewed from outside the premises.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) The total sign area of 1 or more Window Signs must not exceed 30% of the window area, including all contiguous panes of glass but not including a doorway.
 - (ii) The combination of Fascia Sign Area and Window Sign Area shall not exceed 20% of the Building Face
 - (b) A Window Sign shall only be allowed in a Residential District in association with an approved Home Business.

2.6.21 Sign Definitions

(1)	Building Face	means any exterior wall of a building.
(2)	Changeable Copy	means that portion of a sign upon which copy may be changed from time to time, either manually through the utilization of attachable characters or replacing the sign copy, or electronically in the case of a sign that contains digital media.
(3)	Clear Height	means the vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.
(4)	Clear Pedestrian Space	means the horizontal distance measured from walkway or other path intended to accommodate pedestrian traffic to any part of the Sign Structure.
(5)	Community Notice Board	means a permanent sign or structure that is erected by the Town for the purpose of posting temporary community notices.
(6)	Digital Media	means a sign feature where the message or copy of the sign incorporates a technology or method for allowing the sign to contain changeable copy without having to physically or mechanically replace the sign or its components. This includes, but is not limited to, digital signs, electronic message boards, gas station price boards, and time/temperature displays.
(7)	Illuminated, Backlit	means a sign feature where an artificial light source is used to illuminate the sign from the side or back of the display panel, and may be contained within the structure of the sign.
(8)	Illuminated, Exterior	means a sign feature where an artificial light source is used to illuminate the sign from an external source directed to the sign copy.

(9) Off-Site	means a sign that advertises goods, products, services or facilities, or directs persons to a different site from where the sign is located. An off-site sign is not located on the site of the goods, products, services or facilities advertised.
(10) On-site	means a sign that advertises goods, products, services or facilities that are located on the same site as the sign.
(11) Rotating	means a sign feature where the sign, or portion of the sign, moves in a revolving manner.
(12) Sign	means an object or device, including its structure and other component parts, intended for the purpose of advertising or calling attention to any business, product, event, service or thing.
(13) Sign Area	means the entire area of the sign on which the copy is intended to be placed.
(14) Sign Copy	means the letters, graphics or characters that make up the message on the sign.
(15) Sign Height	means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.
(16) Sign Structure	means any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.
(17) Temporary	means a time limitation for a sign as indicated within this Bylaw. Where no time limitation is set by the regulations of the Bylaw, it shall be determined by the Development Authority or by the length of a Development Permit approval.
(18) Third-Party Advertising	means a type of sign copy that directs attention to a business, commodity, service or event that is conducted, sold, or offered elsewhere than on the site on which the sign is located.
(19) Valance	means the portion of an awning or canopy that hangs below the structure and parallel to the building face.

PART 3.0
Rules Governing Specific Uses

PART 3.0 Rules Governing Specific Uses

3.1 ACCESSORY USES

3.1.1 Accessory Uses in Non-Residential Districts

- (1) An accessory building must not be developed prior to the issuance of a Development Permit for the principal building.
- (2) An accessory building in a non-residential district is part of a principal use of the site on which it is located, and must be in compliance with the development regulations of the district.
- (3) Accessory buildings shall have the same height limits and setback requirements as for the principal building of the District.
- (4) Notwithstanding the above, accessory buildings shall not be located in front of the principal building(s).

3.1.2 Accessory Uses in Residential Districts

- (1) Accessory buildings or other structures located on a site in any Residential District shall not be used or maintained as a Dwelling or Home Business, unless otherwise permitted in this Bylaw.
- (2) Where an Accessory Use, other than a garage or deck, is attached to a principal building on a site by a roof, an enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the structure, it is considered part of the principal building and subject to the setback requirements for the principal building.
- (3) A fence may have no setback from a property line unless setbacks are specifically required in the development permit.
- (4) Unless otherwise indicated in this Bylaw or the Building Code, Accessory Uses shall be located:
 - (a) No closer to the front property line than the front line of the dwelling, and not located in a front yard;
 - (b) 1.2 m from a side or rear property line shared with a street ;
 - (c) 0.6 m from a side or rear property line not shared with a street;
 - (d) 1.0 m from a Principal Building.
- (5) Notwithstanding the above setbacks, an Accessory Use may be located:
 - (a) 0.6 m from exterior side or rear property line not shared with a street if the Accessory Use has less than a 10.0 m² gross floor area;
 - (b) 0.0 m from a side property line where an agreement exists between the owners of abutting properties to build accessory buildings centered on the property line, with a suitable fire separation, as provided in the Alberta Building Code.

- (c) 0.0 m from a side property line where decks are constructed up to the common lot line between the adjacent units in association with any semi-detached dwelling or a townhouse, so long as the deck is provided with a privacy wall.
 - (i) A privacy wall provided under this section must extend the full depth of the deck and may be up to a maximum of 1.8 m high – as measured from the surface of the deck to the top of the wall.
- (6) Maximum Height of an Accessory Use is:
 - (a) Fence within a front yard: 1.0 m;
 - (b) Fence not within a front yard: 2.0 m;
 - (c) Deck: 1.5 m, or 0.3 m above the main floor level of the closest principal building on the parcel, whichever is less;
 - (d) All other Uses: 5.0 m.
- (7) Garages shall be limited to one per lot unless otherwise allowed by the Development Authority.
- (8) Garages in residential districts shall also meet all requirements and development standards of the District in which they are located.
- (9) Where more than one garage is proposed on a lot, the development permit shall be referred to the Municipal Planning Commission for a decision.
- (10) The floor area or combined floor area of all accessory building and structures, excluding decks and accessory uses with a floor area of less than 10.0 m², must not exceed the greater of:
 - (a) 75.0 m²; or
 - (b) The lot coverage of the principal building.
- (11) An Accessory Use must not be developed prior to development of the principal building on the same site.

3.1.3 Food Trucks

- (1) Food Trucks shall only be permitted in the Downtown and Central Commercial Districts as per this Land Use Bylaw.
- (2) Upon passing this bylaw, all existing and forth coming Food Trucks will require a development permit.
- (3) Food Trucks shall not be located on Town-owned property without prior written consent from the Chief Administrative Officer based on conditions under a duly executed Development Permit.
- (4) Food Trucks shall not be located where they create a hazard to the public as determined by a Development Officer, Bylaw Officer, Law Enforcement Officer, or the Director of Planning and Economic Development.

3.1.4 Radio and Television Antennae/Satellite Dishes

- (1) Radio and television antennae and satellite dishes in residential districts shall be limited to a height of 12.0 metres above the mean site elevation and shall be anchored or supported to the satisfaction of the Development Authority.
- (2) Radio and television antennae and satellite dishes shall not be permitted within any front yard area.

3.1.5 Refuse Collection and Storage

- (1) Refuse and garbage shall be kept in a suitably sized enclosure.
- (2) Refuse and garbage enclosures shall be screened.
- (3) All refuse on any construction site shall be properly screened in an approved enclosure until such time as disposal occurs.

3.1.6 Swimming Pools

- (1) Every private swimming pool shall be secured against entry by the public other than owners, tenants, or their guests.
- (2) No privately owned outdoor swimming pool shall be constructed unless fenced; except that a wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence.
- (3) Every fence enclosing an outdoor swimming pool shall be at least 1.8 metres in height above the level of the grade outside the enclosure and shall be of an approved design such that it will reasonably deter children from climbing over or crawling through or under it to gain access. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock on the inside of the gate.
- (4) Barbed wire or electrification of any part of a fence or gate shall not be permitted.
- (5) A private swimming pool shall be provided with at least one exit ladder or stair from the deepest part of the pool, where the greatest surface dimension of the pool does not exceed 9 metres. An additional ladder or stair is to be provided at the opposite end of the pool where the pool dimension exceeds 9.0 metres.
- (6) The method and degree of treatment of water for all private swimming pools shall be to the satisfaction of the Health Officer.
- (7) Swimming pools shall not be located within any required front yard.
- (8) In all residential districts, a below-ground or above-ground permanent swimming pool or hot tub shall be considered to be a discretionary use with all other types of swimming pools considered to be a permitted use.
- (9) In all other districts, a swimming pool shall be considered to be a recreational use or accessory recreation facility (use/structure), subject to the context of the application and as determined by the Development Authority.

3.2 HOME OCCUPATIONS

3.2.1 Home Occupation – Class 1

A Home Occupation – Class 1,

- (a) must not:
 - (i) display any form of signage related to the use on the parcel; and
 - (ii) advertise the address of the use to the general public;
- (b) must not occupy more than 30.0 square metres of all of the floor area of the dwelling unit;
- (c) must not have any activities related to the use take place outside of a building, and there must not be any outside storage of materials, tools, products or equipment;
- (d) may have one vehicle, with a maximum gross vehicle weight of 4500 kilograms, that is used for purposes related to the use, on the parcel where the use is located;
- (e) must not directly sell any goods at the premises, unless they are incidental and related to the service provided by the use;
- (f) does not require additional motor vehicle parking stalls.

3.2.2 Home Occupation – Class 2

A Home Occupation – Class 2

- (a) must not:
 - (i) display any form of signage related to the use on the parcel; and
 - (ii) advertise the address of the use to the general public;
- (b) must not occupy more than 20.0 per cent of all of the floor area of the Dwelling Unit, or 30.0 square metres, whichever is less;
- (c) must not have any activities related to the use take place outside of a building, and there must not be any outside storage of materials, tools, products or equipment;
- (d) may not occupy a portion of the required motor vehicle parking stalls for the dwelling unit;
- (e) may have one vehicle, with a maximum gross vehicle weight of 4500 kilograms, that is used for the purposes related to the use;
- (f) must not directly sell any goods which are not produced on the premises, unless they are incidental and related to the service provided by the use;
- (g) may be approved for a period no greater than five (5) years;
- (h) requires a minimum of 1.0 motor vehicle parking stalls in addition to the motor vehicle parking stalls required for the dwelling unit the use is located in, when the number of business associated vehicle visits per week exceeds three (3).

3.3 MANUFACTURED HOUSING

3.3.1 Manufactured Houses

- (1) Manufactured homes must be placed either on screw piles and be skirted with material similar in design and material to the rest of the structure, or on a permanent concrete foundation.
- (2) All accessory uses to a manufactured home, such as patios, porches, additions, and skirtings shall be factory prefabricated units, professionally built, or the equivalent thereof, and so designed and erected to harmonize with the manufactured home.
- (3) A manufactured home may be allowed for temporary periods not exceeding a one-year period where it is to be used as a temporary dwelling while a main building on the property is actually under construction.
- (4) The Development Authority may require that pictures or elevation drawings be included with a development permit application to confirm the suitability of a manufactured home.
- (5) A manufactured homes without a basement must have a minimum of 16 inches clearance from the bottom of the I-beam frame to the pad surface.

3.3.2 Manufactured Home Community

- (1) An approved comprehensive site plan shall be required prior to the development of a Manufacture Home Community, and all development must conform to the comprehensive site plan. The proposed plan must include the following to the satisfaction of the Development Authority:
 - (a) Access, road systems, sidewalk and pathway system and site pattern showing dimensions and structures;
 - (b) Provision for on-site garbage and recycling collection facilities; and
 - (c) The location and layout of open space and recreational amenities for the common use and enjoyment of the community.
- (2) In a Manufactured Home Community each Manufactured Home must:
 - (a) be located entirely within the bounds of a Manufactured Home homesite, as shown on an approved site plan;
 - (b) be on a homesite which must have a private driveway that provides direct access to an internal road;
 - (c) be located on a clearly defined homesite marked by permanent flush stakes or markers;
 - (d) be addressed with a number; and
 - (e) be located on a homesite with a minimum area of 300.0 m², with a minimum mean width of 11 m.
- (3) A minimum of 10 percent of the total area of a Manufactured Home Community must be provided for the recreational use of residents, not including the area contained within the public roadway setbacks, private amenity areas, or required buffer Planting Strips.

- (4) Landscaping shall be provided on all areas not occupied by a manufactured home, addition, road, foot path, driveway or other permanent building. Landscape plans shall be submitted to the Town for approval; landscaping shall be completed to the satisfaction of the Development Authority.
- (5) The minimum parking requirement shall be two (2) stalls at each home site, and one (1) visitor parking space for every eight (8) home sites provided in the manufactured home community.
- (6) A parking pad shall be provided on each site and shall be located:
 - (a) where the lot has access to a lane, to the rear of the dwelling and constructed to accommodate a garage that meets the requirements of this Bylaw; or
 - (b) where there is no access to a lane, at the front of the dwelling unit there shall be a paved parking pad to accommodate two (2) parking spaces.
- (7) No recreational vehicles or trailers shall be occupied within a Manufactured Home Community.

3.4 MULTI-RESIDENTIAL DEVELOPMENT

3.4.1 Multi-Residential Development

- (1) A development permit shall be required for a multi-residential development prior to the development of any apartment, rowhouse dwelling, semi-detached dwelling or duplex dwelling in the R-4 District.
- (2) A development permit for a multi-residential development shall:
 - (a) Identify the proposed:
 - (i) location, type and number of each residential use (Apartment, row house dwelling, semi-detached dwelling, duplex dwelling);
 - (ii) internal roads and road standards;
 - (iii) open space and landscaping;
 - (iv) spatial relationship between dwelling units;
 - (v) visitor and resident parking spaces;
 - (vi) garbage collection facilities; and
 - (vii) density of development;
 - (b) contain such additional information as determined necessary by the Development Authority.

3.5 NEIGHBOURHOOD COMMERCIAL DEVELOPMENT

A neighbourhood commercial development shall,

- (a) comprise a maximum site area of 0.2 hectares;
- (b) contain a maximum of 5,000 m² of floor area;
- (c) provide for a landscaped and treed buffer adjacent to a residential development site of a minimum of six metres in width and include a maximum 2.0 metre high screening fence on the boundary of the site;
- (d) contain a minimum building setback from the boundary of a residential development site of 10.0 metres;
- (e) orient high use driveways and activity areas away from an adjacent residential development site; and
- (f) locate at the end of a block and avoid mid-block locations.

3.6 PLACES OF WORSHIP

3.6.1 Places of Worship

- (1) The site upon which a religious assembly is situated shall have frontage of not less than thirty (30) metres and an area of not less than 929.0 square metres.
- (2) In the case where a manse, rectory, parsonage or other building that is accessory to a religious assembly (e.g. a minister's residence), is to be erected on the same site as the place of worship, the combined area of the site shall not be less than 1858 square metres (20,000 square feet).

3.7 SECONDARY SUITES AND BACKYARD SUITES

3.7.1 Secondary Suites and Backyard Suites (which includes Garage Suites)

- (1) The minimum parcel width for a parcel containing a Secondary Suite or a Backyard Suite is 11.0 metres.
- (2) The minimum parcel area for a parcel containing a Backyard Suite is 330.0 metres.
- (3) There must not be more than one Secondary Suite or Backyard Suite located on a parcel.
- (4) A Secondary Suite and a Backyard Suite must not be located on the same parcel.
- (5) For a Backyard Suite, the maximum building height is 7.5 metres.
- (6) For a Secondary Suite, the minimum building setback from a property line must be equal to or greater than the minimum building setback from a property line for the main residential building.
- (7) For a Backyard Suite,
 - (a) the minimum building setback from a rear property line is,
 - (i) 1.5 metres for any portion of the building used as a backyard suite;
 - (ii) 0.6 metres for any portion of the building used as a private garage;
 - (b) The minimum building setback from a side property line is 1.2 metres for any portion of the building used as a Backyard Suite.
 - (c) A minimum separation of 3.0 metres is required between the closest façade of a Backyard Suite.
- (8) The maximum floor area of a Backyard Suite, excluding any areas covered by stairways and landings, is 75.0 square metres;
- (9) The maximum floor area of a Secondary Suite is 70.0 square metres.

Amenity Space Rules

- (1) A Backyard Suite or a Secondary Suite shall have a private amenity space that:
 - (a) is located outdoors; and
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres.

3.8 UTILITIES

3.8.1 Utilities

- (1) The erection of a building on any site where it would otherwise be permitted under this Bylaw shall be prohibited when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply to the building of water, electric power, sewage and street access, or any of them, including payment of the costs of installing or constructing any such utility or facility by the developer.
- (2) Public Utility Lots are exempt from the minimum lot area and lot width requirements identified for each land use district.

PART 4.0
Land Use Districts

PART 4.0 Land Use Districts

4.1 LAND USE DISTRICT MAP

The land use districts as shown in the following table are applied to the Land Use District Maps contained in Schedule A of this Bylaw.

Land Use Districts		
Category	District	Symbol
Residential Districts	Residential Single Dwelling District	R-1
	Residential Single and Two Dwelling District	R-2
	Residential Medium Density District	R-3
	Residential Medium/High Density District	R-4
	Residential Manufactured Home District	RMH
Commercial Districts	Downtown Commercial District	DT
	Comprehensive Commercial District	CC
Industrial Districts	Light Industrial District	M-1
	Medium Industrial District	M-2
	Heavy Industrial District	M-3
Special Purpose Districts	Institutional and Recreational District	IR
	Urban Reserve District	UR
	Direct Control District	DC

4.2 DISTRICT RULES

In addition to the subdivision and development standards contained in a Land Use District, Section 2.0, Rules Applicable to All Districts, and Section 3.0, Rules Applicable to Specific Uses, also apply.

4.3 RESIDENTIAL SINGLE DWELLING DISTRICT (R-1)

4.3.1 Purpose

This district is intended to provide for residential development in the form of single detached dwellings on larger lots.

4.3.2 Uses

Permitted Uses	Discretionary Uses
(1) The following are permitted uses: <ul style="list-style-type: none"> • Single Detached Dwelling • Accessory Use • Home Occupation- Class 1 • Child Care- Limited • Park • Utilities • Sign- Class A 	(2) The following are discretionary uses: <ul style="list-style-type: none"> • Secondary Suite • Backyard Suite • Home Occupation- Class 2 • Place of Worship – Small • Child Care • Group Care – Limited • Neighbourhood Commercial Development • Community Entrance Feature • Sign – Class B

4.3.3 Standards

Subdivision Standards		Development Standards	
Minimum Parcel Area Single Detached Dwelling	450 m ²	Minimum Front Yard Setback	6.0 m
Minimum Parcel Width Single Detached Dwelling	14.0 m	Minimum Rear Yard Setback	7.0 m
For all other uses, the parcel dimensions shall be to the satisfaction of the Subdivision Authority.		Minimum Interior Side Yard Setback	
		(a) Laned Lots	1.2 m
		(b) Laneless Lots with Attached Garage	1.2 m
		(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2 m on the other
		Minimum Side Yard Setback – Corner Lots	3.0 m
		Maximum Building Height	10.5 m
		Maximum Building Coverage	45%

4.4 RESIDENTIAL SINGLE AND TWO DWELLING DISTRICT (R-2)

4.4.1 Purpose

This district is intended to provide for a variety of low density residential housing types within existing and new residential areas, with the potential for smaller lot sizes and a more concentrated urban form.

4.4.2 Uses

Permitted Uses	Discretionary Land Uses
(1) The following are permitted uses: <ul style="list-style-type: none"> • Single Detached Dwelling • Semi-Detached Dwelling • Duplex Dwelling • Accessory Use • Home Occupation- Class 1 • Child Care- Limited • Park • Utilities • Sign – Class A 	(2) The following are discretionary uses: <ul style="list-style-type: none"> • Secondary Suite • Backyard Suite • Home Occupation- Class 2 • Place of Worship – Small • Child Care • Group Care – Limited • Neighbourhood Commercial Development • Community Entrance Feature • Sign – Class B

4.4.3 Standards

Subdivision Standards	
Minimum Parcel Area	
(a) Single Detached Dwelling	350.0 m ²
(b) Semi-detached Dwelling Unit	225.0 m ²
(c) Duplex Dwelling	450.0 m ²
Minimum Parcel Width	
(a) Single Detached Dwelling	11.0 m
(b) Semi-detached Dwelling	15.0 m
(c) Semi-detached Dwelling Unit	6.0 m
(d) Duplex Dwelling	15 m
For all other uses the parcel dimensions shall be to the satisfaction of the Subdivision Authority.	

Development Standards	
Minimum Front Yard	6.0 m
Minimum Rear Yard	6.0 m
Minimum Interior Side Yard	
(a) Laned Lots	1.2 m
(b) Laneless Lots with Attached Garage	1.2 m
(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2 m on the other
(e) Laneless Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common Lot Line
Minimum Side Yard Setback – Corner Lots	3.0 m
Maximum Building Heights	10.5 m
Maximum Building Coverage	50%

4.5 RESIDENTIAL STREET-ORIENTED MULTIPLE DWELLING DISTRICT (R-3)

4.5.1 Purpose

This purpose of this district is to provide for row housing and other forms of street-oriented attached housing, including both comprehensive and street-oriented development that is contextually compatible with adjacent residential uses.

4.5.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Accessory Use • Home Occupation- Class 1 • Child Care – Limited • Park • Utilities • Sign – Class A • Row House Dwelling • Semi-Detached Dwelling • Duplex Dwelling 	<p>(3) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Apartment • Home Occupation- Class 2 • Child Care • Group Care – Limited • Community Entrance Feature • Place of Worship – Small • Sign – Class B
<p>(2) A maximum of one residential building shall be allowed per parcel. Where more than one residential building is proposed on a parcel, the Residential Comprehensive Development Multiple-Residential Dwelling District (R-4) shall be applied to the site instead.</p>	

4.5.3 Standards

Subdivision Standards – Street Oriented		Development Standards	
Minimum Parcel Area		Minimum Front Yard	6.0 m*
(a) Semi-detached Dwelling Unit	225.0 m ²	Minimum Rear Yard	6.0 m
(b) Duplex Dwelling	450.0 m ²	Minimum Interior Side Yard	
(c) Row Housing Dwelling Unit	150.0 m ²	(a) Apartment Dwelling and Row House Dwelling	3.0 m
		(b) Laneless Lots Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common lot line
Minimum Parcel Width:		(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2m on the other
(a) Semi-Detached Dwelling	15.0 m	Minimum Side Yard Setback – Corner Lots	3.0 m
(b) Semi-Detached Dwelling Unit	6.0 m	Maximum Building Heights	
(c) Duplex Dwelling	15.0 m	(a) Apartment	4 storeys or 14 metres, which ever is the lesser
(d) Rowhouse Dwelling Unit	5.0 m	(b) Row House Dwelling	12.0 m**
		(c) All other Dwellings	10.5 m
For all other uses, the parcel dimensions shall be to the satisfaction of the Subdivision Authority.		Maximum Building Coverage	50%
Contextual Building Requirements			
* Setback of 6.0 m may be reduced to 1.0 m provided that this front yard is determined to be compatible with adjacent residential development by the Development Authority.			
** Maximum buliding height is the lesser of 12.0 m or the average building height of the two adjacent properties, plus 1.5 m; and, if one of the adjacent properties is vacant, its building height is assumed to be 10.5 m for this calculation.			

4.6 RESIDENTIAL COMPREHENSIVE DEVELOPMENT MULTIPLE-DWELLING DISTRICT (R-4)

4.6.1 Purpose

This district is intended to provide for medium to high density multi-residential development on a comprehensively-developed site.

4.6.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Home Occupation – Class 1 • Park • Utilities • Sign – Class A <p>Two or more residential buildings are allowed on one parcel of land in this district.</p>	<p>(2) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Multi-Residential Development • Accessory Use • Home Occupation – Class 2 • Place of Worship – Small • Child Care – Limited • Group Care – Limited • Group Care • Community Entrance Feature • Sign – Class B

4.6.3 Standards

Development Standards	
Minimum Front Yard	6.0 m*
Minimum Rear Yard	6.0 m
Minimum Interior Side Yard	
(a) Apartment and Row House Dwelling	3.0 m
(b) All other dwellings	1.2 m
Minimum Side Yard Setback – Corner Lots	3.0 m
Maximum Building Heights:	
(a) Apartment:	4 storeys or 14.0 m, whichever is the lesser
(b) Row House Dwelling	12.0 m**
(c) All other Dwellings:	10.5 m
Maximum Site Density	50 dwelling units per net hectare
Minimum Separation Between Residential Buildings:	3.0 m
Minimum Common Landscaped Area:	20%
Contextual Residential Requirements	
* Setback of 6 m may be reduced to 1 m provided that this front yard is determined to be compatible with adjacent residential development by the Development Authority.	
** Maximum building height for Row House Dwellings will be the lesser of 12.0 m or the average building height of the two adjacent properties, plus 1.5 m; and, if one of the adjacent properties is vacant, its building height is assumed to be 10.5 m for this calculation.	
NOTE: Rowhouses, apts, duplexes, and semi-detached dwellings are permitted in an approved Multi-Residential Development, but require an additional development permit.	

4.7 RESIDENTIAL MANUFACTURED HOME DISTRICT (RMH)

4.7.1 Purpose

This district is intended to provide for existing and new manufactured homes located either on separate parcels or within a comprehensively designed manufactured home community.

4.7.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Home Occupation- Class 1 • Park • Utilities • Sign – Class A 	<p>(3) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Manufactured Home Community • Accessory Use • Home Occupation – Class 2 • Place of Worship – Small • Child Care – Limited • Group Care – Limited • Community Entrance Feature • Sign – Class B
<p>(2) The following use is a permitted use when located either:</p> <p>(a) on a separate parcel in a street-oriented subdivision; or</p> <p>(b) in an approved Manufactured Home Community</p> <ul style="list-style-type: none"> • Manufactured Home 	

4.7.3 Standards

Subdivision Standards– Street-Oriented		Development Standards	
Minimum Parcel Area	300.0 m ²	Minimum Front Yard Setback	3.0 m
Minimum Parcel Width	11.0 m	Minimum Rear Yard Setback	3.0 m
		Minimum Side Yard Setback	2.0 m
		Maximum Building Height	9.0 m
		Maximum Building Coverage	45%
Development Standards – Manufactured Home Community			
In addition to the above Development Standards, the following standards apply to a Manufactured Home Community.			
Maximum Site Density		20 dwelling units per net hectare	
Minimum Separation Between Buildings		4.5 m	

4.8 DOWNTOWN COMMERCIAL DISTRICT (DT)

4.8.1 Purpose

This district is intended to provide for small to medium-scale commercial development, together with above-grade and stand-alone office and multi-residential development, and institutional, recreational and civic uses that complement and support the function of the downtown area.

4.8.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Park • Sign – Class A • Sign – Class B • Utilities <p>(2) The following are permitted uses if they are located within existing approved buildings:</p> <ul style="list-style-type: none"> • Financial Institution • Bed and Breakfast • Caterer • Clinic • Convenience Food Store • Consumer Services • Duplex Dwelling • Dwelling Unit • Eating Establishment • Farmers Market • Gas Bar • Hotel • Institutional Use • Laundromat • Motel • Museum • Medical Office • Office • Park • Pharmacy • Public Use • Restaurant, Large • Restaurant, Small • Restaurant, Take-out • Retail Store • Row House Dwelling • Semi-Detached Dwelling • Supermarket 	<p>(3) The permitted uses listed in subsection 2 are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings.</p> <p>(4) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Apartment • Automobile Service • Automobile Supply • Automotive Sales • Boarding House • Communication Tower • Child Care • Drinking Establishment • Drive-through • Dry Cleaning and Laundry Depot • Duplicating Shop • Equipment Rental and Repair • Food and/or Beverage Service Facility • Food Trucks • Funeral Home • Gaming or Gambling Establishment • Group Care • Group Care – Limited • Home Occupation – Class 1 • Home Occupation – Class 2 • Multi-Residential Development • Nursery and Garden Store • Parking Garage • Parking Lot • Post-Secondary School • Printing Establishment • Recreational Use - Commercial • Recreational Use - Indoor • Recreational Use - Outdoor • Place of Worship, Small

<ul style="list-style-type: none"> • Theatre • Theatre, Movie • Tourist Information Facility 	<ul style="list-style-type: none"> • Research Facility • Retail Liquor Store • Secondary Suite • Sign – Class C • Sign – Class D • Social Care • Sign • Vehicle Wash • Veterinary Clinic
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4.8.3 Standards

Subdivision Standards	
Minimum Parcel Area	230.0 m ²
Minimum Parcel Width	7.5 m

Development Standards	
Minimum Front Yard	0.0 m
Minimum Rear Yard	0.0 m (where parcel shares a property line with a commercial or industrial district) 3.0 m (where a parcel shares a property line with a residential or special district)
Minimum Side Yard	0.0 m (where parcel shares a property line with a commercial or industrial district) 3.0 m (where a parcel shares a property line with a residential or special district)
Max. Building Height	14.0 m
Maximum Building Coverage	100% (except for multi-residential development and dwelling units, which shall have building coverage to the satisfaction of the Development Authority)
Minimum Landscaped Area	10.0%

4.8.4 Additional Standards

<p>Building Orientation:</p>	<p>(a) The main public entrance to a building must face the property line shared with a commercial street</p> <p>(b) Motor vehicle parking stalls or loading stalls must not be located:</p> <ul style="list-style-type: none"> (i) within a public street; or (ii) between a building and a public street. <p>(c) The length of the building façade that faces the commercial street must be a minimum of 80.0 per cent of the length of the property line it faces, excluding the depth of any front, side or rear yard setback in the calculation.</p>
<p>Vehicle Access:</p>	<p>(a) Unless referenced in subsection (b), where the parcel shares a rear or side property line with a lane, all vehicle access to the parcel must be from the lane.</p> <p>(b) Where a corner parcel shares a property line with a lane, the parcel may have vehicle access from either the lane or the street.</p>
<p>Multi-Family Residential Development:</p>	<ul style="list-style-type: none"> • For Multi-Residential Development, the rules of the R-4 Medium/High Density District shall apply.
<p>Nuisance Factors:</p>	<p>Any nuisance factors associated with uses in this district should be contained within a building.</p>

4.9 COMPREHENSIVE COMMERCIAL DISTRICT (CC)

4.9.1 Purpose

This district is intended to provide for a wide range of use including secondary commercial development that requires an extensive land or building area for the storage and sale of its products; highway commercial development that caters to the travelling public and benefits from direct access and exposure along major entrance roads; drive through commercial development that allow convenient access by vehicles; and retail commercial development on larger-scale sites outside the downtown.

4.9.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Sign – Class A • Sign – Class B • Utilities <p>(2) The following are permitted uses if they are located within existing approved buildings:</p> <ul style="list-style-type: none"> • Automobile Supply • Automotive/Recreation Vehicle Sales and Rental • Convenience Food Store • Drive-through • Dry Cleaning and Laundry Depot • Dry Cleaner • Eating Establishment • Funeral Home • Gas Bar • Hotel • Laundromat • Motel • Museum • Consumer Services • Pharmacy • Restaurant, Large • Restaurant, Small • Restaurant, Take-out • Retail Store • Supermarket • Shopping Centre • Theatre • Theatre, Movie • Vehicle Wash 	<p>(3) The permitted uses listed in subsection (2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings.</p> <p>(4) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Agricultural Machinery/Equipment Sales and Service • Automobile Service • Financial Institution • Bed and Breakfast • Boarding House • Bulk Sales Establishment • Caterer • Clinic • Communication Tower • Data Duplicating Shop • Child Care • Drinking Establishment • Dry Cleaning and Laundry Plant • Duplicating Shop • Equipment Rental and Repair • Food and/or Beverage Service Facility • Food Trucks • Gaming or Gambling Establishment • Greenhouse, Commercial • Group Care • Group Care – Limited • Institutional Use • Kennel • Nursery and Garden Store • Medical Office

<ul style="list-style-type: none"> Warehouse Store 	<ul style="list-style-type: none"> Office Park Printing Establishment Public Use Recreational Use - Commercial Recreational Use – Indoor Retail Liquor Store Place of Worship, Large Place of Worship, Small Sign – Class C Sign – Class D Social Care Storage, Indoor Storage, Outdoor Taxi/Bus Depot Tourist Information Facility Truck Stop Veterinary Clinic
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4.9.3 Standards

Subdivision Standards	
Minimum Parcel Area	2000.0 m ²
Minimum Parcel Width	20.0 m

Development Standards	
Minimum Front Yard	5.0 m
Minimum Rear Yard	7.5 m
Minimum Side Yard	3.0 m
Maximum Building Height	14.0 m
Maximum Building Coverage	40.0%
Minimum Landscaped Area	10.0%

4.9.4 Additional Standards

Building Orientation:	<p>(a) The yard abutting a highway shall be deemed to be the front yard.</p> <p>(b) Subject to (c) below, the front façade of all buildings along a highway shall face toward the front yard.</p> <p>(c) Where it is not possible to require the front façade of a building to face toward the front yard, those exterior walls of buildings facing the highway shall have a high quality façade treatment.</p>
Outdoor Storage:	Outdoor storage may be allowed only as an accessory use whereby exclusive or primary use of a site for “outdoor storage” is not allowed.

4.10 LIGHT INDUSTRIAL DISTRICT (M-1)

4.10.1 Purpose

The purpose of this district is to provide for a wide range of lower impact industrial uses, which retain any adverse impacts within a building, together with storage and commercial uses that complement and support the industrial area.

4.10.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Agricultural Machinery/Equipment Sales and Services • Agricultural Service and Supply Establishment • Auction Mart • Auction Room • Automobile Supply • Building Supply Outlet • Contracting Services, Minor • Data Duplicating Shop • Dry Cleaning and Laundry Depot • Dry Cleaner • Equipment Rental and Repair • Nursery and Garden Store • Office • Research Facility • Storage, Indoor • Vehicle Wash • Veterinary Clinic • Warehouse 	<p>(2) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Agricultural Processing • Automobile Service • Automotive Sales • Bulk Sales Establishment • Caterer • Communication Tower • Convenience Food Store • Drive-through • Dry Cleaning and Laundry Plant • Eating Establishment • Electrical and Electronic Products Industry • Electricity Production • Food and/or Beverage Service Facility • Gas Bar • Industry/Manufacturing, Small Scale • Oilfield Support Service • Post-Secondary School • Printing Establishment • Printing, Reproduction and Data Processing Industry • Private School • Public Use • Restaurant, Small • Restaurant, Take-out • Sign – Class C • Sign – Class D • Storage, Outdoor • Truck Stop • Warehouse Store

4.10.3 Standards

Subdivision Standards	
Minimum Parcel Area	900.0 m ²
Minimum Parcel Width	25.0 m

Development Standards	
Minimum Front Yard	7.0 m
Minimum Rear Yard	7.0 m
Minimum Interior Side Yard	3.0 m
Minimum Exterior Side Yard	3.5 m
Maximum Building Height	12.0 m
Maximum Building Coverage	50.0%
Minimum Landscaped Area	10.0%

4.10.4 Additional Standards

Nuisance Factors:	<p>The Development Authority may:</p> <ul style="list-style-type: none"> (a) approve a discretionary use where it is determined that any nuisance factors extending outside a building will not have a significant adverse impact on adjacent properties; (b) approve a discretionary use subject to the introduction of mitigation measures to address significant adverse nuisance factors that extend outside of a building; or (c) refuse a discretionary use where it is determined that any nuisance factors extending outside of a building will have a significant adverse impact on adjacent properties.
Storage of Hazardous Goods and Materials:	The storage of hazardous goods and materials shall not be allowed.

4.11 MEDIUM INDUSTRIAL DISTRICT (M-2)

4.11.1 Purpose

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.

4.11.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Agricultural Processing • Agricultural Machinery/Equipment Sales and Service • Agricultural Service and Supply Establishment • Agricultural Supply Depot • Auction Mart (Auctioneering Services) • Auction Room • Automobile Supply • Building Supply Outlet • Construction Yard • Contracting Services, Minor • Electrical and Electronic Products Industry • Equipment Rental and Repair • Greenhouse, Commercial • Heavy Equipment Sales, Service, Storage and Rentals • Industry/Manufacturing, Small Scale • Oilfield Support Service • Printing Establishment • Storage, Indoor • Transport/Truck Operation • Vehicle Wash • Warehouse 	<p>(2) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Abattoir • Accessory Use • Anhydrous Ammonia Storage • Auto Body and Repair Shop • Automobile Service • Automobile Supply • Automobile Storage • Automotive Repair • Automotive Sales • Bottled Gas, Sales and Storage • Bulk Fuel and Chemical Storage • Bulk Sales Establishment • Commercial Fertilizer Supply • Communication Tower • Concrete Manufacturing/Concrete Plant • Contracting Services, Major • Data Duplicating Shop • Dry Cleaning and Laundry Plant • Electricity Production • Feed Mill • Food Processing Plant • Gas Bar • Grain Elevator • Industry/Manufacturing, Large Scale • Kennel • Laboratory • Manufacturing Firm • Pharmaceutical and Medical Products Industry • Private School • Printing, Reproduction and Data Processing Industry

	<ul style="list-style-type: none"> • Propane Transfer Facility • Public Use • Railroad Yard • Recycling Depot • Salvage Yard • Sign – Class C • Sign – Class D • Storage, Outdoor • Tanker Truck Washing Facility • Taxi/Bus Depot • Truck and Manufactured Home Sales and Rental • Truck Depot
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4.11.3 Standards

Subdivision Standards	
Minimum Parcel Area	1000.0 m ²
Minimum Parcel Width	30.0 m

Development Standards	
Minimum Front Yard	7.5 m
Minimum Rear Yard	10.0 m
Minimum Interior Side Yard	7.0 m
Minimum Exterior Side Yard	7.5 m
Maximum Building Height	15.0 m
Maximum Building Coverage	60.0%
Minimum Landscaped Area	10.0%

4.11.4 Additional Standards

Nuisance Factors:	<p>The Development Authority may:</p> <ul style="list-style-type: none"> (a) 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; (b) approve a discretionary use subject to the introduction of mitigation measures to address nuisance factors that extend beyond the boundary of the site; or (c) 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.
Storage of Hazardous Goods and Materials:	<p>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>

4.12 HEAVY INDUSTRIAL DISTRICT (M-3)

4.12.1 Purpose

The district provides for the existing food processing plant (sugar plant), which is considered to be a high impact industrial use within the Town with nuisance factors that have the potential to extend beyond the boundaries of the site. Other similar industrial facilities will also be contemplated under this district.

4.12.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Utilities • Sign – Class A • Sign – Class B • Park <p>(2) The following are permitted uses if they are located within existing approved buildings:</p> <ul style="list-style-type: none"> • Food Processing Plant 	<p>(3) The permitted uses listed in subsection (2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings.</p> <p>(4) The following uses are discretionary:</p> <ul style="list-style-type: none"> • Accessory Use • Sign – Class C • Sign – Class D • Heavy Industrial Use • Aggregate Facility • Aggregate Facility, Temporary • Aggregate Stockpiling • Aggregate Stockpiling, Temporary • Solar Energy Conversion Systems • Wind Energy Conversion Systems

4.12.3 Standards

Subdivision Standards	
Minimum Parcel Area	5000.0 m ²
Minimum Parcel Width	30.0 m

Development Standards	
Minimum Front Yard	20.0 m
Minimum Rear Yard	20.0 m
Minimum Side Yard	10.0 m
Maximum Building Height	20.0 m
Maximum Building Coverage	65.0%
Minimum Landscaped Area	10.0%

4.12.4 Additional Standards

Nuisance Factors:	The Development Authority may: (a) approve a discretionary use; (b) approve a discretionary use subject to the introduction of mitigation measures to address significant adverse nuisance factors that extend beyond the boundary of the site; or (c) 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.
Storage of Hazardous Goods and Materials:	The storage of hazardous goods and materials may only be allowed within the district if they are wholly enclosed within a building and stored in a safe and secure manner.

4.13 INSTITUTIONAL AND RECREATIONAL DISTRICT (IR)

4.13.1 Purpose

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

4.13.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Group Care – Limited • Park • Recreational Use – Indoor • Recreational Use – Outdoor • Sign – Class A • Sign – Class B • School, Elementary • School, Secondary 	<p>(2) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Group Care • Institutional Use • Recreational Use - Outdoor • Private School • Campground • Cemetery • Child Care • Golf Course • Public Use • Recreational Amusement Park • Community Hall • Hospital • Place of Worship, Large • Place of Worship, Small • Sign – Class C • Sign – Class D • Social Organization • Social Care • Service Organization

4.13.3 Standards

School Setback:	<p>(a) The minimum setback from a property lines for a school is 10.0 metres</p> <p>(b) Subject to (c) below, the maximum building height for a school is 12.0 metres.</p> <p>(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.</p>
Other:	For discretionary uses, the building height and setback area shall be to the satisfaction of the Development Authority.

4.14 URBAN RESERVE DISTRICT (UR)

4.14.1 Purpose

The purpose of this District is to

- (a) protect lands for future urban growth by restricting premature subdivision and development of lands within the area;
- (b) provide for agricultural operations and a limited range of complementary development that can readily be removed or converted when the land is re-designated to allow for future urban growth.

4.14.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Accessory Residential Building; • Agricultural Operations; • Single Detached Dwelling; • Manufactured Home; • Public Use; • Utilities; • Home Occupation – Class 1 and; • Sign – Class A. <p>(2) A maximum of one single detached dwelling shall be allowed per parcel.</p>	<p>(3) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Kennel • Recreation Use – Outdoor • Home Occupation – Class 2 • Landing Strip • Sign – Class B • Sod Farm • Vehicular Storage • Wind Energy Conversion System <p>(4) Uses that are not listed in this district are discretionary uses if, at the time of the effective date of this Bylaw, they were being carried on pursuant to a development permit issued by the Town of Taber.</p> <p>(5) A use that meets the conditions of subsection (3) ceases to be a discretionary use if it is discontinued for six consecutive months or more.</p>

4.14.3 Standards

Subdivision Standards		Development Standards	
Minimum Parcel Area	64 ha ^{1, 2}	Minimum Front Yard	30.0 m
Number of Dwelling Units	1	Minimum Side or Rear Yard	7.5 m
<p>(1) If the area of a proposed parcel is less than 64.0 hectares, the parcel may be approved where:</p> <ul style="list-style-type: none"> (a) the purpose of the subdivision is to accommodate an existing dwelling unit and other related buildings, and (b) the area of the parcel is: <ul style="list-style-type: none"> (i) A minimum of 0.9 hectares; and (ii) A maximum of 4.0 hectares; (c) the width of the parcel is a minimum of 30.0 metres. <p>(2) 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.</p>			

4.15 DIRECT CONTROL DISTRICT (DC)

4.15.1 Purpose

The purpose of a Direct Control District is to provide for:

- (a) uses that due to their character cannot be effectively accommodated in the standard districts in this Bylaw and require that unique regulations be applied to the use by Council; or
- (b) innovative land use controls that cannot be legally or practically introduced through a standard land use district.

4.15.2 Requirements

- (1) Each Direct Control District will be different and will contain uses and standards and decision-making procedures specific to the proposed development.
- (2) In order to distinguish one Direct Control District from another, each district will be identified on the Land Use Maps by its own unique DC suffix in sequential order beginning with the first Direct Control District approved by Council labelled as DC1.
- (3) In applying for a Direct Control District, an applicant will need to provide written reasons why a standard land use district in the Land Use Bylaw is considered to be inappropriate to accommodate the proposal and why Direct Control is required.

4.15.3 Approval Procedure for a Development Permit

- (1) Before council considers an application for a use in the Direct Control District, they shall:
 - (a) Cause notice to be issued by the Development Officer in accordance with the notification procedures of Section 1.5.5 of this bylaw to all those located within 100 metres of the boundaries of the property subject to the application.
 - (b) Hear any persons that claim to be affected by the decision on the application.
- (2) Council may then approve the application with or without conditions or refuse the application.

4.16 DIRECT CONTROL DISTRICT 1 (DC-1)

This DC-1 District is hereby given the following unique direct control requirements:

Minimum Lot Area:	1 hectare
Maximum Lot Density:	One house per approved lot
Minimum Setback from Top of Bank:	To be determined after the Town's review and acceptance of a geotechnical engineering report with appropriate technical recommendations prepared by a qualified professional geotechnical engineer. Town council may retain a professional engineer either to conduct a geotechnical report or complete a peer review of an existing report and advise council accordingly, with respect to both top of bank and minimum setback for all buildings from the top of bank.
Maximum Height:	10.5 meters
Minimum Landscaped Area:	All landscaped areas shall be designed and maintained in accordance with the relevant recommendations from the geotechnical report.
Minimum Front Yard:	10.0 meters (subject to geotechnical study unless recommended otherwise)
Minimum Rear Yard:	20.0 meters or more (if recommended by the accepted geotechnical study)
Minimum Side Yard:	3.0 meters

All other district requirements shall be as Council deems necessary.

4.17 DIRECT CONTROL (DC) DISTRICT 2 (DC-2)

4.17.1 Purpose

To facilitate development on the subject parcel in consideration of Council being the development authority due to irregular parcel dimensions.

4.17.2 Uses

Those uses designated as permitted and discretionary in the Comprehensive Commercial (CC) District.

4.17.3 District Requirements

Minimum Lot Area:	As per the approval of Town of Taber Council
Minimum Lot Width:	As per the approval of Town of Taber Council
Minimum Front Yard:	As per the approval of Town of Taber Council
Minimum Rear Yard:	As per the approval of Town of Taber Council
Minimum Side Yard:	As per the approval of Town of Taber Council
Building Height:	As per the approval of Town of Taber Council
Maximum Coverage	As per the approval of Town of Taber Council
Minimum Landscaped Area:	10%

4.17.4 Special Requirements – Landscaping

Further to the landscape requirements contained in Section 3 – General Provisions, landscaping shall be determined as follows:

- (a) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall be placed around all landscaped areas.
- (b) The minimum landscaped area shall be concentrated in front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Final landscaping plans shall be approved by the Development Officer prior to installation of plant materials.

4.17.5 Special Requirement: Storage Areas

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority. All storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section. “Outdoor storage” may be allowed only as an accessory use; exclusive or primary use of lots for “outdoor storage” is not permitted in this district.

4.17.6 Special Requirements: Parking

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable weather resistant surface.

4.17.7 Special Requirement: Building Location and Front Yard

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special façade treatment. This treatment shall be to the satisfaction of the Development Authority.

4.17.8 Special Requirements – Site Plan and Development Agreement

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on “Form A” and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the Town to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the Town.

4.17.9 Other Requirements

All other requirements shall be as Council deems necessary.

4.18 DIRECT CONTROL (DC) DISTRICT 3 (DC-3)

4.18.1 Purpose

The purpose of this District is to permit and regulate a Municipal Solid Waste (MSW) handling operations, and other similar uses as well as uses allowed on the adjoining Urban Reserve – Industrial (UR-M) district, in the northeast corner of NW-8-10-16 W4M and the northwest corner of NE-8-10-16 W4M.

4.18.2 Uses

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

(1) Permitted Use

- (a) Existing Agricultural Operations
- (b) Accessory Buildings, Structure or Use
- (c) Sign
- (d) Stripping of Topsoil
- (e) Sod Farming

(2) Discretionary Use

- (a) Public Uses
- (b) Utilities
- (c) Dugouts
- (d) Kennel
- (e) Compostable Materials Handling Facility
- (f) Recycling Depot
- (g) Storage, Outdoor

4.18.3 District Requirements

In addition to the General Land Use Provisions contained in Part 2 and Part 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	4 hectares
Maximum Lot Density:	As Council deems necessary
Minimum Front Yard:	As Council deems necessary
Minimum RearYard:	As Council deems necessary
Minimum Side Yard:	As Council deems necessary
Maximum Height:	As Council deems necessary
Minimum Lansdscaped Area:	As Council deems necessary
Signage:	As Council deems necessary

4.18.4 Approval Procedures

- (1) Before Council considers an application for a use in the Direct Control District, Council shall:
 - (a) cause notice to be issued by the Development Officer of this by-law to all those located within 100 metres of the boundaries of the property subject to the application;
 - (b) hold a Public Hearing, and said Public Hearing shall be advertised in at least one (1) edition of a newspaper circulating in the area and the Public Hearing shall be conducted in accordance with municipal public hearing procedures; and
 - (c) at the Public Hearing, hear any persons that claim to be affected by the decision on the application.
- (2) Council may then approve the application with or without conditions, or refuse the application.
- (3) Council hereby delegates to the Development Officer decision-making authority for all permitted uses listed in this district, including district requirements.
- (4) All facilities constructed must meet the requirements of the Alberta Building Code and any other provisions under the Alberta Safety Codes Act at the time of development.

PART 5.0
Use Definitions

PART 5.0 Use Definitions

(1)	Abattoir	means a use for the slaughtering of animals and the processing of meat products.
(2)	Accessory Use	means any use, building or structure that is subordinate or incidental to the principal building or use and is located on the same site as the principal building or use and includes, but is not limited to, garages, swimming pools, sheds, decks and fences.
(3)	Aggregate Facility	means a use comprising a pit or excavation made for the purpose of searching for, or the removal of any soil, earth, clay, marl, sand, gravel or rock for commercial purposes and includes crushing operations and stockpiling of materials related to the facility, but does not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Town (or its assigns), or an excavation incidental to the construction of any public works.
(4)	Aggregate Facility, Temporary	means a use comprising a temporary pit, borrow pit, or excavation opened and used solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way; and it does not include a “Resource Extraction Operation”.
(5)	Aggregate Stockpiling	means a use for the storage of processed aggregates or other raw materials for future sale.
(6)	Aggregate Stockpiling, Temporary	means a temporary use for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
(7)	Aggregate Storage Area	means a temporary use for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
(8)	Agricultural Machinery/Equipment Sales and Service	means a use comprising the selling and service of agricultural machinery and equipment such as farm implements and supplies, and may include sales, repairs, storage, rentals, leasing, and service of such equipment, as well as offices, showrooms, and sales rooms; and, includes “Dairy Industry Equipment”, “Farmyard Maintenance Equipment”, “Farm Machinery or Implements Sales and Service”, “Farm Implement Dealerships”, “Grain Bins Sales and Storage”, “Granaries Sales, Storage and Assembly”, and “Irrigation Equipment Sales and Storage”.

(9) Agricultural Operations	means a use involving: <ul style="list-style-type: none"> (a) the cultivation of land (b) the raising of livestock, but excluding “Confined Feeding Operations” as defined by the Agricultural Operations and Practices Act (AOPA), (c) the production of agricultural field crops, (d) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops, (e) the production of milk and eggs, (f) the production of honey, (g) the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides including application by ground and aerial spraying for agricultural purposes.
(10) Agricultural Processing	means a use comprising a small scale facility, employing 50 or fewer people where agricultural produce such as grains, legumes, honey, etc. – is collected, sorted, washed, cleaned, dusted, waxed, cooked, or otherwise prepared or processed into finished or semi finished products and from which such produce is shipped to a wholesale or retail outlet or for further processing. This use may be a bakery, dairy, or other similar small scale facility and includes “Seed Cleaning Plant,” and may include limited processing of meat products prior to shipment to a retail outlet but this excludes an “Abattoir” or any activity used for the slaughtering of animals or the boiling of blood, tripe or bones.
(11) Agricultural Service and Supply Establishment	means a use for the supply of goods, materials or services that support agricultural uses, including the sale and storage of seed, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements or any combination of the foregoing.
(12) Agricultural Supply Depot	means a use for the bulk storage of agricultural products and farm supplies, but does not include the sale or storage of solid and liquid fertilizers.
(13) Anhydrous Ammonia Storage	means a use for the storage of liquid anhydrous ammonia.
(14) Apartment	means a use consisting of a building with five or more dwelling units that share a common entrance, and does not conform to the definition of any other residential use.
(15) Auction Mart (Auctioneering Services)	means a use for predominantly livestock auctions and may include the auction of agriculturally related chattels on an accessory basis.
(16) Auction Room	means a use for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of the said goods and materials by public auction on an occasional basis.
(17) Auto Body and Repair Shop	means a use where the primary activity is the repairing and maintaining of vehicles, including auto body repair.

(18) Automobile Service	means a use where vehicle fuels, lubricants and accessories are offered for retail sale and which contains facilities for the repair and maintenance of vehicles excluding body and fender work.
(19) Automobile Storage	means a use comprising an outdoor storage area specifically for seasonal or temporary storage of cars, trucks, and recreation vehicles.
(20) Automobile Supply	means a use where equipment and parts used to repair, service or customize motor vehicles are available for retail sale but does not include any installations or repairs.
(21) Automotive Repair	means a use for the repair or replacement of parts in a motor vehicle but does not offer vehicle fuels for retail sale. This definition does not include an auto body shop, an automobile service station, or a gas bar; and or the purposes of this definition, vehicle may include motorized construction equipment, farm equipment or tractor trailers including a tire shop.
(22) Automotive Sales	means a use for the retail sale or rental of new or used automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale of parts and includes automobile dealerships, car and truck rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of manufactured homes, trucks, or heavy equipment with a gross vehicle rating greater than 4,000 kg (8,818 lb).
(23) Backyard Suites	<ul style="list-style-type: none"> (a) Is attached to the principal residential dwelling and may be located separate from or in conjunction with a garage; (b) contains two or more rooms use or designed to be used as a residence by one or more persons; (c) contains a kitchen, living, sleeping and sanitary facilities; (d) is self-contained and located within a dwelling unit; (e) is located on the same parcel as the main residential dwelling unit; (f) requires a minimum of 1.0 motor vehicle parking stalls.
(24) Bed and Breakfast	means a use where the provision of overnight accomodation is provided to guests in a bedroom where the residence is occupied by the owner or operator, who may also provide breakfast, but no other needs, to guests.
(25) Boarding House	means a use containing sleeping rooms without cooking facilities, where lodging and/or meals for three or more persons is provided for compensation but does not include a hotel.
(26) Bottled Gas, Sales and Storage	means a use where compressed gas is stored in pressurized portable tanks.

(27) Building Supply Outlet	means a use for storage, milling, and wholesale sales of a broad range of building materials and tools, and which may include a retail operation. This use includes carpet flooring shops, supply shops, plumbing, heating, sheet metal, electrical supply shops, fire and safety supplies, paint stores, and hardware tool stores.
(28) Bulk Fuel and Chemical Storage	means a use where refined or crude oil, fuel, or liquid or solid chemical is stored, and includes the storage of dangerous/hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act and the Major Industrial Accidents Council of Canada (MIACC), and may include facilities for cleaning, blending or packaging of bulk oil, fuel or chemicals, but does not include manufacture of any of these products.
(29) Bulk Sales Establishment	means a use for the purposes of buying and selling lumber, wood, building materials, feed, seed, grain bins, fertilizer, beverages, ice, and allied commodities but does not include any manufacturing, assembling or processing.
(30) Campground	means a use including the levy of fees for the locating of tents or recreational vehicles and includes any facilities or amenities secondary to the primary use, and may also include a Recreation Vehicle Park and Public Campground/Campsite and, temporary or seasonal storage of recreation vehicles as an accessory use.
(31) Caterer	means a use in which food and beverages are prepared for consumption off the premises, and are not served to customers on the premises or for take out and, is not a food and/or beverage service facility.
(32) Cemetery	means a use for a burial ground licensed by the appropriate provincial government departments, and may include accessory facilities such as crematories, cinerarium, columbarium, mausoleums, memorial parks, and gardens of remembrance.
(33) Child Care	means an accessory use licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for more than six (6) children under the age of 15 years. This includes home-based care, daycare centres, kindergartens, nursery schools, play schools and other similar uses.
(34) Child Care – Limited	means an accessory use that may or may not be licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for up to six (6) children under the age of 15 years. This includes home-based care, daycare centres, kindergartens, nursery schools, play schools and other similar uses.

(35) Clinic	means a use for the purpose of consultation, diagnosis and office treatment by physicians, dentists, drugless practitioners, opticians, optometrists, chiropractors, their staff and their patients and; without limiting the generality of the foregoing, including waiting rooms, treatment rooms, laboratories and dispensaries, directly associated with the clinic.
(36) Commercial Fertilizer Supply	means a use for the bulk storage and sale of solid and liquid fertilizers, and includes other agricultural chemicals.
(37) Communication Tower	means a use comprising a structure that is used to convey communication, radio or television signals and may include other structures necessary for the carrying out of this function.
(38) Community Entrance Feature	means a use where a landscape attraction, monument or sign is displayed on a parcel that states the name of, or in some way identifies, a residential community.
(39) Community Hall	means a use for community activities and the control of which is vested in the Town of Taber, a local board or agent thereof.
(40) Concrete Manufacturing/ Concrete Plant	means a use involving manufacturing that produces concrete or concrete products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises, and the storage of the materials and equipment required to manufacture concrete and may also include the manufacture and storage of concrete products and supplies and maintenance of required equipment but excludes the retail sale of finished concrete.
(41) Construction Yard	means a use for a construction operation such as building construction, oilfield construction or another similar type of construction operation.
(42) Consumer Services	means a use where any of the following activities occur: (a) services related to the care and appearance of the human body; (b) care cleaning, alteration and repair of clothing, jewellery or shoes; (c) portrait or professional photography; and (d) repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home
(43) Contracting Services, Major	means a use for commercial and industrial service support and construction and includes oilfield support services, laboratories, cleaning and maintenance contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contractor service, with any sales, display, office or technical support service areas being accessory to the principal general contractor use.

(44) Contracting Services, Minor	means a use for the provision of electrical, plumbing, heating, painting, catering and other contractor services and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed building, and no fleet storage of more than four vehicles or pieces of mobile equipment.
(45) Convenience Food Store	means a use that specializes in convenience type retail items such as groceries, soft drinks and other similar goods.
(46) Data Duplicating Shop	means a use for the input, processing and printing of computerized data.
(47) Drinking Establishment	means a use, licensed by the Alberta Liquor Control Board, where the main purpose is to serve alcoholic beverages for consumption on the premises, and any preparation or serving of food and entertainment is ancillary to such use.
(48) Drive-through	means a use: (a) where services are provided to patrons who are in a motor vehicle; (b) that will always be approved with another use; (c) that does not have any drive-through aisles in a setback area; and (d) that must fence drive-through aisles where necessary, to prevent access to a lane or street.
(49) Dry Cleaner	means a use where dry cleaning, dry dyeing, cleaning or pressing of articles or clothing is carried on, and (a) in which only non-flammable solvents are or can be used which emit no odours or fumes; and (b) in which no noise or vibration causes a nuisance or inconvenience within or outside the premises.
(50) Dry Cleaning and Laundry Depot	means a use comprising the receipt of articles of clothing that are to be subjected to the process of dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods that have been subjected to any such process.
(51) Dry Cleaning and Laundry Plant	means a use where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried on.
(52) Duplicating Shop	means premises engaged in reproducing drawings, plans, maps or other copy, by computer graphics, blueprinting, photocopying or small offset process.
(53) Duplex Dwelling	means a building containing two Dwelling Units, one above the other, each of which has an independent entrance, either directly from outside the building or through a common vestibule
(54) Dwelling Unit	means a use: (a) that contains two or more rooms used or designed to be used as a residence by one or more persons; and (b) that contains a kitchen and living, sleeping and sanitary facilities

(55) Electrical and Electronic Products Industry	means an industry involved in the production of appliances, lighting products, audio and video recording, receiving, sending and playing products, communications products, business machine products, electrical transformers and switches, energy, wire and cable products, but shall not include electrical generation equipment or battery products.
(56) Electricity Production	means the activity of producing electrical power and may include such structures as a power generating station or a co-generation.
(57) Equipment Rental and Repair	means a use for the rental or repair of tools, appliances, recreational craft, office machines, furniture, home appliances, light construction equipment, or similar items, but does not include the rental or repair of motor vehicles or industrial equipment.
(58) Farmers Market	means a use for the sale of new or used goods and food products by multiple vendors renting tables and space in an enclosed building in which vendors may vary from day to day, although the general layout of space to be rented remains the same with such operations usually seasonal in nature.
(59) Feed Mill	means a use where farm commodities are brought, stored, and sold, and also includes the drying, processing and elevation for storage of farm commodities such as grain.
(60) Financial Institution	means a development, use, or building that is primarily for the banking or lending of money and other related services. It includes a trust company, chartered bank, and credit union or Province of Alberta Treasury Branch.
(61) Food and/or Beverage Service Facility	means a building or portion thereof, in which food and/or beverages are prepared to be sold for consumption on the premises or for take-out, and without limiting the generality of the foregoing, may include such facilities as restaurants, drive-through in food establishments, taverns, bars, cocktail lounges and catering services.
(62) Food Processing Plant	means a use, building or part of a building, other than a restaurant or catering establishment in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption, and includes a sugar plant, flour mill, a dairy, a bakery, a grain elevator or an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones. Food Processing Plants will typically be large scale agricultural processing plants that employ more than 50 employees.
(63) Funeral Home	means a use where funerals are held and/or the deceased are kept until they are released for burial or cremation.
(64) Gaming or Gambling Establishment	means a use for the purpose of dealing, operating, maintaining or conducting any game played with cards, dice or any mechanical device or machine for money, property or any item of value.

(65) Garage	means a use that is either an Accessory Use to a main building or part of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation. A “garage” shall not exceed 100 m ² in area with a maximum interior ceiling height of 3.7 m and a maximum height of 5 m. A “Garage” is not a “Dwelling Unit” and is not a parking garage.
(66) Garage, Attached	means a “Garage” attached to a main building.
(67) Garage, Detached	means a “Garage” that is not part of the main building.
(68) Gas Bar	means a use that is limited to the sale of gasoline and related primarily to automotive products.
(69) Golf Course	means a use for the playing of the game of golf including playing area and accessory buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.
(70) Grain Elevator	means a structure that is used for the temporary storage of grain for shipment to or from another location
(71) Greenhouse, Commercial	means a use for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, and are sold directly from the site either wholesale or retail.
(72) Group Care – Limited	means a use that provides residential accommodation for up to seven persons, most or all of which are handicapped, aged, disabled, or in need of adult assistance and who are provided service or supervision, excluding foster homes. This use does not include an institution such as extended medical treatment centres or detention and correction facilities.
(73) Group Care	means a use that provides residential accommodation for more than seven persons, most or all of which are handicapped, aged, disabled, or in need of adult assistance and who are provided service or supervision, such as handicapped, aged, disabled or women`s shelter, excluding foster homes. This includes large scale centres and facilities where the scale and type of services require special siting considerations or may impact adjacent lands.
(74) Heavy Equipment Sales, Service, Storage and Rentals	means a development used for the retail sale or rental of new or used heavy equipment and trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories. Also see “Truck and Manufactured Home Sales and Rentals. See “Automotive/Recreation Vehicle Sales and Rental” for all vehicles at or under 4,000 kg.

(75) **Heavy Industrial Use**

means a use involved in manufacturing, stockpiling, storage or construction that has the potential to generate significant impacts beyond the boundaries of its site by way of noise, odours, lighting, truck traffic, emissions or vibration.

(76) **Home Occupation – Class 1**

means a use:

- (a) that comprises business that is incidental and subordinate to the principal residential use of the dwelling unit in which it is located;
- (b) that due to its scale and intensity, no impacts of the business are observed or felt outside of the dwelling unit;
- (c) that has a maximum of one (1) visit per day;
- (d) that does not require any person other than the resident of the dwelling unit, to work at the residence where the use is located; and
- (e) that does not require a private garage or other accessory buildings of the dwelling unit to be used in the operation of the use;
- (f) that does not exceed a maximum of two per dwelling unit; and
- (g) that does not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use.

(77) **Home Occupation – Class 2**

means a use:

- (a) that comprises business that is incidental and subordinate to the principal residential use of the dwelling unit in which it is located;
- (b) that due to its scale and intensity, no impacts of the business are observed or felt outside of the dwelling unit;
- (c) that does not require any person other than the resident of the dwelling unit, to work at the residence where the use is located;
- (d) a use that may have one person, other than the resident of the Dwelling Unit, working at the residence where the use is located; and
- (e) a use that may require a private garage or other accessory building of the dwelling unit to be use in the operation of the Home Occupation;
- (f) that does not exceed a maximum of one per dwelling unit; and
- (g) that does not create electronic interference, dust , noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable no normal sensory perception, outside the building containing the use.

(78) **Hospital**

means a use subject to the Alberta Hospitals Act:

- (a) that maintains and operates facilities for both inpatient and outpatient medical care;
- (b) that may include long-term and short-term care, overnight stays, diagnostic, laboratory, and surgical services, for the treatment of human illness, injury, and disease; and
- (c) that may include accessory uses necessary for the functioning of a this institution.

(79) Hotel	means a use for the accommodation of the travelling or vacationing public containing guestrooms served by a common entrance as well as kitchen and dining room, drinking establishment or other public rooms.
(80) Industry/Manufacturing, Small Scale	means an industry engaged in the assembly, processing, manufacture, cleaning, testing, repairing, storage, or distribution of various materials into a new product and the industry may include most or all of the following characteristics: (a) can be developed on smaller parcels of land, (b) is suitable for industrial parks, (c) most of the activities are confined to the building, (d) does not require large areas of outdoor storage, (e) does not produce emissions which are obnoxious or hazardous, (f) employs 50 or fewer people on site. This use does not include a Seed Cleaning Plant (see “Agricultural Processing”).
(81) Institutional Use	means a use comprising a post secondary education facility, technical/trade school, playground, community hall, government office, or library.
(82) Kennel	means a use for which a number of dogs and/or cats are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.
(83) Laboratory	means the use for scientific, medical and/or dental testing, experimentation and/or research.
(84) Landing Strip	Means a use comprising a hard surfaced runway for the landing or taking off of airplanes, and includes hangers, storage areas and ancillary buildings and facilities relating to the function of the runway.
(85) Laundromat	means a use comprising a self-serve clothes washing establishment containing one or more washing and drying, ironing, finishing or other incidental equipment.
(86) Manufactured Home	means a transportable, single or multiple section residential dwelling suitable for permanent occupancy, built in 1985 or later in a certified off-site manufacturing facility in accordance with the Alberta Building Code with or without longitudinal beams under the floor that become part of the surface foundation; and is transported on its own wheels and upon its arrival at the site, is ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities.
(87) Manufactured Home Community	means a use comprising a lot under single ownership which is managed by an operator and which has been designed for the placement of manufactured homes or manufactured home community lots for non-transient use.
(88) Manufacturing Firm	means a use for a plant or facility involved in machining, welding, fabricating, assembly, bottling.

(89) Medical Office	means a use consisting of an office in which the practice of the professions of medicine, psychiatry, psychotherapy, dentistry or optometry is carried on or in which the treatment by osteopathy, naturopathy or chiropractic is carried out.
(90) Mobile Home	means a use comprising an uncertified off-site factory built residential dwelling unit intended for residential occupancy that does not meet the Alberta Building Code and was built prior to 1985. This use is not a “Moved-In Dwelling”, “Manufactured Home” or “Modular Home”.
(91) Motel	means a use for the accommodation of the traveling or vacationing public containing guestrooms.
(92) Multi-Residential Development	means a use comprised of apartments, rowhouses, semi-detached dwellings or duplex dwellings, in any combination, within a comprehensively-developed site containing such private features as roads, open space and services.
(93) Museum	means a use for the preservation and presentation of works of art, or cultural or historical or scientific objects and information and open to the recreation and education of the public.
(94) Neighbourhood Commercial Development	means a small-scale commercial centre consisting of retail stores and other service and retail uses located within a residential area.
(95) Nursery and Garden Store	means the use where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stock, for grafting, or for the purpose of retail or wholesale.
(96) Office	means a use providing for the administration of business or government, or the provision of professional services.
(97) Oilfield Support Service	means a use for the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies, provided such storage does not exceed 5,000 m ³ for all organic or inorganic chemicals and 10,000 m ³ for all petroleum products and that such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.
(98) Park	means a use: <ul style="list-style-type: none"> (a) where open space is set aside for recreational, educational, cultural or aesthetic purposes; and (b) that includes natural and man made landscaping facilities, buildings, parking and other facilities that complement and support the open space function.

(99) Parking Garage	means a surface or sub-surface building or portion of a building designed specifically for parking vehicles either in association with a multi-residential development, a commercial building or industrial development.
(100) Parking Lot	means a use of land for the parking of motor vehicles. When identified as a specific use in a land use district, this use is considered to be an exclusive use of land on a site whereby parking lots or otherwise developed in association with other permitted and discretionary uses and in accordance with the regulations found in Section 3 of this by-law.
(101) Pharmaceutical and Medical Products Industry	means a use for the manufacture, fabrication and processing of drugs in pharmaceutical preparations for human or veterinary use, and the manufacture of orthopaedic, prosthetic and surgical appliances and supplies.
(102) Pharmacy	means a retail use that dispenses prescription drugs and sells, among other things, non-prescription medicines, health and beauty products, and associated sundry items.
(103) Place of Worship, Large	<p>means a use:</p> <ul style="list-style-type: none"> (a) Where people assemble for religious or spiritual purposes; (b) where the minimum assembly area of the use is greater than 500.0 square metres (c) that may provide occasional refuge for people; (d) that may have rooms for the administrative function of the use; (e) that may have a child care service within the building subject to the child care service requirements of this bylaw; (f) that may have a food preparation area, kitchen and seating area available for the uses of the use; and (g) that may have maximum of one dwelling unit.
(104) Place of Worship, Small	<p>means a use:</p> <ul style="list-style-type: none"> (a) where people assemble for religious and spiritual purposes; (b) where the largest assembly area of the uses is less than 500.0 square metres; (c) that may provide occasional refuge for people; (d) that may have rooms for the administrative functions of the use; (e) that may have a child care service within the building subject to the child care service requirements of this bylaw; (f) that may have a food preparation area, kitchen, and seating area available for the uses of the use; and (g) that may have a maximum of two dwelling units.
(105) Post-Secondary School	means a use involving a public or private school or college providing post-secondary education or training to students.
(106) Printing Establishment	means a use for the primary purpose of printing, lithographing or publishing and may include some of the same uses permitted in a duplicating shop, but must include at least one of the above-listed primary functions.

(107) Printing, Reproduction and Data Processing Industry	means a use by printing industries (including sign printing); reproduction industries such as tape, film and records; data processing industries; and binding and related industries with similar impacts.
(108) Private School	means a use, that is privately supported and involves private assembly for education, training or instruction of students receiving primary and/or secondary education
(109) Propane Transfer Facility	means a use for the storage of propane having not more than one storage container and such container shall not have an aggregate propane storage capacity in excess of 50 000 litres (10,994 gallons) and from which no retail sale of propane fuel to the public is or may be affected.
(110) Public Use	means a use for public services by the Town except sanitary landfill sites and sewage lagoons, or by any local board or agency of the Town, or by any department, commission or agency of the Province of Alberta or Government of Canada.
(111) Railroad yard	means a use for the storage and maintenance of railroad related equipment and products and usually includes a number of buildings related to the operation of a railroad. This use includes a “Railway Station Grounds”.
(112) Recreational Amusement Park	means a use with or without permanent buildings or structures where rides, games of chance, entertainment, exhibitions, and the sale of food, beverages, toys and souvenirs constitute the main use.
(113) Recreational Use - Commercial	means a use comprising of a large scale building in which patrons may participate in a recreation activity which, due to the nature of the activity or required equipment, requires a substantial area for each participant, and in which there is provision for spectators and recreational activities may include, without limiting the generality of the foregoing, billiard or pool halls, large bowling alleys, fairs (including the Taber Exhibition Association and associated facilities), tennis, racquet courts, gymnasiums, simulated golf, or indoor golf, swimming pools, or commercial arenas; and the key distinction between this use and “Recreation Facility, Indoor” is scale and the provision for spectators.
(114) Recreational Use - Indoor	means a use within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis; and typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys; racquet clubs; and indoor soccer fields; whereby this use is generally intended to be smaller than a “Recreation Facility, Commercial” and will typically be designed for a limited amount of spectator use.

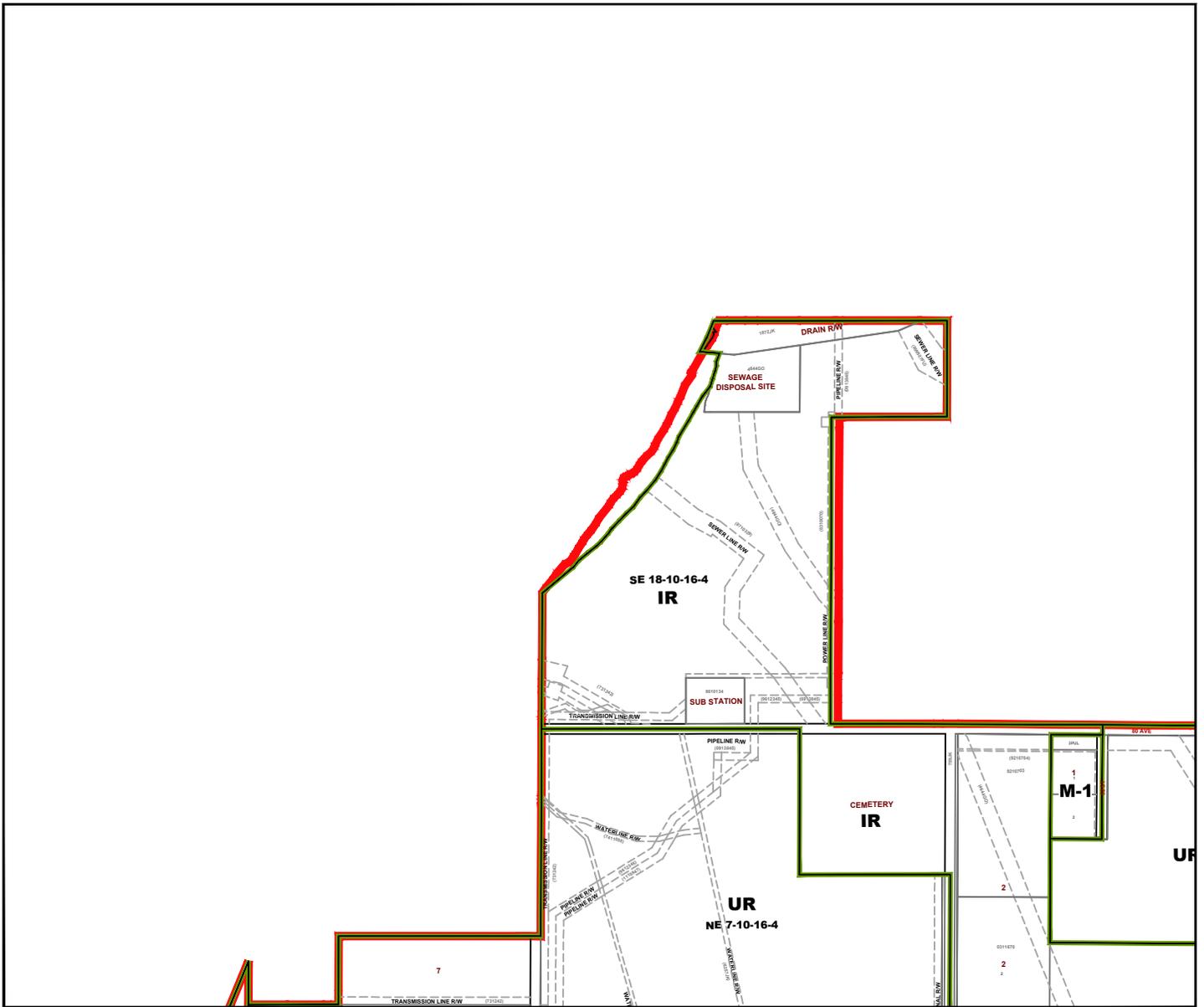
(115) Recreational Use - Outdoor	means a use for sports and active recreation conducted outdoors; and typical uses include campsites, golf courses, driving ranges, bicycle/pedestrian trails, ski facilities/trails, sports fields, outdoor swimming pools, picnic areas, fairs/exhibitions, and outdoor tennis courts.
(116) Recycling Depot	means a use in which used material is separated and processed prior to shipment for repeated use or to others who will use those materials to manufacture new products, and may include the handling of hazardous materials.
(117) Research Facility	means a use for scientific research, investigation, and testing are located.
(118) Restaurant, Large	means a use: <ul style="list-style-type: none"> (a) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises; (b) that may be licensed for the sale of liquor by the Alberta Liquor and Gaming Commission; (c) that has a public use area 75.0 square metres or greater; (d) that may have a minimum of 10.0 square metres of public area used for the purpose of providing entertainment; and (e) must not have any openings, except emergency exits, landing bay doors, or non-operating windows, on a facade that faces a residential district, unless the facade is separated from the residential district by an intersecting street.
(119) Restaurant, Small	means a use: <ul style="list-style-type: none"> (a) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises; (b) that may be licensed for the sale of liquor by the Alberta Liquor and Gaming Commission; (c) that has a public use area of less than 75.0 square metres; and (d) that may have a minimum of 10.0 square metres of public area used for the purpose of providing entertainment (e) must not have any openings, except emergency exits, landing bay doors, or non-operating windows, on a facade that faces a residential district, unless the facade is separated from the residential district by an intersecting street.
(120) Restaurant, Take-out	means an establishment primarily engaged in preparing specialty foods in bulk and in providing customers with a take-out and/or delivery service which may or may not be consumed on or off the premises.
(121) Retail Liquor Store	means a use, licensed by the Alberta Liquor Control Board, where alcoholic beverages are stocked and sold to the public and intended to be consumed off the premises.

(122) Retail Store	<p>means a use:</p> <ul style="list-style-type: none"> (a) where merchandise is sold or rented to the public; (b) where merchandise is stocked on the premises in quantities sufficient only to supply the premises; (c) that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance to the use; and (d) must not locate any outdoor display area in a required setback if it impedes pedestrian movement.
(123) Row House Dwelling	<p>means a building containing three (3) or more Dwelling Units as its principal use. Each dwelling is separate from the adjoining dwelling by a vertical and/or horizontal party wall.</p>
(124) Salvage Yard	<p>means a use where motor vehicles, tires, and parts are disassembled, repaired, stored or resold.</p>
(125) Sanitary Landfill Sites	<p>means a use for the disposal of solid wastes.</p>
(126) School, Elementary	<p>means a development that is publicly supported and involves public assembly for education, training or instruction of students receiving primary education.</p>
(127) School, Secondary	<p>means a development that is publicly supported and involves public assembly for education, training or instruction of students receiving a secondary education.</p>
(128) Secondary Suite	<p>means a use that:</p> <ul style="list-style-type: none"> (a) is located within a dwelling unit; (b) contains two or more rooms use or designed to be used as a residence by one or more persons; (c) contains a kitchen, living, sleeping and sanitary facilities; (d) is self-contained and located within a dwelling unit; (e) is located on the same parcel as the main residential dwelling unit; (f) requires a minimum of 1.0 motor vehicle parking stalls
(129) Semi-Detached Dwelling	<p>means a building that is divided vertically into two dwelling units side by side and separated from each other by a common wall extending from foundation to roof and not attached to any other residential building. The building may include a Secondary Suite within a Dwelling Unit in a District where a Secondary Suite is a listed use and conforms to the rules of the District.</p>
(130) Service Organization	<p>means a use:</p> <ul style="list-style-type: none"> (a) where health or educational programs and services are offered to the public; (b) does not provide a food preparation or eating area for the public; (c) where there are rooms for the administrative function of the use; (d) where there may be rooms or an auditorium available for programs related to the use.

(131) Single Detached Dwelling	means a building that contains only one Dwelling Unit and is not a manufactured home. The building may include a Secondary Suite in a District where a Secondary Suite is a listed use and conforms to the rules of the District.
(132) Shopping Centre	means a use containing a group of separate permitted (or approved discretionary) retail store uses which is maintained as a single comprehensive unit and located on a single lot, such lot being held and maintained under one ownership or under condominium ownership.
(133) Social Care	<p>means a use comprising:</p> <ul style="list-style-type: none"> (a) a facility to care for persons who are aged or infirm or who require special care or a day care facility; (b) a building or part of a building, other than a home maintained by a person to whom the children living in that home are related by blood or marriage, in which care, supervision or lodging is provided for four (4) or more children under the age of 18 years, but does not include a place of accommodation designated by the Minister of Family and Social Services as not constituting a child care institution; or (c) a hostel or other establishment operated to provide accommodation and maintenance for unemployed or indigent persons.
(134) Social Organization	<p>means a use:</p> <ul style="list-style-type: none"> (a) where members of a club or group assemble to participate in recreation, social or cultural activities; (b) where there is a food preparation and seating area for the consumption of food; (c) that may have meeting rooms for the administrative group.
(135) Storage, Indoor	means a use involving a self-contained building or group of buildings available for the storage of goods; and includes “mini-storage” or private storage facilities; but includes a warehouse.
(136) Storage, Outdoor	means a use involving the storage of goods, materials and/or equipment, or the display and sale of goods and materials, including vehicles for hire or sale, located outside permanent buildings or structures on the site; and excludes a parking lot.
(137) Supermarket	means a use for the sale of food and associated small household items.
(138) Tanker Truck Washing Facility	means a use for cleaning the interior of the tanks of tanker trucks.
(139) Taxi/Bus Depot	means a use in which the dispatch for taxis, limousines or buses occurs and may include an area, site or location intended for the parking of taxis, limousines or buses or for loading and unloading of passengers.
(140) Theatre	means a use for the presentation of the performing arts.
(141) Theatre, Movie	means a use for showing or viewing of motion pictures for a fee.

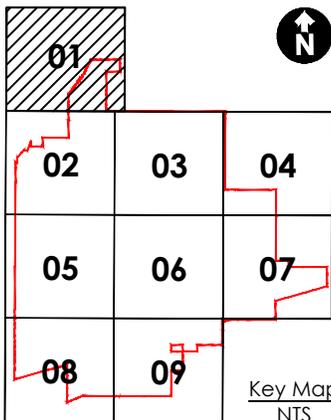
(142) Tourist Information Facility	means a building or part thereof used to provide local information or directions to a person travelling for pleasure.
(143) Transport/Truck Operation	means a use involving the storing, parking, servicing and dispatching of trucks. This use may also involve the transfer of goods primarily involving loading and unloading of freight-carrying trucks.
(144) Truck and Manufactured Home Sales and Rental	means a use for the retail sale or rental of new or used trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories.
(145) Truck Depot	means a use involving the maintenance, servicing, storage or repair of commercial vehicles and/or transport trailers is conducted or rendered; and this includes the dispensing of motor fuel or petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles.
(146) Truck Stop	means a use that combines a convenience food store, restaurant, gas bar, truck depot, and automotive service station in order to cater both to the travelling public and commercial truck traffic.
(147) Utilities	means a use for one or more of the following: (a) telecommunications systems, (b) waterworks systems, (c) irrigation systems, (d) systems for the distribution of gas, whether natural or artificial, (e) systems for the distribution of artificial light or electric power, (f) storm water management systems, (g) heating systems, and (h) sewage systems
(148) Vehicle Wash	means a for washing vehicles either by production line methods employing mechanical devices or by hand.
(149) Veterinary Clinic	means a use for the medical care and treatment of animals.
(150) Warehouse	means a use for storage of goods and materials that is larger in scale than “mini-storage”, private storage facilities, and “indoor storage”.
(151) Warehouse Store	means a use within all or part of a building for the wholesale or retail sale of goods where the use area exceeds 1,000 square metres of floor area.
(152) Wind Energy Conversion System (WECS)	means a use comprising a system consisting of subcomponents which convert wind energy to electrical energy and having major components being generator rotors, tower and a storage system

SCHEDULE A: LAND USE MAPS



MAP 02

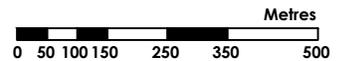
MAP 03



Key Map
NTS

Legend

- Taber Town Limits
- Land Use Lines
- R-1** Land Use District
- - - - Easements



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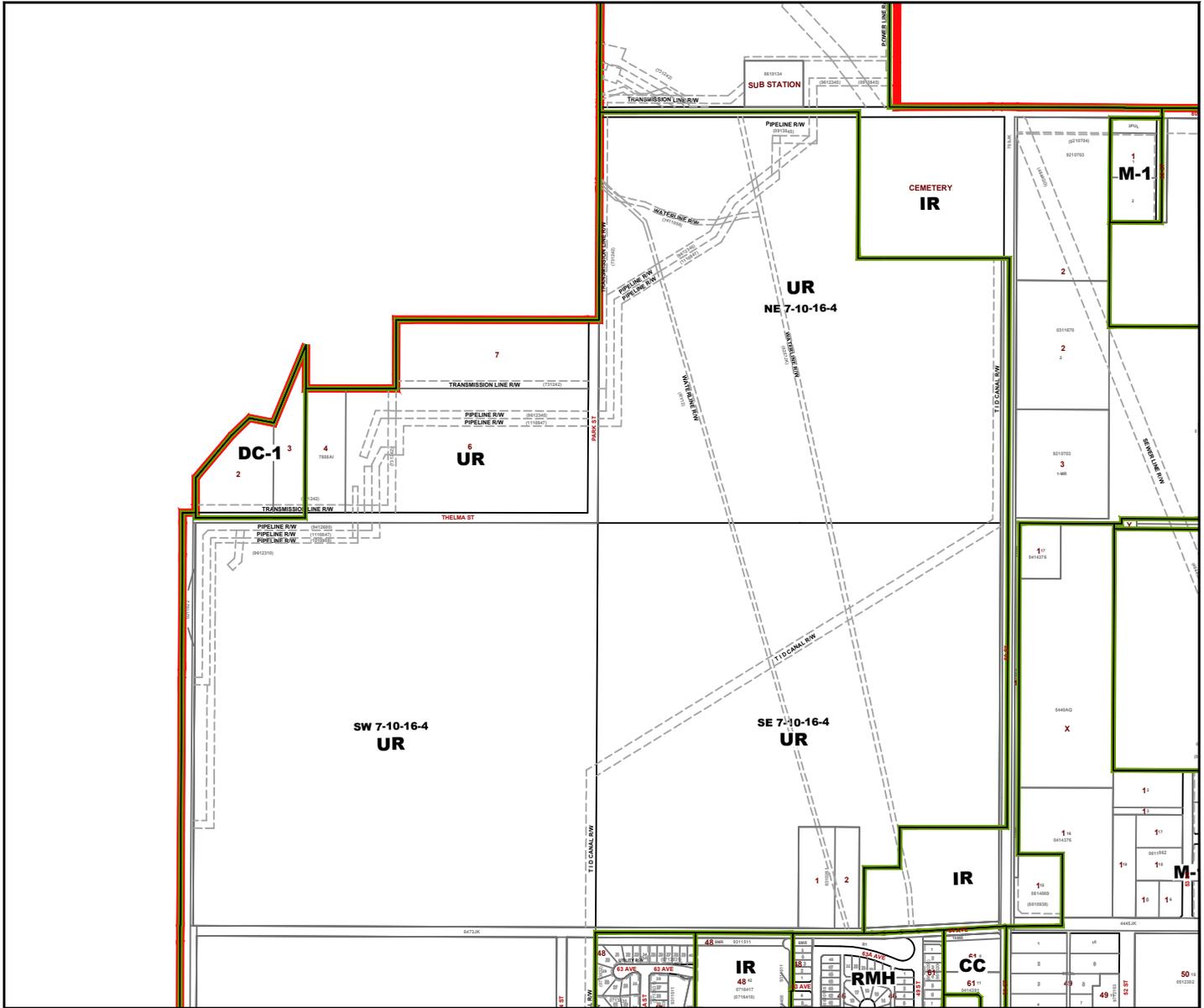
Land Use Districts

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LAND USE DISTRICT MAP

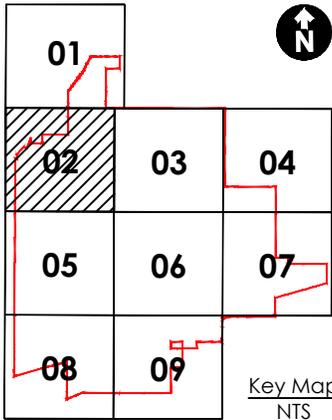
01

MAP 01



MAP 05

MAP 06



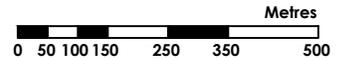
Key Map
NTS

Legend

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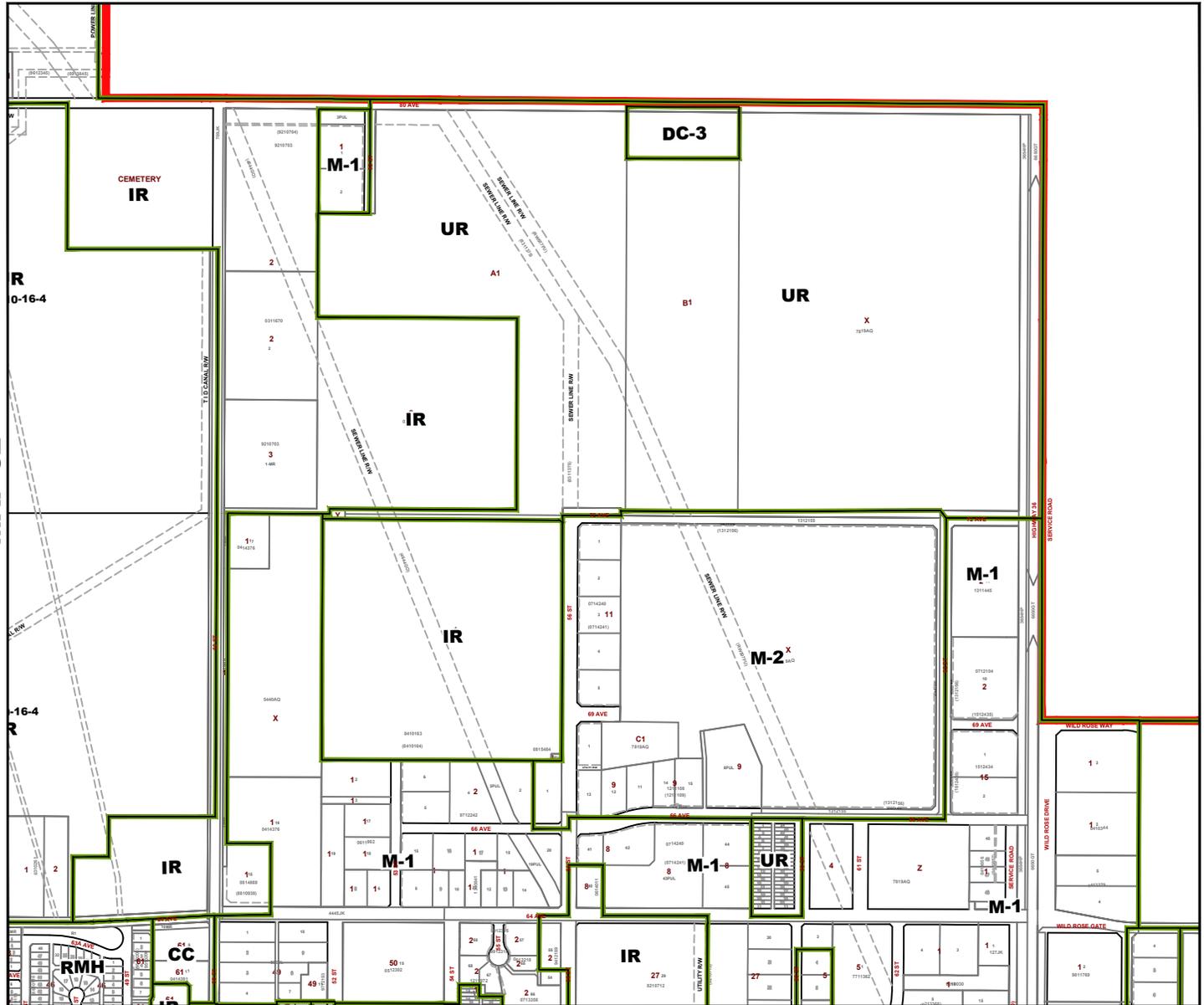


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LAND USE DISTRICT MAP

02

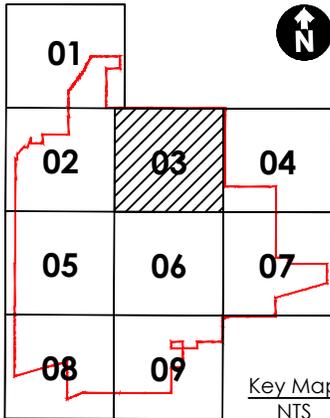
MAP 01



MAP 05

MAP 06

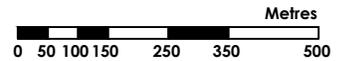
MAP 07



Key Map
NTS

Legend

- Taber Town Limits
- Land Use Lines
- R-1** Land Use District
- - - Easements



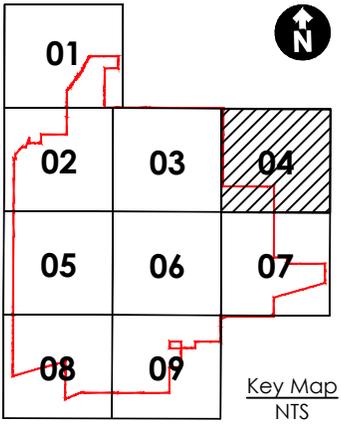
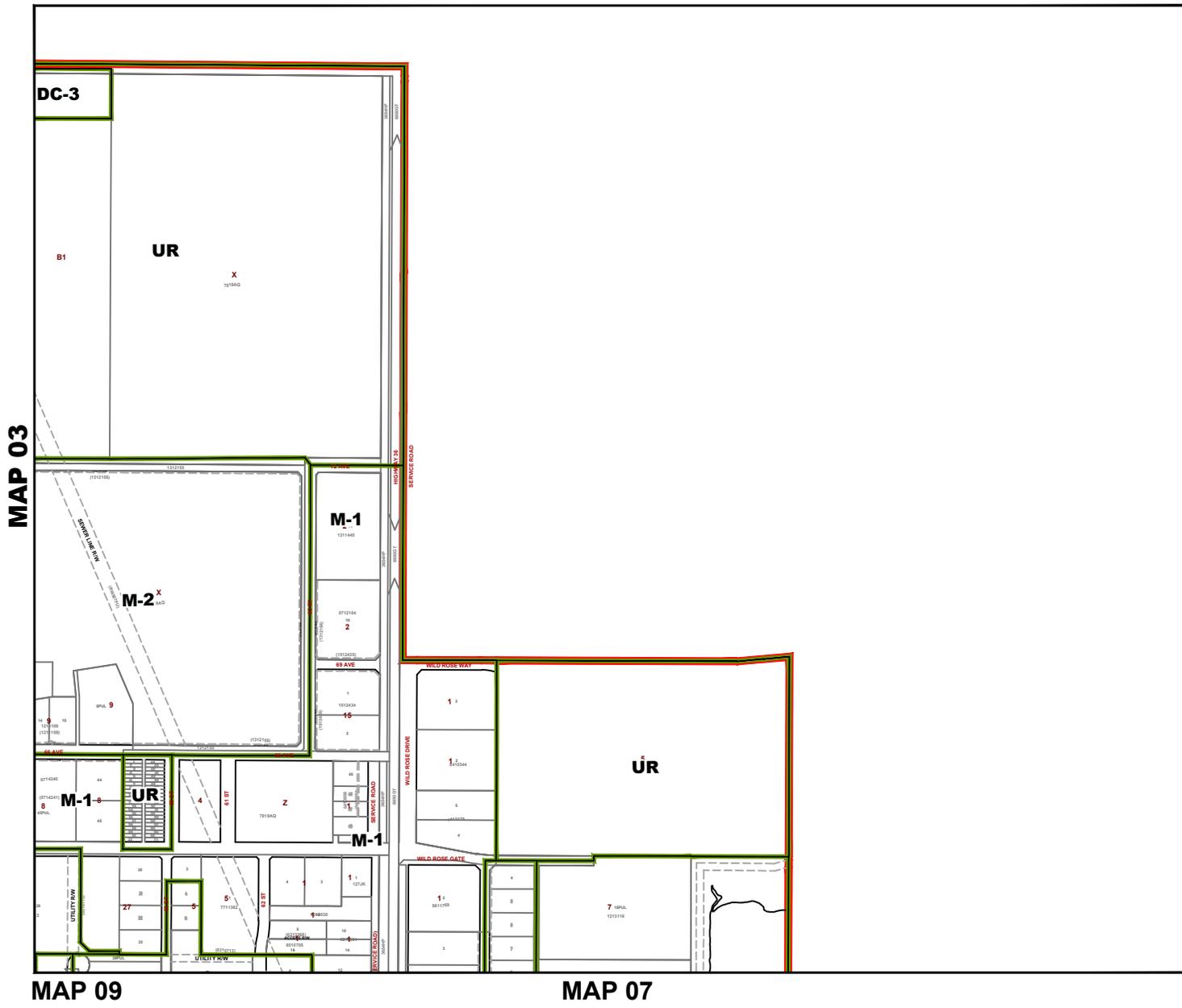
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LAND USE
DISTRICT MAP

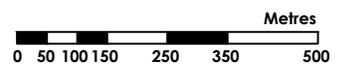
03



- Legend**
- Taber Town Limits
 - Land Use Lines
 - R-1** Land Use District
 - - - - Easements

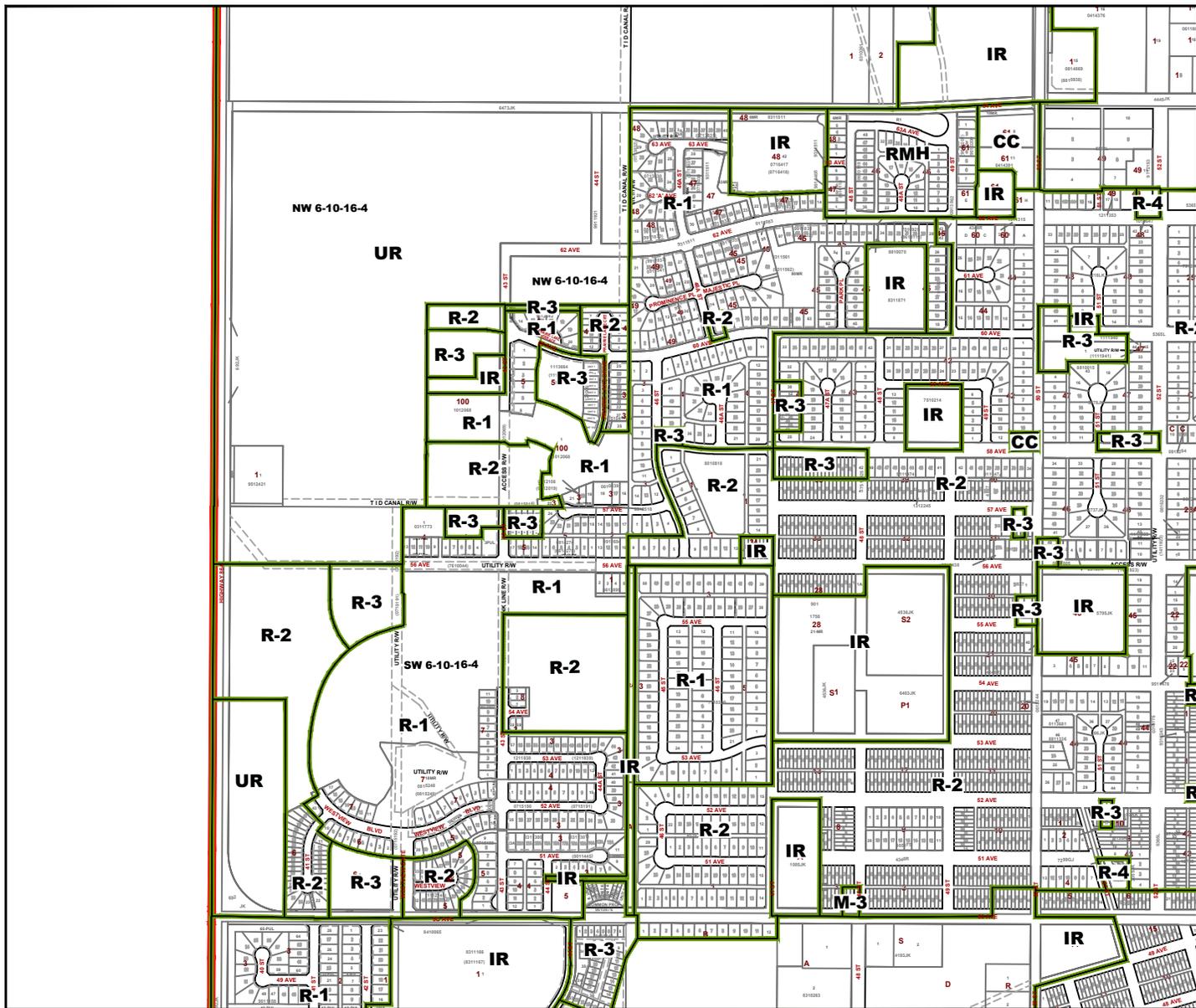
Land Use Districts

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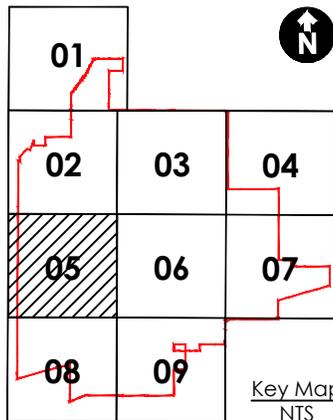
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LAND USE DISTRICT MAP 04



MAP 06

Jan 14, 2016 - 6:28pm W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-LUB-01.dwg Layout:Map 05



Key Map NTS

- Legend**
- Taber Town Limits
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 - Easements



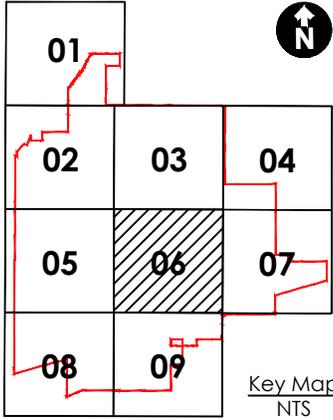
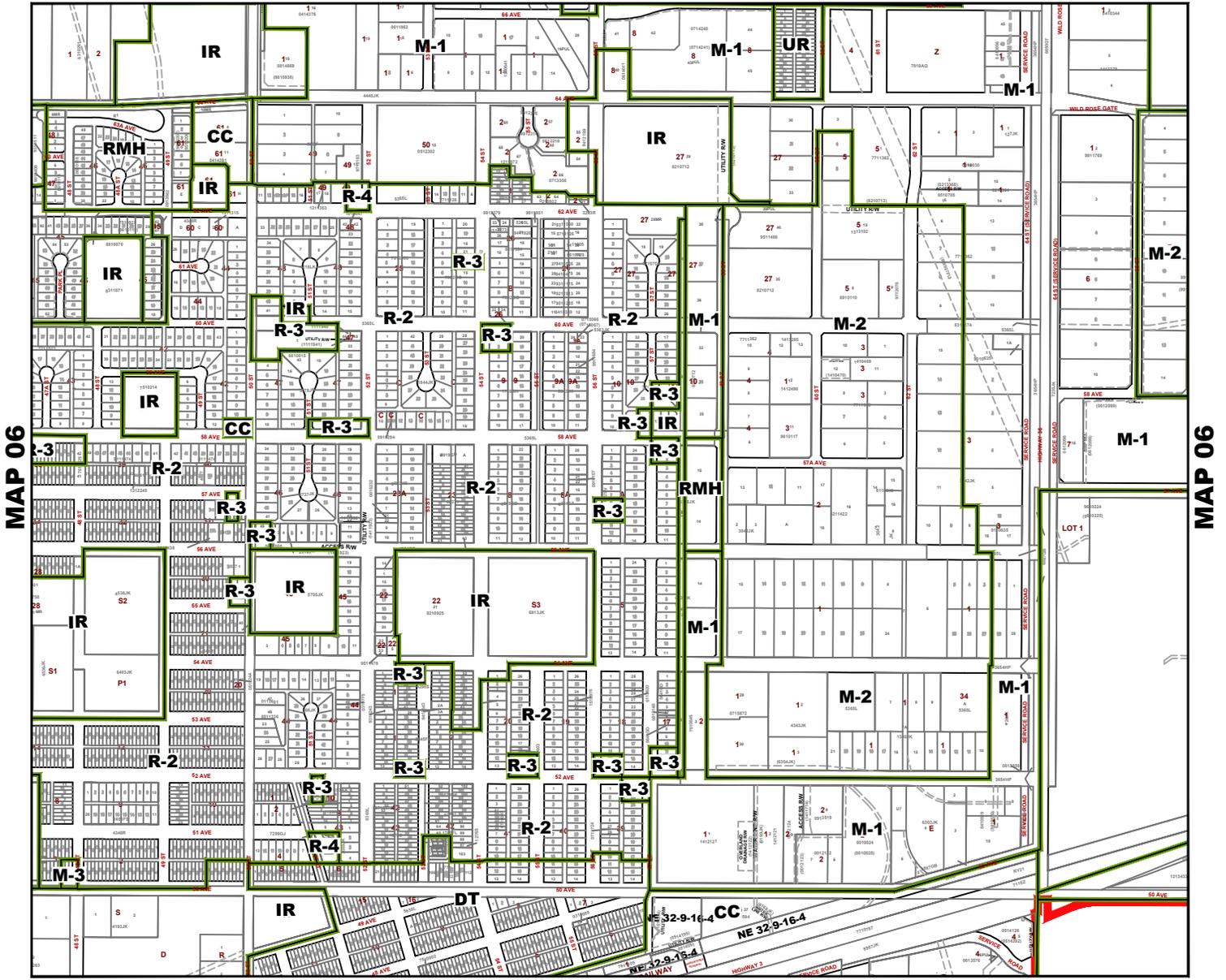
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LAND USE DISTRICT MAP

05



Key Map NTS

- Legend**
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 - Easements



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LAND USE DISTRICT MAP

06

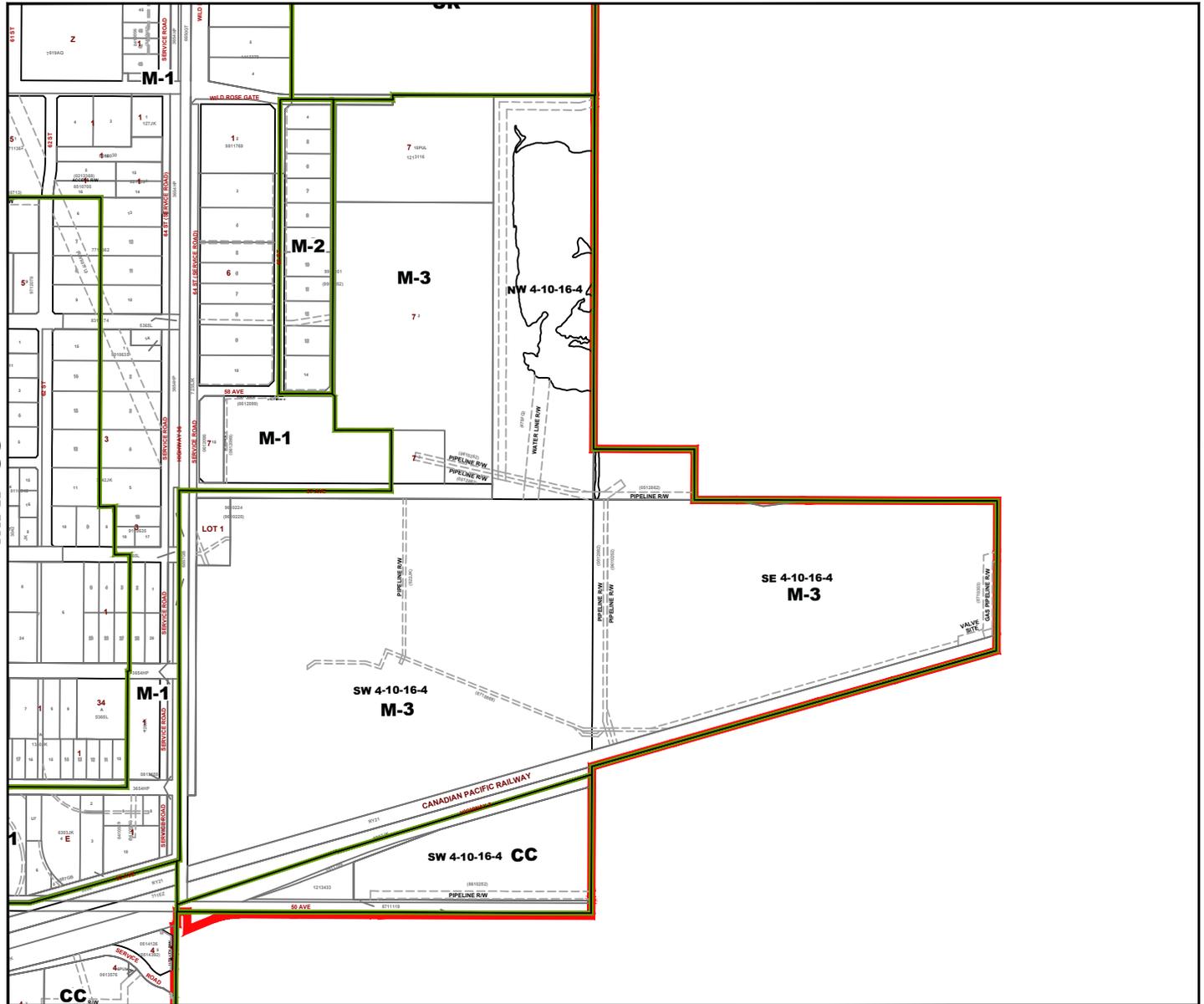
Land Use Districts

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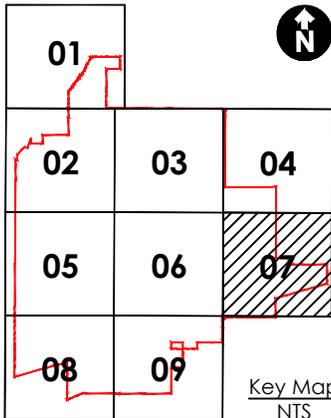
MAP 03

MAP 04

MAP 06



MAP 09

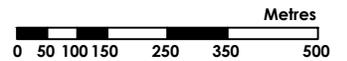


Legend

- Taber Town Limits
- Land Use Lines
- R-1** Land Use District
- - - - Easements

Land Use Districts

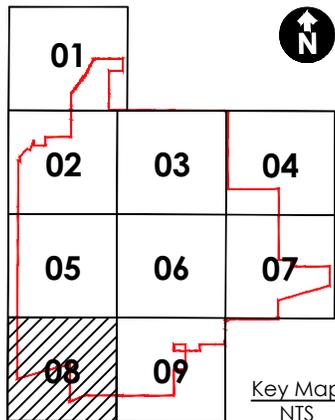
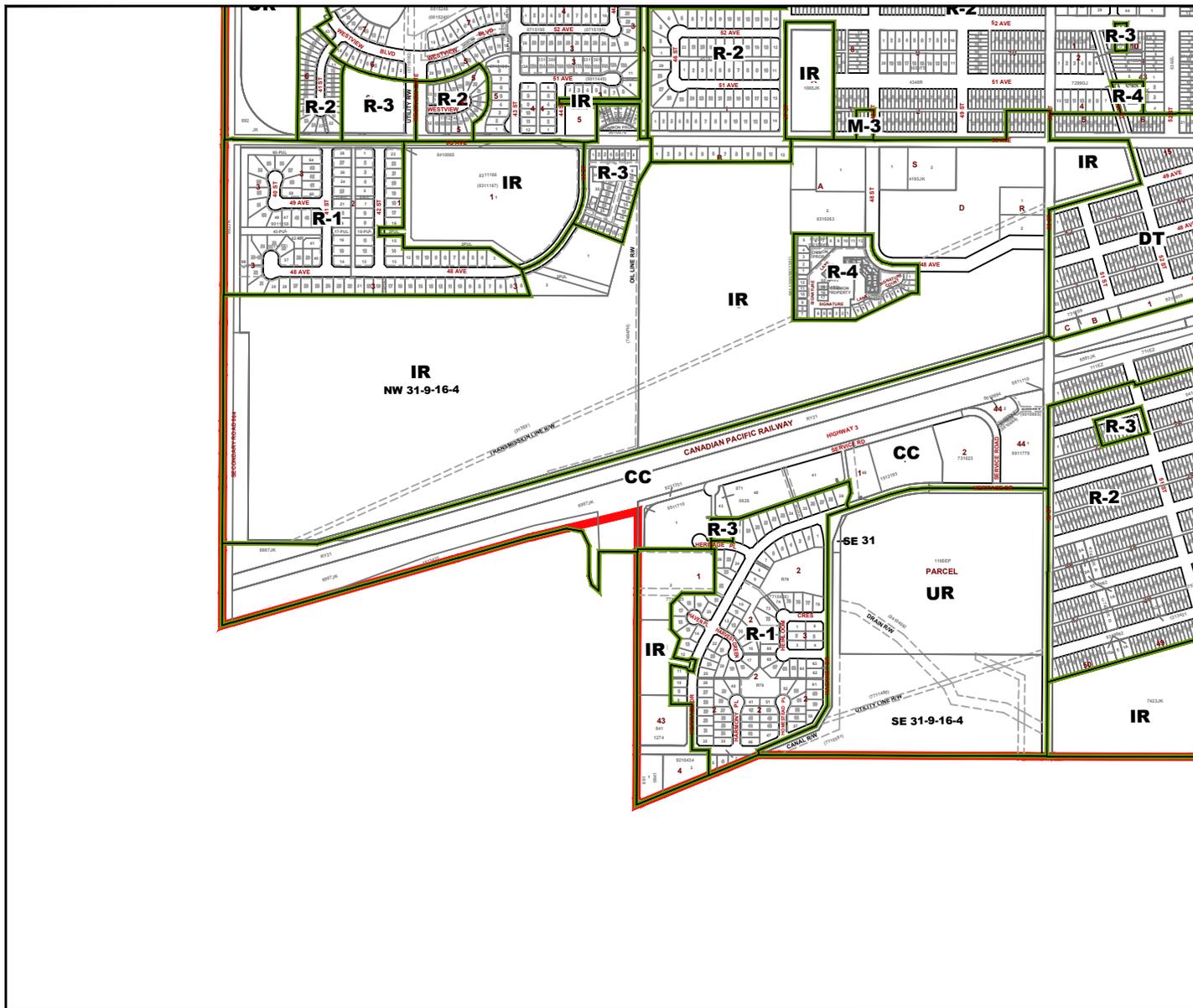
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LAND USE DISTRICT MAP

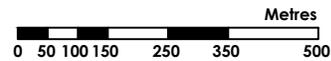
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Key Map
NTS

Legend

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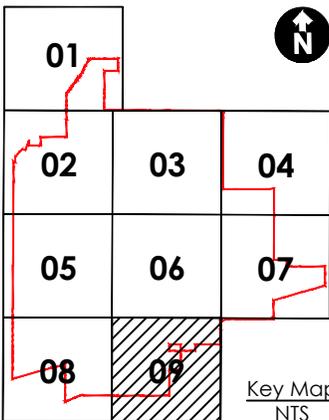
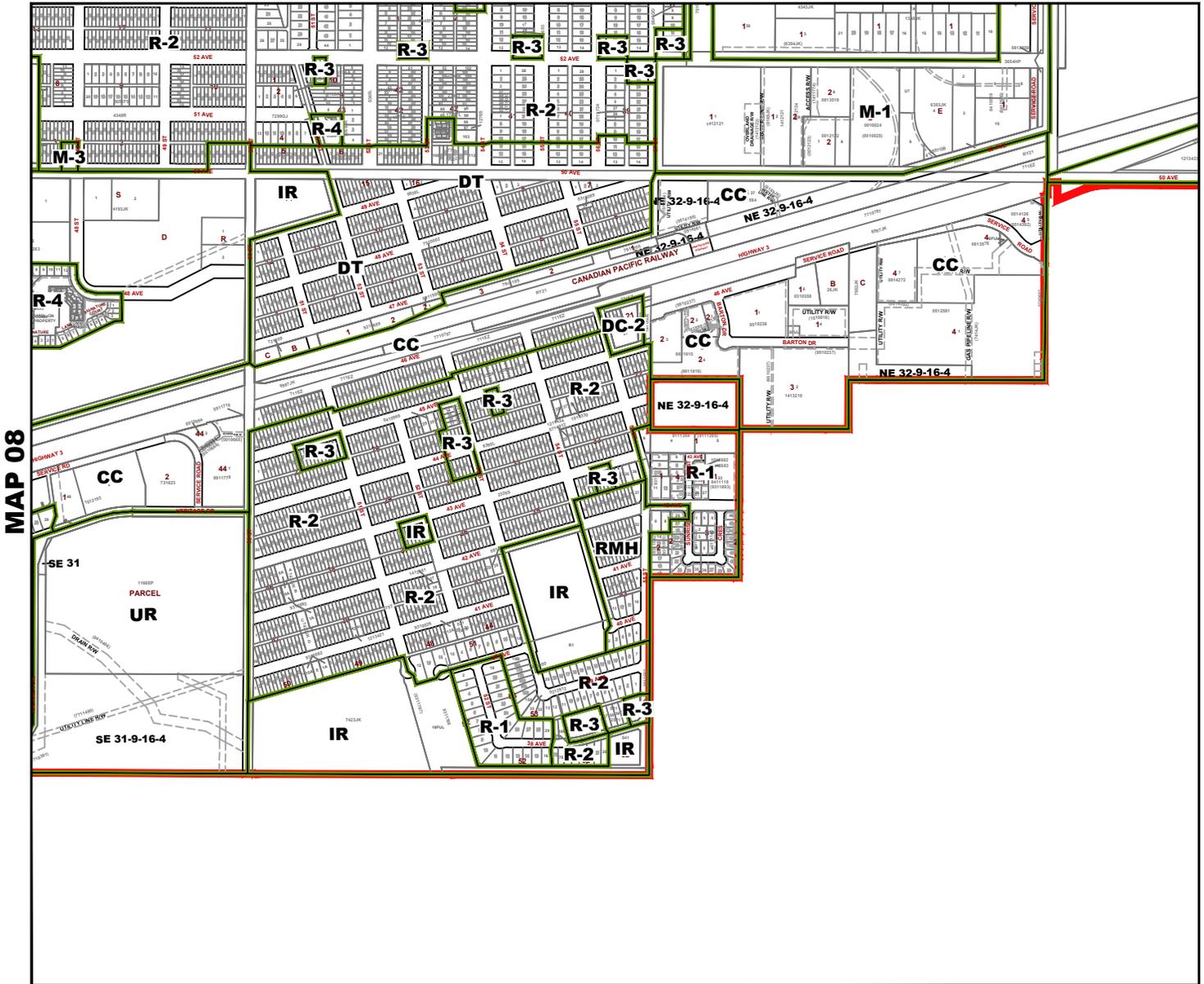
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Land Use Districts

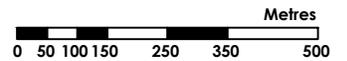
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LAND USE DISTRICT MAP

08



- Legend**
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LAND USE DISTRICT MAP 09

APPENDICES

- 1. Development Permit Application Requirements**
- 2. Development Permit Evaluation Criteria**
- 3. Land Use Bylaw Requirements**

APPENDICES

1. DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

Application Requirements for a Development Permit

An application for a development permit shall be made to the Development Officer in writing on the prescribed Form, and shall be accompanied by the following information before the application will be deemed to be complete and received in final form.

The Development Officer may deal with an application for any use and make a decision thereon without all the information required if, in the opinion of the Development Officer, a decision on the application can be properly made without such information.

- (1) The application must be signed by the applicant and the registered owner may be required to provide written authorization confirming support for the application;
- (2) A non-refundable fee to cover the administrative processing costs as established in the Development Permit Fee Schedule as adopted by resolution of Council;
- (3) The legal description and site dimensions for the proposed property and a street address if relevant;
- (4) A statement of the proposed uses;
- (5) A location map for the proposed development indicating the following:
 - (a) a legal description of the proposed development and all adjacent properties;
 - (b) identification of all abutting roadways including, primary highways, municipal roads and internal subdivision roads and any existing or proposed access to the development;
 - (c) identification of all rights of way and easements within or abutting the subject property;
 - (d) identification of all drainage courses and/or proposed drainage plan.
- (6) A detailed site plan of the proposed development, in duplicate when required, drawn to a metric scale of no less than 1:2000 (i.e. not 1:2500, but could be 1:500), or such other metric scale as the Development Authority may require, with two reduced copies on 11 by 17 paper, and showing all of the following information:
 - (a) location and dimensions of all existing and proposed buildings including front, side and rear yards;
 - (b) north arrow;
 - (c) scale;
 - (d) the estimated commencement and completion dates;
 - (e) access points to the site;

- (f) adjacent land uses;
 - (g) proposed vehicle parking areas including number of spaces, dimensions of all aisles, stalls and any lighting standards and curbs;
 - (h) off-street loading areas;
 - (i) location source of water supply including wells, dugouts, holding tanks or central system;
 - (j) location of existing or proposed sewage disposal systems, including septic tanks, disposal fields and sewers;
 - (k) provision for any other utilities, if applicable;
 - (l) site storm drainage plans;
 - (m) landscaping information including plans of type, size and spacing of plantings;
 - (n) residential development density (if applicable); and
 - (o) any additional information the Development Authority deems necessary in order to evaluate the application.
- (7) Development permit applications for signs shall include:
- (a) drawings that provide the type of construction, dimensions, area, material, finishes, colours, size of lettering, wording and graphics, method of illumination/animation, and mounting or erection details;
 - (b) drawings that illustrate the proposed sign location, height above average grade, separation distances between all existing and proposed signs, distances from nearest intersections and traffic signals, and the method of support or attachment of the sign including the amount of projection from the face of the building;
 - (c) drawings shall generally be at a scale no smaller than 1 to 100.
- (8) The estimated cost of the project;
- (9) Any topographical features and the extent of existing treed areas shall be indicated on the site plan together with an indication of the trees proposed to be removed in the course of development;
- (10) Any studies required to evaluate the proposal;
- (11) A Real Property Report to verify the location of an existing building or buildings that is the subject of a development permit application;
- (12) If the applicant needs to deviate in any way from the terms of the original approved development permit, the applicant shall notify the Development Officer and submit amended drawings and, if the Development Officer deems it necessary, shall make application for approval of the plans as amended.

- (13) For all uses, such additional information as the Development Authority deems necessary in order to evaluate any application in accordance with this By-law. This additional information may include, but is not limited to the following:
- (a) location and size of existing trees;
 - (b) a report from a qualified consultant regarding the provision, availability, and suitability of potable water on or to the land to be subdivided, as per Alberta Environment guidelines;
 - (c) a report from a qualified consultant regarding the nature of sewage effluents likely to come from the proposed development and proposed method(s) of treatment;
 - (d) a geo-technical or floodplain study prepared by a qualified engineer recognized by APEGGA if, in the opinion of the Development Authority, the site is potentially hazardous or unstable;
 - (e) a reclamation plan for aggregate extraction or other major surface disturbance;
 - (f) a level one and/or level two environmental site assessment, conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation;
 - (g) an environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects,
 - (h) traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering;
 - (i) such other plans, photographs or other documents or information of any kind that the Development Authority may consider necessary to properly evaluate the proposed development, including, but not limited to:
 - (j) building plans, showing floor plans, elevations and exterior finishing materials;
 - (k) the number of employees anticipated to be working on site;
 - (l) transportation methods and routes proposed to move goods to and from the proposed development; and
 - (m) rationale for choosing the proposed location rather than other potential sites.

2. DEVELOPMENT PERMIT EVALUATION CRITERIA

The Development Authority may request and consider with respect to land that is the subject of an application for a development permit:

- (1) its topography;
- (2) its soil characteristics;
- (3) adjacent land uses;
- (4) the collection and disposal of storm water from the land;
- (5) its potential for flooding, subsidence or erosion;
- (6) its accessibility to a public roadway or highway, constructed to appropriate municipal or provincial standards;
- (7) the distances between proposed driveways and existing driveways, and distances between proposed driveways and existing roadway intersections;
- (8) the availability and adequacy of a potable water supply;
- (9) the adequacy of a sewage disposal system and the disposal of solid waste;
- (10) the availability or adequacy of municipal services, which, without restricting the generality of the foregoing, may include fire protection, and police protection;
- (11) the need to maintain an adequate separation distance between different or incompatible land uses. The separation distance shall be as prescribed by the Development Authority recognizing the type and magnitude of both the development and surrounding land uses;
- (12) the proposed residential density;
- (13) provision for proposed utilities;
- (14) details for proposed signs;
- (15) proximity to environmentally sensitive areas;
- (16) an environmental impact assessment and/or environmental audit;
- (17) a site grading plan;
- (18) proposed landscaping;
- (19) proposed parking and loading areas;
- (20) detailed geo-technical engineering studies; and
- (21) such other matters as the Development Authority deems appropriate.

3. LAND USE BYLAW AMENDMENT APPLICATION REQUIREMENTS

Amending the Land Use Bylaw

- (1) Any person may apply to amend this By-law by making an application for amendment and submitting it to the Planning Department for processing and referral to Council.
- (2) All amendments to this Bylaw shall be made pursuant to the Municipal Government Act.
- (3) A Land Use Bylaw amendment application shall be made to the Town on the prescribed form, and shall be signed by the applicant or their agent authorized in writing. The following information and documents will accompany the application, unless otherwise specified by the Development Authority:
 - (a) a statement of the specific amendment requested;
 - (b) an application fee as prescribed by Town Council;
 - (c) **if the amendment involves the rezoning of land to a different land use district:**
 - (i) a copy of any documentation satisfactory to the Development Authority verifying that the applicant has a legal interest in the land;
 - (ii) if the applicant is an agent of the landowner, a letter from the landowner verifying the agent's authority to make the application;
 - (iii) an air photo of the subject land at a scale of no less than 1:5000;
 - (iv) a properly scaled and dimensioned map or plan of subdivision showing:
 - A. the location, dimensions, and boundaries of the affected site, and its relationship to existing land uses on adjacent properties;
 - B. the dimensions and boundaries of existing rights-of-way of each public utility or other rights-of-way (i.e.: roads, pipelines, railways, etc.);
 - C. the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or moved;
 - D. the location or surveyed boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed parcel of land, including the top of bank;
 - E. the location of any existing or proposed wells, the location and type of any private sewage disposal system and the distance from these to existing or proposed buildings and property lines;
 - F. the location of existing and proposed accesses to the property;
 - G. the location of any sour gas facilities situated within 1.5 km of the proposed rezoning;
 - H. the location of any sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed rezoning;
 - I. the location of any operating wastewater treatment plant situated within 300 metres of the proposed rezoning;
 - J. the scale of the plan or map; and,

- K. a key map showing the location of the property within the Town.
- (v) if the proposed amendment is solely for a change in text, the requirements of (3) above do not apply;
- (d) a description of the use or uses proposed for the land that is the subject of the application;
- (e) information respecting the land use and land surface characteristics of land within 0.8 kilometres of the land proposed to be rezoned;
- (f) if the land is located in a potential floodplain and floodplain mapping is available, a map showing the 1 in 100 year flood;
- (g) a statement of the purpose and reasons for the application to amend the Bylaw;
- (h) if the application is intended to accommodate a subdivision proposal, a copy of the tentative or draft plan of subdivision is required showing:**
 - (i) the dimensions and boundaries of each new lot to be created and any reserve land and this information will also be overlaid on an air photo of the subject land at a scale of no less than 1:5000;
 - (ii) the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or moved;
 - (iii) the location of existing and proposed access to the proposed parcels and the remainder of the titles area;
 - (iv) the location(s) of any sour gas facility situated within 1.5 km of the proposed subdivision;
 - (v) the location of any sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed subdivision; and
 - (vi) if any portion of the land affected by the proposed subdivision is situated within 300 metres of the working area of an operating wastewater treatment plant, a map showing the location of the treatment plant;
- (i) for multi-lot subdivisions of four lots or more, the Town may require additional more detailed information including, but not limited to:**
 - (i) a map of the land to be re-zoned that shows topographic contours at not greater than 1.5 metre intervals and related to the geodetic datum, where practical;
 - (ii) a report from a qualified consultant regarding the provision, availability, and suitability of potable water to the land to be subdivided, as per Alberta Environment guidelines;
 - (iii) a Storm Water Drainage Plan, including plans for storm water management, if needed;
 - (iv) an assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site sewage disposal system, as per Alberta Environment guidelines;

- (v) a report from a qualified consultant providing information respecting sewage collection and disposal facilities to each lot in the proposed subdivision (i.e. the area being re-zoned);
 - (vi) a plan indicating potential, suitable building sites;
 - (vii) a conceptual scheme that relates the application to future subdivision and development of adjacent areas; and,
 - (viii) a traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering;
- (j) such additional information as the Development Authority or referral agencies may request, including, but not limited to reports and studies such as a historical impact analysis and an environmental impact analysis.

**TOWN OF TABER
BYLAW NO. 14-2016**

A BYLAW FOR THE PURPOSE OF REPEALING LAND USE BYLAW NO. 6-2016 AND ADOPTING A NEW LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS the Municipal Government Act requires every municipality to pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS a Land Use Bylaw has been prepared for the Town of Taber based on public input and studies of land use, development, and other relevant data;

AND WHEREAS the Land Use Bylaw regulates and controls the future use and development of buildings and land in the Town of Taber;

AND WHEREAS Council has held a Public Hearing in accordance with the requirements of the Municipal Government Act;

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

1. This Bylaw may be cited as the “Taber Land Use Bylaw”.
2. That Schedule “A” attached hereto, the document entitled “Taber Land Use Bylaw” containing regulations regarding the use and development of buildings and land, is hereby adopted as part of this bylaw. That schedule A within the Taber Land Use Bylaw
3. That Schedule “A” within the Taber Land Use Bylaw, the map entitled “Land Use District Map” containing the layout of all of the land use districts located in Town of Taber, is hereby adopted as part of this bylaw.
4. This Bylaw hereby repeals the Town of Taber Land Use Bylaw No. 6-2016 and all amendments thereto.
5. This Bylaw comes into effect after 3rd Reading and upon being signed.

RES. ___ **READ** a first time this ___ day of _____, 2016.

RES. ___ **READ** a second time this ___ day of _____, 2016.

RES. ___ **READ** a third time this ___ day of _____, 2016.

Mayor

Chief Administrative Officer

DRAFT

“SCHEDULE A”

DRAFT



TABER LAND USE BYLAW

Town of Taber | Bylaw No. 14-2016

Town of Taber, Alberta
A 4900 - 50 Street
Taber, AB | T1G 1T1
www.taber.ca

DRAFT

August 5, 2016



TABLE OF CONTENTS

PART 1.0 ADMINISTRATION OF THIS BYLAW	5
1.1 General Interpretation	5
1.1.1 Title	5
1.1.2 Repeal of Bylaw 6-2016 and Coming into Force of Bylaw 14-2016.	5
1.1.3 Content.....	5
1.1.4 Land Use District Maps.....	5
1.1.5 District Symbols.....	5
1.1.6 District Maps	5
1.1.7 Roads	5
1.1.8 District Boundaries	6
1.1.9 Forms of Words	6
1.1.10 Purpose Statements	6
1.1.11 Validity of Provision.....	7
1.1.12 Requirements of Other Legislation	7
1.2 General Definitions	8
1.2.1 Definitions	8
1.2.2 Other Word Interpretations	19
1.2.3 Methods	19
1.3 Development Permits	20
1.3.1 Requirement for a Development Permit.....	20
1.3.2 Conditions for Development Permit Exemptions.....	20
1.3.3 Exempt Developments	20
1.3.4 Development Permit Application Requirements	22
1.4 Permitted Use Development Permit	23
1.4.1 Permitted Uses That Meet All Requirements.....	23
1.4.2 Notification of Decision for Permitted Use Application	23
1.4.3 Permitted Uses That Do Not Meet All Requirements	24
1.4.4 Conditions.....	24
1.4.5 Notification of Decision	24

1.5 Discretionary Use Development Permit	25
1.5.1 Discretionary Use Development Permit Application.....	25
1.5.2 Discretionary Use That Does Not Comply	25
1.5.3 Development Authority’s Decision.....	25
1.5.4 Conditions on Discretionary Use Development Permits.....	26
1.5.5 Notification of Decision for Discretionary Use Application.....	27
1.6 Development Authority Powers	28
1.6.1 Applications the Development Authority Must Refuse	28
1.6.2 Development Authority Powers and Duties.....	28
1.6.3 Real Property Reports	29
1.6.4 Term of a Development Permit.....	29
1.6.5 Suspension or Cancellation of a Development Permit.....	29
1.6.6 Commencement of Development.....	30
1.6.7 Commencement of Construction	30
1.6.8 Reapplication for a Development Permit.....	30
1.6.9 Enforcement.....	30
1.6.10 Penalties	31
1.6.11 Appeals of Decisions on Development Permits	31
1.7 Land Use Amendments	33
1.7.1 Application for Land Use Amendment	33
1.7.2 Application Review Process.....	33
1.7.3 Public Hearing.....	33
1.7.4 Reapplication for a Land Use Amendment.....	34
PART 2.0 RULES GOVERNING ALL DISTRICTS.....	37
2.1 Buildings.....	37
2.1.1 Permitted Encroachments of Buildings and Structures	37
2.1.2 Non-Compliance with Parcel Standards.....	37
2.1.3 Buildings per Parcel	37
2.1.4 Temporary Buildings and Structures	38
2.1.5 Moved-in Buildings.....	38
2.1.6 Servicing of Uses and Buildings	39
2.1.7 Exterior Illumination of Uses or Buildings	39

2.1.8	Design of Buildings and Structures.....	39
2.1.9	Buildings and Structures on Corner Sites (Sight Triangles)	39
2.2	Subdivision	40
2.2.1	Discretionary Subdivision Decisions.....	40
2.2.2	Bare Land Subdivisions.....	40
2.3	Hazard Lands	41
2.3.1	Lands Subject to Flooding or Subsidence.....	41
2.3.2	Development Near Water Bodies and Watercourses	41
2.4	Parking	42
2.4.1	General Rules.....	42
2.4.2	Parking Stall Signage.....	42
2.4.3	Parking and Loading Requirements.....	42
2.4.4	Use of Parking and Loading Stalls.....	46
2.4.5	Identification of Required Parking and Loading Stalls.....	46
2.4.6	Standards for Motor Vehicle Parking Stalls.....	46
2.4.7	Handicapped Parking.....	47
2.4.8	Loading Stalls.....	47
2.4.9	Loading Facilities	48
2.4.10	Commercial Vehicular Parking in Residential District	48
2.4.11	Parking on Road Rights-of-Way.....	48
2.5	Landscaping.....	49
2.5.1	Landscape Plan	49
2.5.2	Landscape Area	50
2.5.3	Accessibility	50
2.5.4	Planting Requirements	50
2.5.5	Security.....	51
2.5.6	Multi-Residential Development Minimum Landscape Requirement.....	51
2.5.7	Commercial and Industrial Districts	51
2.5.8	Landscaping for Large Parking Areas.....	52
2.5.9	Landscaping along Highways and Watercourses	52
2.5.10	Special Districts.....	53

2.6 Signs.....	54
2.6.1 Development Permits.....	54
2.6.2 Signs Not Requiring a Development Permit.....	54
2.6.3 General Sign Rules.....	55
2.6.4 Digital Media and Illumination Rules.....	55
2.6.5 Classification of Signs.....	56
2.6.6 Address Sign.....	57
2.6.7 Banner Sign.....	57
2.6.8 Billboard Signs.....	57
2.6.9 Canopy Sign.....	58
2.6.10 Election Sign.....	58
2.6.11 Fascia Sign.....	59
2.6.12 Folding Sign.....	59
2.6.13 Freestanding Sign.....	59
2.6.14 Inflatable Sign.....	60
2.6.15 Pedestrian Sign.....	60
2.6.16 Portable Sign.....	61
2.6.17 Projecting Sign.....	62
2.6.18 Real Estate Sign.....	62
2.6.19 Roof Sign.....	62
2.6.20 Window Sign.....	63
2.6.21 Sign Definitions.....	63
PART 3.0 RULES GOVERNING SPECIFIC USES.....	67
3.1 Accessory Uses.....	67
3.1.1 Accessory Uses in Non-Residential Districts.....	67
3.1.2 Accessory Uses in Residential Districts.....	67
3.1.3 Food Trucks.....	68
3.1.4 Radio and Television Antennae/Satellite Dishes.....	69
3.1.5 Refuse Collection and Storage.....	69
3.1.6 Swimming Pools.....	69

3.2 Home Occupations	70
3.2.1 Home Occupation – Class 1	70
3.2.2 Home Occupation – Class 2	70
3.3 Manufactured Housing	71
3.3.1 Manufactured Houses	71
3.3.2 Manufactured Home Community	71
3.4 Multi-Residential Development	73
3.4.1 Multi-Residential Development	73
3.5 Neighbourhood Commercial Development	74
3.6 Places of Worship	75
3.6.1 Places of Worship	75
3.7 Secondary Suites and Backyard Suites	76
3.7.1 Secondary Suites and Backyard Suites (which includes Garage Suites).....	76
3.8 Utilities	77
3.8.1 Utilities	77
PART 4.0 LAND USE DISTRICTS	81
4.1 Land Use District Map	81
4.2 District Rules	81
4.3 Residential Single Dwelling District (R-1)	82
4.3.1 Purpose.....	82
4.3.2 Uses	82
4.3.3 Standards.....	82
4.4 Residential Single and Two Dwelling District (R-2)	83
4.4.1 Purpose.....	83
4.4.2 Uses	83
4.4.3 Standards.....	83
4.5 Residential Street-Oriented Multiple Dwelling District (R-3)	84
4.5.1 Purpose.....	84
4.5.2 Uses	84
4.5.3 Standards.....	85

4.6 Residential Medium Density District (R-4).....86

4.6.1 Purpose..... 86

4.6.2 Uses 86

4.6.3 Standards..... 86

4.7 Residential Manufactured Home District (RMH).....87

4.7.1 Purpose..... 87

4.7.2 Uses 87

4.7.3 Standards..... 87

4.8 Downtown District (DT).....88

4.8.1 Purpose..... 88

4.8.2 Uses 88

4.8.3 Standards..... 89

4.8.4 Additional Standards 90

4.9 Comprehensive Commercial District (CC)91

4.9.1 Purpose..... 91

4.9.2 Uses 91

4.9.3 Standards..... 92

4.9.4 Additional Standards 92

4.10 Light Industrial District (M-1).....93

4.10.1 Purpose..... 93

4.10.2 Uses 93

4.10.3 Standards..... 94

4.10.4 Additional Standards 94

4.11 Medium Industrial District (M-2)95

4.11.1 Purpose..... 95

4.11.2 Uses 95

4.11.3 Standards..... 96

4.11.4 Additional Standards 96

4.12 Heavy Industrial District (M-3)	97
4.12.1 Purpose.....	97
4.12.2 Uses	97
4.12.3 Standards.....	97
4.12.4 Additional Standards	98
4.13 Institutional and Recreation District (IR)	99
4.13.1 Purpose.....	99
4.13.2 Uses	99
4.13.3 Standards.....	99
4.14 Urban Reserve District (UR)	100
4.14.1 Purpose.....	100
4.14.2 Uses	100
4.14.3 Standards.....	101
4.15 Direct Control District (DC)	102
4.15.1 Purpose.....	102
4.15.2 Requirements	102
4.15.3 Approval Procedure for a Development Permit.....	102
4.16 Direct Control District 1 (DC-1)	103
4.17 Direct Control District 2 (DC-2)	104
4.17.1 Purpose.....	104
4.17.2 Uses	104
4.17.3 District Requirements.....	104
4.17.4 Special Requirements – Landscaping	104
4.17.5 Special Requirement: Storage Areas	104
4.17.6 Special Requirements: Parking.....	105
4.17.7 Special Requirement: Building Location and Front Yard.....	105
4.17.8 Special Requirements – Site Plan and Development Agreement	105
4.17.9 Other Requirements.....	105

4.18 DIRECT CONTROL DISTRICT 3 (DC-3)	106
4.18.1 Purpose.....	106
4.18.2 Uses	106
4.18.3 District Requirements.....	106
4.18.4 Approval Procedures	107
PART 5.0 USE DEFINITIONS	111
SCHEDULE A: LAND USE MAPS.....	129
APPENDICES.....	143
1. DEVELOPMENT PERMIT APPLICATION REQUIREMENTS.....	143
Application Requirements for a Development Permit	143
2. DEVELOPMENT PERMIT evaluation criteria.....	146
3. LAND USE BYLAW AMENDMENT APPLICATION REQUIREMENTS.....	147
Amending the Land Use Bylaw	147

BYLAW 14-2016

A BYLAW TO REGULATE THE USE AND DEVELOPMENT OF LAND IN THE TOWN OF TABER

WHEREAS the Municipal Government Act requires every municipality to pass a land use bylaw which may prohibit, regulate and control the use and development of land and buildings in a municipality;

AND WHEREAS Council has held a public hearing in accordance with the requirements of the Municipal Government Act;

NOW THEREFORE THE COUNCIL OF THE TOWN OF TABER ENACTS AS FOLLOWS:

PART 1.0
Administration of this Bylaw

PART 1.0 Administration of this Bylaw

1.1 GENERAL INTERPRETATION

1.1.1 Title

This Bylaw may be cited as the “Town of Taber Land Use Bylaw”, the “Land Use Bylaw” or the “Bylaw”.

1.1.2 Repeal of Bylaw 6-2016 and Coming into Force of Bylaw 14-2016.

- (1) The Town of Taber Land Use Bylaw, 6-2016, as amended, is hereby repealed and will cease to have effect on the day this Bylaw comes into force.
- (2) This Bylaw comes into force on the ___ day of _____, 2016.

1.1.3 Content

This bylaw includes Schedule “A” (District Maps) appended hereto.

1.1.4 Land Use District Maps

The Town is divided into land use districts, the boundaries of which are shown on the Land Use District Maps.

1.1.5 District Symbols

Throughout this Bylaw, or any amendments thereto, a district may be referred to either by its full name or by its symbol as set out in the district.

1.1.6 District Maps

The District Maps, as may be amended or replaced by Bylaw from time to time, are those maps attached to and forming part of the Bylaw and among other things bear the following identification:

- (a) Land Use District Maps No. 1 to 9 as added to or revised from time to time.
- (b) Adopted by Council this ___ day of _____, 2016.
- (c) Signatures of the Mayor and Chief Administrative Officer (CAO).

1.1.7 Roads

- (1) Despite the land use district shown on the Land Use District Maps, for the purposes of this Bylaw roads must only be used for:
 - (a) the passage of motorized and non-motorized vehicles;
 - (b) the passage of pedestrians; and
 - (c) the placement of public and private utilities authorized by the Town.
- (2) Concurrent with the closure of a road, Council must consider a corresponding land use re-designation.

1.1.8 District Boundaries

Where uncertainty exists as to the boundaries of the districts as shown on a Land Use District Maps, the following rules shall apply:

- (a) where a boundary is shown as following a public lane or street, the boundary follows the middle of the right-of-way;
- (b) where a boundary is shown as approximately following a lot line or quarter section line, it shall be deemed to follow the lot line or quarter section line;
- (c) in circumstances not covered by rules (a) and (b), the location of the district boundary shall be determined:
 - (i) where dimensions are set out on a Land Use District Map, by the dimensions so set out; or
 - (ii) where no dimensions are set out on a Land Use District Map with respect to such boundary, by measurement with the use of the scale shown on a Land Use District Map.

1.1.9 Forms of Words

In this Bylaw:

- (a) words in the singular include the plural, and words in the plural include the singular;
- (b) words using masculine gender include feminine gender, and words using feminine gender include masculine gender;
- (c) words in either gender include corporations;
- (d) a word or expression, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (e) “may” is to be construed as permissive and empowering;
- (f) “must” and “shall” are to be construed as a compulsory obligation;
- (g) “required” is to be construed as a compulsory obligation;
- (h) a “person” includes an individual, partnership, association, body corporation, trustee, executor, administrator and legal representative of a person.

1.1.10 Purpose Statements

- (1) The purpose statements in each land use district are included to convey the intent of the land use district.
- (2) The purpose statements of a district are general and all characteristics need not be met to satisfy the intent of the district.
- (3) Where a provision is capable of two or more meanings, it must be given the meaning that is most consistent with the attainment of the purpose of the land use district.

1.1.11 Validity of Provision

Every provision of this Bylaw is independent of all other provisions, and if any provision of this Bylaw is declared invalid, for any reason, by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid.

1.1.12 Requirements of Other Legislation

Compliance with this Bylaw does not exempt any person from the requirements of any Federal, Provincial or Municipal legislation, approval process, licensing or permitting regime, or other Bylaw.

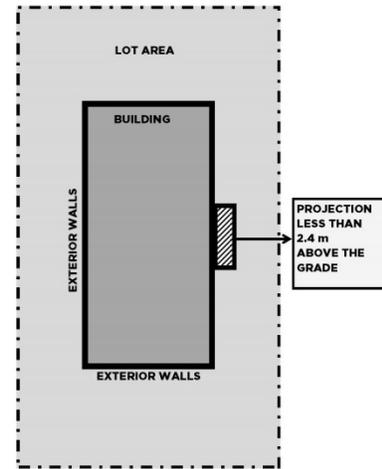
1.2 GENERAL DEFINITIONS

1.2.1 Definitions

(1)	Act	means the Municipal Government Act, 2000, and amendments thereto, and its successors.
(2)	Adjacent	means land that is contiguous to the lot that is the subject of an application for subdivision, re-designation or development and includes land or a portion of land that would be contiguous if not for a public road, railway, reserve land, utility right-of-way, river or stream.
(3)	Amenity Space	means a space designed for active or passive recreational use.
(4)	Arterial Road	means a higher volume public road in the Town of Taber identified in the Municipal Development Plan.
(5)	Bare Land Unit	means land described as a unit in a condominium plan by reference to boundaries governed by monuments placed pursuant to the provision of the <i>Surveys Act</i> respecting subdivision.
(6)	Basement	means that portion of a building located on the lower floor of a building with two or more floor levels, which is partly or wholly underground.
(7)	Bay Window	means a window that projects outward from the façade of a building but does not include an opening that is intended to give access to a building.
(8)	Berm	means a landscaped mound of earth.
(9)	Board	means the Town of Taber's Subdivision and Development Appeal Board.
(10)	Buffer	means an area where development is restricted to a row of trees, shrubs, berming, fencing, or other similar means to provide visual screening and separation between sites, incompatible land uses, roadways or districts.
(11)	Building	means anything constructed or placed on, in, over or under land but does not include a highway or public roadway or a bridge forming part of a highway or public roadway.

(12) **Building Coverage**

means that portion of a parcel upon which a covered building is located, as measured from a point at grade directly below the outside surface of the exterior walls of the building at the first storey floor level, including any projections less than 2.4 metres above grade.



BUILDING COVERAGE

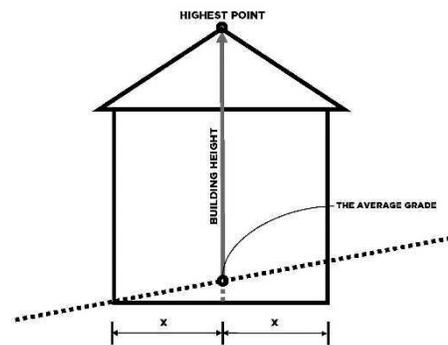
(13) **Building Depth**

means the distance from the front property line to the farthest portion of a main residential building excluding decks, landings and patios, determined by:

- (a) establishing a line connecting the midpoint of the front property line and the midpoint of the rear property line; then
- (b) extending a line from the portion of the main residential building farthest from the front property line to a point where it intersects the line connecting the midpoint of the front property line and the midpoint of the rear property line at a right angle; and
- (c) measuring the distance from the point where the two lines intersect to the midpoint of the front property line.

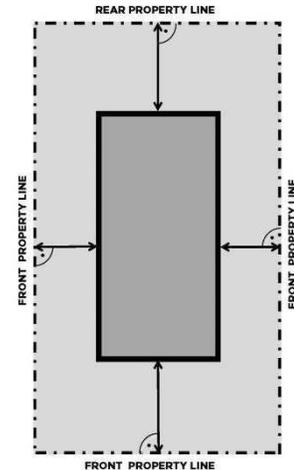
(14) **Building Height**

means the vertical distance between the average grade and the highest point of a building that is not: a roof stairway entrance; ventilating fan; a skylight; steeple; chimney; smoke stack; fire wall; parapet wall; flagpole; or other similar device that is not structurally essential to the building.



BUILDING HEIGHT

(15) **Building Setback** means the distance from a property line to the point on a parcel where a building is located measured at a right angle from the property line to which it relates.



BUILDING SETBACK

(16) **Calliper** means the diameter of the trunk of a tree measured at 0.3 metres above the ground.

(17) **Commercial District** means any of the commercial districts described in Part 4.

(18) **Construct** means to build, reconstruct, or relocate, and without limiting the generality of the word, also includes:

- (a) any preliminary operation such as excavation, filling or draining;
- (b) altering an existing building or structure by an addition, enlargement, extension or other structural change; and
- (c) any work which requires a Building Permit.

(19) **Corner Parcel** means a parcel that abuts two streets that intersect at an angle not exceeding 135 degrees.

(20) **Council** means the Council of the Town of Taber.

(21) **Deck** means an unenclosed amenity area or platform made of concrete, brick, wood or other material that may be attached to a dwelling and is intended for the purpose of outdoor dining, lounging and other similar accessory residential use.

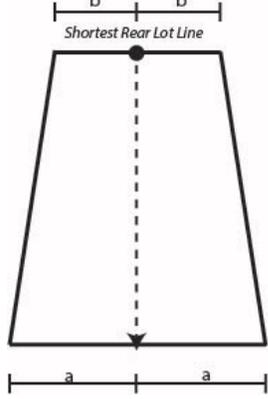
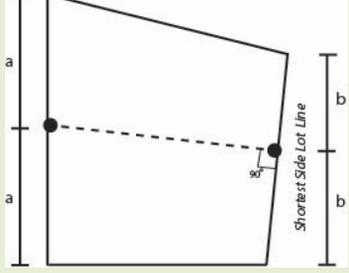
(22) **Density** means the number of dwelling units on a parcel, expressed in units per net hectare or in units per parcel.

(23) Development	<p>means:</p> <ul style="list-style-type: none"> (a) an excavation or stockpile and the creation of either of them; (b) a building or an addition to or replacement or repair of a building, and the construction or placing of any of them on, in, over or under land; (c) a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building; or (d) a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building.
(24) Development Appeal Board	means a subdivision and development appeal board appointed by bylaw pursuant to the Act.
(25) Development Authority	when used in this bylaw means the Development Officer, Municipal Planning Commission, Town Council, or any other person(s) or body defined by the Development Authority Bylaw of the Town of Taber.
(26) Development Officer	means a person appointed by a resolution of Council to the office to act as the Development Authority.
(27) Development Permit	means a document authorizing a development, issued by a Development Authority pursuant to this Bylaw or any previous Bylaw governing land use within the City, and includes the plans and conditions of approval.
(28) Discretionary Use	means the use of land or of a building that is listed in the columns captioned "Discretionary Uses" in all districts in this Bylaw, and for which, subject to the provisions of this Bylaw a development permit may be issued.
(29) Driveway	means a privately-owned internal road used primarily for vehicular access/egress to buildings or structures.

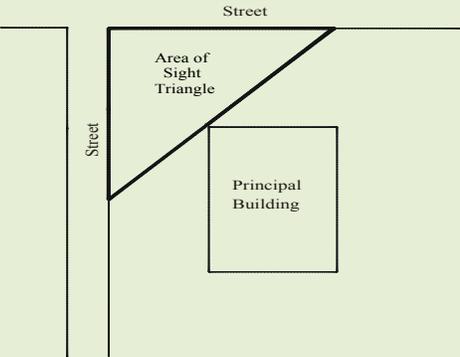
(30) Environmental Site Assessment (ESA)	<p>means a comprehensive site analysis to determine:</p> <ul style="list-style-type: none"> (a) if there are any hazardous substances above, on or below the surface of the subject property that may pose a threat to the environment and/or health of humans, wildlife, and/or vegetation; (b) if there are any breaches of federal, provincial, and/or municipal environmental standards; (c) the level of risk that a contaminated site poses to the environment and/or health of humans, wildlife, and/or vegetation; and (d) remedial actions that may be required to reduce the level of risk posed by a contaminated site to an acceptable level.
(31) Environmental Site Assessment Report	<p>means a document containing the result of an Environmental Site Assessment.</p>
(32) Fence	<p>means a structure which may be used to prevent or restrict passage, to provide visual screening, sound attenuation, yard décor, protection from dust or the elements, or to mark a boundary.</p>
(33) Fire Pond	<p>means a fresh water pond specifically designed and engineered as part of a fire protection system that is designed according to the Town of Taber's specifications.</p>
(34) Flood Fringe	<p>means those lands abutting the floodway, and company lands that would be inundated by floodwaters of a magnitude likely to occur once in one hundred years.</p>
(35) Floodway	<p>means the river channel and adjoining that would provide the pathway for flood waters in the event of a flood of a magnitude likely to occur once in one hundred years.</p>
(36) Food Trucks	<p>Means a motor vehicle, set up on a temporary basis, from which prepared food and beverages are offered for sale to the public for consumption. This shall not include catering services delivering food.</p>
(37) Front Property Line	<p>means:</p> <ul style="list-style-type: none"> (a) the property line separating a parcel from an adjoining street; (b) in the case of a parcel that adjoins more than one street, the shortest property line separating the parcel from an adjoining street; and (c) in the case of a parcel that adjoins more than one street and where the property lines adjoining the streets are of equal length, the property line adjoining the street to which the parcel has been municipally addressed.

(38) Front Setback Area	means an area of a parcel defined by the front property line, the side property lines that intersect with the front property line, and a line parallel to the front property line measured at the minimum depth of the setback area required by the District.
(39) Floor Area	<p>means for the purpose of calculating parking stalls and loading stalls, the total horizontal area of every enclosed floor and mezzanine used exclusively by a single use area in a building, and is measured from the exterior face of the exterior wall and the centreline of an interior partition wall that separates at least two uses, but does not include:</p> <ul style="list-style-type: none"> (a) elevator shafts; (b) stairwells; (c) crawl spaces; (d) mechanical or electrical rooms; (e) indoor garbage or recycling storage; (f) areas used for parking and loading; (g) areas below grade used for storage and not accessible to the public; and (h) common corridors and halls available to more than one use.
(40) Garage	means a use that is either an Accessory Use to a main building or part of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation. A “garage” shall not exceed 100 m ² in area with a maximum interior ceiling height of 3.7 m and a maximum height of 5.0 m. A “Garage” is not a “Dwelling Unit” and is not a parking garage.
(41) Hard Surfaced Landscaped Area	<p>means an area with a surface consisting of materials that:</p> <ul style="list-style-type: none"> (a) are not living or derived from living organisms; or (b) were once living but are now formed into a structure; (c) may include, but are not limited to, brick, concrete, stone and wood; and (d) must not include asphalt.
(42) Industrial District	means any of the industrial districts described in Part 4.
(43) Landfill Operation	means a sanitary landfill site and operation, and for the purposes of this bylaw includes, a waste sorting site, a waste sorting station, a waste transfer station, a modified sanitary landfill, hazardous waste management facility or dry waste site.
(44) Landscaped Area	means that portion of a parcel that is required to be a hard surfaced landscaped area or soft surfaced landscaped area.

(45) Landscaping	means to preserve or change the natural features of a site by adding lawns, trees, shrubs, ornamental plantings, ornamental ponds, fencing, walks, driveways or other structure and materials as used in landscape architecture.
(46) Lane	means a roadway that is primarily intended to give access to the rear of buildings and parcels.
(47) Laned Parcel	means a parcel that is bounded at least in part by a lane.
(48) Laneless Parcel	means a parcel that is not bounded wholly or partially by a lane.
(49) Loading Stall	means an area to accommodate a vehicle while being loaded or unloaded.
(50) Lot	means: <ul style="list-style-type: none"> (a) a quarter section; (b) a river lot shown on an official plan, as defined in the Surveys Act that is filed or lodged in a land titles office; (c) a settlement lot shown on an official plan, as defined in the Surveys Act that is filed or lodged in a land titles office; (d) a part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title other than by reference to a legal subdivision; or (e) part of a parcel of land described in a certificate of title if the boundaries of the part are described in the certificate of title by reference to a plan of subdivision.
(51) Lot, Corner	means a lot located at the intersection of two public roadways.
(52) Lot Line	means a legally defined limit of any lot or parcel.
(53) Lot Width	means the horizontal distance between the side Lot Lines measured 6.0 metres perpendicularly distant from the mid-point of the front Lot Line.
(54) Main Building or Use	means the building or use on which is carried out the principal purpose for which the lot or building is used.
(55) Main Residential Building	means a building containing one or more Dwelling Units but does not include a Backyard Suite.
(56) Manufactured Home Community Site	means a leasable or rentable portion of land within a manufactured home community park that has been reserved for the placement of a manufactured home.

(57) Minimum Standards	means those minimum requirements relating to lot area, floor area, yards, landscaping design, character and appearance of buildings, etc. for the permitted uses of land or buildings or the discretionary uses of land or buildings, or both, listed in this Bylaw and, where these are not specified, as determined by the Municipal Planning Commission for a discretionary use.
(58) Moved-in Dwelling	means a single detached dwelling previously constructed and occupied on a site that is to be relocated from that site and placed on another site.
(59) Municipality	means the Town of Taber.
(60) Municipal Road	means a public roadway subject to the direction, control and management of the Town but not including an internal subdivision road.
(61) Open or Outdoor Storage Area	means an area of land used for outdoor storage purposes.
(62) Other Related Improvements	means utilities (power, gas, well or septic system) and/or mature shelterbelts.
(63) Parcel	means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office and includes a bare land unit created under a condominium plan, whereby the determination of Rear, Side, Width and Front Parcel Lines is the same as for Lot Lines.
(64) Parcel Depth	means the length of a line joining the mid-points of the front property line and the rear property line.
	
(65) Parcel Width	means the distance between the side property lines of a parcel measured at a right angle to the mid-point of the shortest side property line.
	
(66) Parking Stall	means an area for the parking of a single motor vehicle.

(67) Patio	means an uncovered horizontal structure with a surface height, at any point, no greater than 0.60 metres above grade, intended for use as an outdoor amenity space.
(68) Permitted Use	means the use of land or of a building that is listed in the column captioned "Permitted Uses" in Land Use Districts appearing in this Bylaw.
(69) Plan of Subdivision	means a plan of subdivision registered or approved for registration at the Land Titles Office.
(70) Planting Strip	means a landscaped area located immediately adjacent to a Lot Line or portion thereof, on which is situated one (1) or more of the following screening devices: <ul style="list-style-type: none"> (a) a continuous row of trees; (b) a continuous hedgerow of evergreens or shrubs; (c) a berm; (d) a wall; or (e) an opaque fence, arranged in such a way as to form a dense or opaque screen.
(71) Porch	means an unenclosed, covered structure forming an entry to a building.
(72) Private Amenity Space	means amenity space provided for the use of the occupants of only one unit.
(73) Property Line	means the legal boundary of a parcel.
(74) Registered Owner	means <ul style="list-style-type: none"> (a) in the case of land owned by the Crown in right of Alberta or the Crown in right of Canada, the Minister of the Crown having the administration of the land; or (b) in the case of any other land, <ul style="list-style-type: none"> (i) the purchaser of the fee simple estate in the land under an agreement for sale that is the subject of a caveat registered against the certificate of title in the land and any assignee of the purchaser's interest that is the subject of a caveat registered against the certificate of title, or (ii) in the absence of a person described in paragraph (i), the person registered under the Land Titles Act as the owner of the fee simple estate in the land.
(75) Residential District	means any of the Residential Districts described in Part 4.
(76) Setback Area	means the area of a parcel between the property lines and lines parallel to the property lines at a distance equivalent to the minimum depth from each respective property line as required by the District.

(77) Sight Triangle	means the triangle formed by a straight line drawn between two points, one located along a front Lot Line and the second along a side Lot Line at a distance of 6.0 metres (20 feet) from the point where the Lot Lines intersect.	
(78) Sign	means an object, structure or device used for the purpose of identification or advertising or to call attention to any person, matter, thing or event or to give direction.	
(79) Site	means a parcel, lot or group of lots used for or proposed to be used for the undertaking of a development.	
(80) Soft Surfaced Landscaped Area	means an area with a surface consisting of materials that: <ul style="list-style-type: none"> (a) are living, or derived from living organisms; (b) are not formed into a structure; and (c) may include, but are not limited to, mulch, native grasses, plants, shrubs, sod and trees. 	
(81) Solar Energy Collector Systems (SECS)	Means the complete system required to convert solar rays into useable electricity for private use, including solar panels, mounting equipment and additional required conversion electronics.	
(82) Special District	means any of the special districts described in Part 4.	
(83) Storey	means the space between the top of any floor and the top of the next floor above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it but does not include a basement.	
(84) Street	means: <ul style="list-style-type: none"> (a) any public road, including the boulevards, sidewalks and improvements, but excluding a lane, bridge or walkway; or (b) a private condominium roadway. 	
(85) Street-Oriented Subdivision	means a subdivision consisting of parcels fronting onto a public street and containing a maximum of one residential building per parcel.	
(86) Structure	means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavement, curbs, walks, open air surfaced areas and movable vehicles.	
(87) Subdivision	means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.	

(88) Subdivision Authority	as established pursuant to the Act, means that person(s) or body defined by the Subdivision Authority Bylaw of the Town of Taber.
(89) Undersized Lot	means a lot that does not meet the minimum length, width or area requirements of the district in which it is located.
(90) Use	means a permitted or discretionary use.
(91) Visitor Parking Stall	means a motor vehicle parking stall intended only for the use of visitors to Dwelling Units and Live Work Units.
(92) Water Body	means <ul style="list-style-type: none"> (a) the bed and shore of a lake, lagoon, swamp, marsh, or any other natural body of water, or (b) reservoir or other man-made surface feature, whether it contains water continuously or intermittently.
(93) Watercourse	means <ul style="list-style-type: none"> (a) the bed and shore of a river, stream, creek or other natural body of water, or (b) a canal ditch, or other man-made surface feature whether it contains water continuously or intermittently.
(94) Wind Energy Conversion Systems (WESC)	Means the complete system required to convert wind energy into mechanical or electrical energy.
(95) Yard	means a part of a lot upon or over which no building or structure other than a boundary fence is erected, except for specifically permitted accessory buildings.
(96) Yard, Exterior Side	means a side yard immediately adjoining a public roadway.
(97) Yard, Front	means a yard extending across the full width of a lot and situated between the front Lot Line and the nearest exterior wall of the principal building. The minimum front yard depth is the shortest horizontal distance permitted between the front Lot Line of such lot and the nearest part of the principal building.
(98) Yard, Interior Side	means a side yard other than an exterior side yard.
(99) Yard, Rear	means a yard extending across the full width of a lot and situated between the rear Lot Line and the nearest exterior wall of the principal building. The minimum rear yard is the shortest horizontal distance permitted between the rear Lot Line of such lot and the nearest part of the principal building.
(100) Yard, Side	means a yard extending from the front yard to the rear yard and situated between the side Lot Line and the nearest exterior wall of the principal building. The minimum side yard is the shortest horizontal distance permitted between the side Lot Line of such lot and the nearest part of the principal building.

1.2.2 Other Word Interpretations

- (1) Other words and expressions used in this Bylaw may have the meanings respectively assigned to them in the Act and shall be consistent with the Act.
- (2) Any other words shall have meanings as defined in Webster's Universal Dictionary.

1.2.3 Methods

- (1) Unless otherwise specified in this Bylaw, proper mathematical rounding to the nearest significant digit is required for any rule in this Bylaw where a mathematical calculation is performed.
- (2) For the purpose of calculating the following:
 - (a) where density is calculated in units per hectare, it is always to be rounded down to the next lower whole number;
 - (b) trees in a setback area are always rounded up to the next higher whole number;
 - (c) shrubs in a setback area are always rounded up to the next higher whole number;
 - (d) the landscaped area and tree and shrub requirements of a setback area that borders two or more roads are always determined by the longest distance of property line bordering the setback area; and
 - (e) where determining the contextual building setback and the number arrived at is less than zero metres, the contextual building setback is always zero metres.

1.3 DEVELOPMENT PERMITS

1.3.1 Requirement for a Development Permit

A development permit is required for every development unless it satisfies the conditions prescribed by section 1.3.2 and is listed in section 1.3.3.

1.3.2 Conditions for Development Permit Exemptions

A development will only be exempt from the requirement to obtain a development permit if it:

- (a) complies with the rules of this Bylaw; and
- (b) is not subject to any restrictions imposed by the Subdivision and Development Regulation.

1.3.3 Exempt Developments

The following developments do not require a development permit if the conditions of section 1.3.2 are met:

- (a) a Home Occupation – Class 1;
- (b) the erection of any fence or gate, less than 1.0 metres in height in a front yard and less than 2.0 metres in height in a side or rear yard;
- (c) a driveway;
- (d) the construction of a deck, landing or patio, less than 0.61 metres in height measured from the finished grade to the top of the supporting structure;
- (e) the construction of an Accessory Use with a gross floor area equal to or less than 10.0 m² when listed as a Permitted Use in a Residential District and associated with a Principal Building containing a residence;
- (f) a satellite dish antenna less than 1.0 metre in diameter;
- (g) a Manufactured Home in compliance with an approved Manufactured Home Community;
- (h) a temporary outdoor above ground private swimming pool so long as it:
 - (i) is not located within the actual front setback area;
 - (ii) has a total area less than 15.0 per cent of the parcel area; and
 - (iii) does not have any above grade components including a deck, walkway, supporting member, heater or mechanical equipment within 1.2 metres of any property line;
- (i) works of maintenance, repair or alteration in a structure, both internal and external, if, in the opinion of the Development Authority, such work
 - (i) does not include structural alterations, and
 - (ii) does not change the use or intensity of the structure;

- (j) the construction of machinery, buildings or structures needed in connection with development activities for which a Development Permit has been issued, for the period of time of those activities;
- (k) the construction of a maximum of two structures or buildings less than 10 square metres in area and not permanently attached to the ground within a Residential District, or the Urban Reserve District, provided that no portion of the building is within a required yard setback area;
- (l) retaining walls that are less than 1.0 metre in height, measured from the lowest grade at any point adjacent to the retaining wall;
- (m) external maintenance, internal alterations, and mechanical and electrical work on a building provided the intensity of use of the building does not increase;
- (n) a temporary building, the sole purpose of which is incidental to the erection or alteration of a building for which a permit has been granted under the Building Permit Bylaw;
- (o) facilities required for environmental remediation;
- (p) excavation, grading or Planting Stripping provided:
 - (i) the area of land to be excavated, Planting Stripped or graded is less than 1000.0 square metres;
 - (ii) it is part of a development for which a development permit has been approved; or
 - (iii) the person carrying out the excavation, planting, stripping or grading has signed a Development Agreement with the Town for the area to be excavated, planted, stripped or graded and that Development Agreement contemplates the excavating, planting, stripping or grading;
- (q) utilities installed or constructed within a street or a utility right-of-way;
- (r) a utility building with a gross floor area less than 10.0 square metres;
- (s) the Town's use of land that it either owns or has an equitable interest in for a purpose approved by Council in connection with any Utility;
- (t) the following projects carried on by, or on behalf of, the Town:
 - (i) roads, traffic management projects, interchanges;
 - (ii) motor vehicle and pedestrian bridges;
 - (iii) water, sewage and storm water lines and facilities; and
 - (iv) landscaping projects, parks, recreational facilities and street furniture;
- (u) the use of all or part of a building as a temporary polling station, returning offices' headquarters, Federal, Provincial or Municipal candidates' campaign offices and any other official temporary use in connection with a Federal, Provincial or Municipal election, referendum or census;

- (v) a sign that is exempt from the requirement to obtain a development permit as specified in Part 2.0, Section 2.6.3.

1.3.4 Development Permit Application Requirements

- (1) Any owner of a parcel, his authorized agent, or other persons having legal or equitable interest in the parcel may apply to the Development Authority for a development permit.
- (2) An application for a development permit must be made on an application form approved by the Development Authority and be submitted with the fee for an application as prescribed by resolution of Council.
- (3) An applicant for a development permit must provide such information as may be required by the Development Authority to evaluate the application.
- (4) The Development Authority shall return an application for a development permit to an applicant where sufficient details of the proposed development have not been included with the application. If the application is returned it shall be deemed not to have been complete and therefore not received, until all required details have been submitted to the Development Authority.

1.4 PERMITTED USE DEVELOPMENT PERMIT

1.4.1 Permitted Uses That Meet All Requirements

- (1) Where a development permit application is for a permitted use in a building or on a parcel and the proposed development conforms to all of the applicable requirements and rules of this Bylaw, the Development Authority must approve the application and issue the development permit.
- (2) The Development Authority may, as a condition of issuing a development permit for a permitted use, require the applicant to undertake an environmental site assessment or similar analysis necessary to evaluate site contamination or public health and safety requirements of the development.
- (3) The Development Authority may, as a condition of issuing a development permit for a permitted use, require the applicant to enter into an agreement with the Town to do any or all of the following:
 - (a) to construct or pay for the construction of a public thoroughfare required to give access to the development;
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development; or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development; or
 - (iii) both (i) and (ii);
 - (c) to install or pay for installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities.
 - (e) to pay an off-site levy or redevelopment levy; and
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.
- (4) The Development Authority may require the fulfilment of the conditions referred to in subsections (2) and (3) before releasing the development permit.

1.4.2 Notification of Decision for Permitted Use Application

- (1) After approving a development permit application for a permitted use, the Development Authority must endorse the development permit as of the date of the decision.
- (2) When a development permit application for a permitted use is refused, the applicant must be given written notification of the decision and the reasons for it.

1.4.3 Permitted Uses That Do Not Meet All Requirements

The Development Authority may approve a development permit application for a permitted use that does not comply with all of the applicable rules and requirements of this Bylaw where in the opinion of the Development Authority:

- (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed development conforms with a use prescribed by this Bylaw for that land or building.

1.4.4 Conditions

The Development Authority may, as a condition of approving a development permit for a permitted use that does not comply with all of the applicable requirements and rules of this Bylaw, impose the conditions referenced in Section 1.4.1 of this Part; and require the applicant to conform to a higher standard than required by the applicable rules if, in the opinion of the Development Authority, conformance to a higher standard will off-set any impact of relaxing the requirements of this Bylaw.

1.4.5 Notification of Decision

- (1) After approving a development permit application for a permitted use that does not comply with all of the applicable requirements and rules of this Bylaw, the Development Authority must:
 - (a) publish, in a local newspaper, a notice stating the location and use of the parcel for which the application has been approved; and
 - (b) endorse the development permit as of the date of the decision, but not release the permit to the applicant:
 - (i) before the 14 day appeal period referred to in the Municipal Government Act has expired; or
 - (ii) in the case of an appeal to the Subdivision and Development Appeal Board, until such time as the appeal has been fully dealt with by the Subdivision and Development Appeal Board, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a Board, or the appeal has been withdrawn or abandoned.
- (2) After refusing a development permit application for a permitted use that does not comply with all of the applicable requirements and rules of this Bylaw, the Development Authority must provide written notification of the decision and the reasons for it to the applicant.

1.5 DISCRETIONARY USE DEVELOPMENT PERMIT

1.5.1 Discretionary Use Development Permit Application

When making a decision on a development permit for a discretionary use the Development Authority must take into account:

- (a) any applicable plans and policies in effect;
- (b) the purpose statements in the applicable land use district;
- (c) the appropriateness of the location of the proposed development;
- (d) the compatibility and impact of the proposed development with respect to adjacent development and the neighbourhood;
- (e) the merits of the proposed development;
- (f) the servicing requirements;
- (g) access and transportation requirements;
- (h) vehicle and pedestrian circulation within the parcel; and
- (i) sound planning principles.

1.5.2 Discretionary Use That Does Not Comply

The Development Authority may approve a development permit application for a discretionary use where the proposed development does not comply with all the applicable requirements and rules of this Bylaw if in the opinion of the Development Authority:

- (a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and
- (b) the proposed development conforms with a use prescribed by this Bylaw for that land or building.

1.5.3 Development Authority's Decision

- (1) The Development Authority may approve, either permanently or for a limited period of time, a development permit application for a discretionary use, and may impose the conditions enumerated in section 1.5.4 of this Part.
- (2) The Development Authority may refuse a development permit application for a discretionary use even though it meets the requirements and rules of this Bylaw.

1.5.4 Conditions on Discretionary Use Development Permits

- (1) The Development Authority may, as a condition of issuing a development permit for a discretionary use, impose conditions in respect of the following matters:
 - (a) actions to be performed or carried out prior to the release of the development permit;
 - (b) the construction or maintenance of the proposed development in accordance with the approved plans;
 - (c) the appropriate performance of a use;
 - (d) an environmental site assessment;
 - (e) the time or times a use may be carried out; and
 - (f) phasing of the development.
- (2) The Development Authority may, as a condition of issuing a development permit for a discretionary use, require the applicant to enter into an agreement with the Town to do any of the following:
 - (a) to construct or pay for the construction of a public thoroughfare required to give access to the development;
 - (b) to construct or pay for the construction of:
 - (i) a pedestrian walkway system to serve the development; or
 - (ii) pedestrian walkways to connect the pedestrian walkway system serving the development with a pedestrian walkway system that serves or is proposed to serve an adjacent development; or
 - (iii) both (i) and (ii).
 - (c) to install or pay for installation of public utilities, other than telecommunications systems or works, that are necessary to serve the development;
 - (d) to construct or pay for the construction of:
 - (i) off-street or other parking facilities; and
 - (ii) loading and unloading facilities.
 - (e) to pay an off-site levy or redevelopment levy; and
 - (f) to give security to ensure that the terms of the agreement under this section are carried out.

1.5.5 Notification of Decision for Discretionary Use Application

- (1) After approving a development permit application for a discretionary use, the Development Authority must:
 - (a) publish in a local newspaper, a notice stating the location and use of the parcel for which the application has been approved; and
 - (b) endorse the development permit as of the date of the decision, but must not release the permit to the applicant:
 - (i) before the 14 day appeal period referred to in the Municipal Government Act has expired; or
 - (ii) in the case of an appeal to the Subdivision and Development Appeal Board, until such time as the appeal has been fully dealt with by the Subdivision and Development Appeal Board, or the Alberta Court of Appeal in the case of an appeal or leave to appeal of a decision of the Subdivision and Development Appeal Board, or the appeal has been withdrawn or abandoned.
- (2) After refusing an application for a development permit application for a discretionary use, whether or not it complies with all of the rules of this Bylaw, the Development Authority must provide written notification of the decision and the reasons for it to the applicant.

1.6 DEVELOPMENT AUTHORITY POWERS

1.6.1 Applications the Development Authority Must Refuse

The Development Authority must refuse a development permit application when the proposed development is for a use that is not listed as either a permitted use or discretionary use in the governing land use district.

1.6.2 Development Authority Powers and Duties

- (1) Subject to subsection (2) below, the Development Authority must administer this Bylaw and decide upon all development permit applications.
- (2) The Development Officer may refer any development permit application to the Municipal Planning Commission acting as the Development Authority for advice or a decision on the application.
- (3) The Development Authority must make available for inspection, during office hours, all applications and decisions for development permits, subject to any legislation in force restricting availability.
- (4) The types of development permit applications a Development Authority may consider are a development permit for:
 - (a) a permitted use that complies with all requirements of this Bylaw;
 - (b) a permitted use that does not comply with all requirements of this Bylaw;
 - (c) a discretionary use that complies with requirements of this Bylaw; and
 - (d) a discretionary use that does not comply with all requirements of this Bylaw.
- (5) The Development Authority must not approve a development permit for an addition to a non-conforming building if the addition:
 - (a) does not conform to the requirements of this Bylaw; and
 - (b) increases the gross floor area of the non-conforming building by more than 10.0 per cent.
- (6) The Development Authority may approve a development permit for structural alterations to a non-conforming building that:
 - (a) creates new exterior openings to the building; and
 - (b) replaces a maximum of 10.0 per cent in total of each of the structural elements of the building.
- (7) The Development Authority must collect fees according to the scale approved by resolution of Council.

- (8) The Development Authority may refuse to accept a development permit application where:
- (a) the information required by this Part is not provided;
 - (b) the quality of the information provided is inadequate to properly evaluate the application; or
 - (c) the fee for a development permit application has not been paid.

1.6.3 Real Property Reports

- (1) As part of the authority given to the Development Authority to process Real Property Reports (RPR's), the Development Authority may sign an RPR and issue a Certificate of Compliance if the district requirements are not met, provided that the variance required is a distance of not more than 0.15 metres.
- (2) In the case of (1), the Development Authority,
- (a) shall notify the applicant of the decision, and
 - (b) may notify any other person determined to be affected by the decision.

1.6.4 Term of a Development Permit

A development permit remains in effect until:

- (a) the date of its expiry if the development permit was issued for a limited time;
- (b) it is suspended or cancelled; or
- (c) it lapses upon the failure of the applicant to commence development as required under this Section.

1.6.5 Suspension or Cancellation of a Development Permit

- (1) The Development Authority may suspend or cancel a development permit if, following its issuance, the Development Authority determines that:
- (a) the application contains a misrepresentation;
 - (b) facts have not been disclosed which should have been at the time of consideration of the application for the development permit;
 - (c) the development permit was issued in error; or
 - (d) the requirements or conditions of the development permit have not been complied with.
- (2) If the Development Authority suspends or cancels a development permit, the Development Authority must provide written notice of the suspension or cancellation to the applicant.
- (3) Upon receipt of the written notice of suspension or cancellation, the applicant must cease all development and activities to which the development permit relates.

1.6.6 Commencement of Development

- (1) Development must commence within two years of the date of approval of the development permit.
- (2) For the purpose of subsection (1), development commences when the applicant has altered the parcel in furtherance of the construction.
- (3) Without restricting the generality of the foregoing:
 - (a) excavation in anticipation of construction is an alteration of a parcel; and
 - (b) fencing a site, posting signage, obtaining permits and minor interior demolition are not alterations of the parcel.
- (4) When development has not commenced in accordance with subsections (1) or (2), the development permit ceases to be valid.
- (5) For the purpose of this section, the term “date of approval of the development permit” means:
 - (a) the date upon which the Development Authority approves the development permit application;
 - (b) in the case of an appeal to the Subdivision and Development Appeal Board, the date upon which the Subdivision and Development Appeal Board renders a written decision approving the development permit application; or
 - (c) in the case of an appeal or leave to appeal to the Court of Appeal, the date the judgement roll or decision of the court is filed with the Court of Appeal, allowing development to proceed pursuant to an approved development permit.

1.6.7 Commencement of Construction

The approval of a development permit application and the release of a development permit does not authorize construction to either commence or continue except in conjunction with all other required permits.

1.6.8 Reapplication for a Development Permit

When an application for a development permit has been refused, the Development Authority must not accept another application for the same or a similar development on the same parcel until six months has passed from the date of the refusal.

1.6.9 Enforcement

- (1) Where the Development Authority finds that a development or use of land or buildings is not in accordance with the Municipal Government Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, the Development Officer may issue a warning letter to the registered owner or the person in possession of the land or buildings or the person responsible for the contravention indicating the violations and instructions to remedy the situation.

- (2) Should the warning be unsuccessful, the Development Authority may then issue a written notice (Stop Order) that orders the registered owner or the person in possession of the land or buildings or the person responsible for the contravention or all or any of them to:
 - (a) stop the development or use of the land or buildings in whole or in part as directed by the notice; or
 - (b) demolish, remove or replace the development; or
 - (c) take such other measures as are specified in the notice so that the development or use of the land or buildings is in accordance with the Act, the Subdivision and Development Regulation, a development permit or subdivision approval, or this Bylaw, as the case may be, within the time set out in the notice.
- (3) A person who receives a notice pursuant to subsection 1.6.9(2)(b) may appeal the order to the Subdivision and Development Appeal Board, in accordance with the Municipal Government Act and its successors.
- (4) The Town may register a caveat under the Land Titles Act in respect of the Stop Order against the certificate of title for the land that is the subject of the Stop Order whereby the Town shall discharge the caveat when the Stop Order has been complied with.
- (5) The Development Authority may cause an application to be made to the Alberta Court of Appeal for an injunction restraining the contravention or non-compliance.
- (6) The costs thus incurred shall be placed on the tax roll as an additional tax against the property.

1.6.10 Penalties

Any person who does not comply with this By-law is guilty of an offence and is liable upon conviction to the penalties identified in the Municipal Government Act or its successors.

1.6.11 Appeals of Decisions on Development Permits

- (1) Appeals in respect of decisions on development permit applications are governed by the Municipal Government Act.
- (2) The Manager of the Subdivision and Development Appeal Board must ensure that notice of a hearing of an appeal to the Subdivision and Development Appeal Board is published in a local newspaper at least five days prior to the date of the hearing.
- (3) If the decision of the Development Authority to refuse a development permit is reversed by the Subdivision and Development Appeal Board, the Development Authority must endorse the development permit in accordance with the decision of the Subdivision and Development Appeal Board.
- (4) If the decision of the Development Authority to approve a development permit application is reversed by the Subdivision and Development Appeal Board, the development permit is null and void.

- (5) If a decision of the Development Authority to approve a development permit is upheld by the Subdivision and Development Appeal Board, the Development Authority must release the development permit upon completion of any outstanding prior to release conditions.
- (6) If any decision of the Development Authority is varied by the Subdivision and Development Appeal Board, the Development Authority must endorse a development permit reflecting the decision of the Subdivision and Development Appeal Board and act in accordance therewith.

1.7 LAND USE AMENDMENTS

1.7.1 Application for Land Use Amendment

- (1) Any owner of a parcel, his authorized agent, or other persons having legal or equitable interest in the parcel may apply to the Director of Planning and Economic Development to have the land use designation of the parcel changed through an amendment to this Bylaw.
- (2) The Town may initiate amendments to this Bylaw to change the land use designation of any parcel.
- (3) An application for a change in land use designation must be made on an application form approved by the Director of Planning and Economic Development.
- (4) An applicant for a change in land use designation must provide all information as required by the Director of Planning and Economic Development.
- (5) The Director of Planning and Economic Development may refuse to accept an application for a change in land use designation where:
 - (a) the information required by subsection (4) is not provided; or
 - (b) the quality of the information provided is inadequate to properly evaluate the application.

1.7.2 Application Review Process

- (1) Upon receipt of an application for a change in land use designation, the Director of Planning and Economic Development must process the application and make a recommendation to the Municipal Planning Commission.
- (2) The Municipal Planning Commission must communicate its decision to the applicant, who must decide whether to pursue his application to a public hearing before Council.
- (3) Should the applicant decide not to pursue the application to Council, the application is abandoned and the advertising component of the fees will be refunded.
- (4) Should the applicant decide to proceed, the Director of Planning and Economic Development must give notice of the public hearing for the proposed amendment in accordance with the requirements of the Municipal Government Act.
- (5) When the Town initiates a change in land use designation for land which it does not own, the Town shall, in accordance with the requirements of the Municipal Government Act, give notice to the owners of the land that is the subject of the proposed amendment.

1.7.3 Public Hearing

Council must hold a public hearing in respect of a proposed amendment in accordance with the requirements of the Municipal Government Act.

1.7.4 Reapplication for a Land Use Amendment

When an application for a change in land use designation has been refused by Council or withdrawn by the applicant after advertisement of the proposed amending Bylaw, the Director of Planning and Economic Development must refuse to accept another application for the same or a similar change in land use designation, which determination is to be in his sole discretion, on the same parcel until six months has passed from the date of the refusal or withdrawal of the application.

PART 2.0
RULES GOVERNING ALL DISTRICTS

PART 2.0 Rules Governing All Districts

2.1 BUILDINGS

2.1.1 Permitted Encroachments of Buildings and Structures

- (1) The following buildings or structures may, subject to the relevant provisions of the Building Code, project into the required yard setbacks under this Bylaw:
 - (a) eaves, unenclosed steps (with or without a landing), chimneys, belt courses, cantilevers and any other similar architectural feature provided that such projections do not exceed the following:
 - (i) 0.6 metres into a required side yard setback of 1.0 metres – 2.99 metres; or
 - (ii) 1.2 metres into a required yard setback of 3 metres or greater;
 - (b) at the discretion of the Development Authority, a wheelchair ramp may encroach into any required yard where the ramp is designed to accommodate access to a dwelling unit for a disabled person whereby the ramp will be allowed on a temporary basis only and removed when no longer required to provide access for a disabled person;
 - (c) fish ponds, ornaments, flagpoles (less than 4.6 metres {15 feet} in height) or similar landscaping features, and decks less than 0.61 metres (2 feet) in height (measured from the finished grade to the underside of the supporting structure).
- (2) All fences may be located within the required yard setbacks unless specifically prohibited by the conditions of a development permit.

2.1.2 Non-Compliance with Parcel Standards

- (1) Where an existing parcel in a land use district does not comply with the parcel dimension standards of the land use district, a permitted use or a discretionary use may be approved by the Development Authority where determined appropriate and subject to the relocation of any applicable development standards.
- (2) When two or more contiguous substandard lots are contained in the same Certificate of Title an application for development on one of them may not be considered unless or until a consolidation of the said lots has been carried out in such a way as to create one or more lots which do meet minimum standards of width, depth and area.

2.1.3 Buildings per Parcel

- (1) No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a parcel unless provided for in this bylaw (e.g. multiple unit buildings are identified as specific uses within certain districts and can therefore be approved without reference to this section) and specified in a development permit.
- (2) No person shall construct or cause to be constructed, more than one main building per parcel unless authorized by the Development Authority.

- (3) In addition, no person shall construct, or cause to be constructed, an accessory building on a residential parcel unless the main residential building is constructed prior to, or at the time of, construction of the accessory building.

2.1.4 Temporary Buildings and Structures

- (1) Temporary uses, buildings, or structures may be approved in all Districts at the discretion of the Development Authority, provided that temporary buildings or structures are not placed on permanent foundations and provided that the use is listed as a discretionary use in the relevant land use district.
- (2) A show home used for the purposes of sales and marketing of new homes may be approved as a temporary use of a permanent building in all Residential Districts, provided the show home is constructed as an approved dwelling unit ultimately intended for residential occupancy.
- (3) Temporary uses, buildings, or structures may be approved for a period of up to three (3) years with renewal of these approvals allowed provided that such renewals do not extend the temporary approval beyond a total of ten (10) years.
- (4) A request for renewal of an approval of a temporary use, building or structure under (3) must be made 60 days or more before the expiration of the temporary development approval.

2.1.5 Moved-in Buildings

- (1) All moved-in buildings are to be considered as discretionary buildings and shall be subject to all relevant district requirements in this Bylaw. Any of these buildings that are to be used on a site as a principal or accessory use shall require an application for a development permit. The application shall:
 - (a) provide photographs of the building showing each elevation and the general condition of the building;
 - (b) state the present location and use of the building;
 - (c) meet all relevant provisions of the Alberta Building Code and Fire Code; and
 - (d) include a report from the building inspector regarding the condition of the building, at the applicant's expense.
- (2) The Development Authority may require the applicant to provide a performance bond to ensure completion of any renovations set as a condition of approval of a development permit for a moved-in building. This may be subject to a time limit for completion set by the Development Authority.
- (3) The value of the completed building shall be at least equal to the average value of the other buildings in the area.
- (4) A final inspection shall be made by the building inspector to confirm full compliance with the Development Permit, at the applicant's expense.

2.1.6 Servicing of Uses and Buildings

All residential, commercial, industrial, institutional and recreational uses and buildings shall be serviced with municipal piped sewer, water and stormwater services, and electrical, telephone, and gas utilities unless otherwise allowed by the Development Authority.

2.1.7 Exterior Illumination of Uses or Buildings

- (1) Any outdoor lighting for any development shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control devices.
- (2) Lighting fixtures, which are not public uses and that are designed for exterior illumination, shall be installed with the light directed and deflected away from public roads and adjacent property.
- (3) Lighted fixtures that are not for public purposes shall not be more than 10.5 metres (34.4 feet) above finished grade.

2.1.8 Design of Buildings and Structures

- (1) The quality of exterior treatment and design of all buildings, where development permit approval for a discretionary use is required, shall be to the satisfaction of the Development Authority.
- (2) The Development Authority may consider the following when reviewing development permit applications for discretionary uses in all districts:
 - (a) the design, character and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
 - (b) the consistency of design of the building with the purpose of the Land Use District in which it is located; and
 - (c) any other matter that the Development Authority considers relevant to considering the exterior treatment of buildings and structures.
- (3) A temporary development permit is required for erection of construction hoarding that infringes on any public property such as sidewalks or streets with the maintenance of pedestrian and vehicular access in such cases deemed to be essential.

2.1.9 Buildings and Structures on Corner Sites (Sight Triangles)

No person on a corner site in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance 6 metres (20 feet) from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over 1 metre in height above the lowest street grade adjacent to the intersection.

2.2 SUBDIVISION

2.2.1 Discretionary Subdivision Decisions

- (1) All subdivision decisions shall allow for the exercise of discretion by the Subdivision Authority with no subdivision considered to be “permitted” based strictly upon compliance with the parcel dimension standards that apply in the applicable land use district.
- (2) Where no parcel dimension standards are identified for a permitted use or a discretionary use in a land use district the appropriate standards shall be determined by the Subdivision Authority.

2.2.2 Bare Land Subdivisions

- (1) Where a bare land subdivision is proposed to accommodate a permitted use in a land use district that contains parcel dimension standards for that use,
 - (a) the proposed bare land units shall be considered to be the same as a parcel for the purpose of evaluating the dimension of the units, and
 - (b) the bare land subdivision may be approved in advance of the approval of the permitted use on the parcel.
- (2) Where a bare land subdivision is proposed to accommodate a permitted use or a discretionary use in a land use district that does not contain parcel dimensions for that use,
 - (a) the development permit for the use shall be approved prior to the approval of the bare land subdivision with the bare land units retrofitted to the development in a manner satisfactory to the Subdivision Authority, or
 - (b) the Subdivision Authority shall be satisfied that the approval of the bare land subdivision in advance of the development permit will not compromise the ability to subsequently achieve the acceptable development of the site.

2.3 HAZARD LANDS

2.3.1 Lands Subject to Flooding or Subsidence

Development on land that is subject to flooding or subsidence or that is marshy shall not be allowed.

2.3.2 Development Near Water Bodies and Watercourses

- (1) Where a parcel of land borders on or contains a watercourse or water body, and where no 100 year flood line information is provided, such flood line mapping may be required by the Development Authority prior to approval of development.
- (2) Where it is not practical or possible to provide information under (1), the following setbacks from the high water mark of the watercourse may apply:

Depth of the Watercourse/Water Body	Minimum Building or Structure Setback
Less than 3 m	At the discretion of the Development Authority
Between 3m and 15 m	30 m
Greater than 15 m Less than 30 m	45 m
Greater than 30 m	60 m

- (3) The Development Authority may increase these building and structure setbacks where deemed necessary.

2.4 PARKING

2.4.1 General Rules

- (1) Subject to subsection (2), all motor vehicle parking stalls, visitor parking stalls, bicycle parking stalls and loading stalls required by this Bylaw for a development must be located on the same parcel as the development.
- (2) The Development Authority may allow motor vehicle parking stalls to be shared on an adjacent parcel where,
 - (a) cross access easements and parking agreements are registered against the title of the adjacent parcel and the parcel containing the development; and
 - (b) it is determined that the parcels can function as an integrated site for the purpose of providing parking for the development.

2.4.2 Parking Stall Signage

- (1) Permanent signage must identify and restrict the use of motor vehicle parking stalls as being only for the purpose required for:
 - (a) residents of Dwelling Units that are not Single Detached Dwellings, Semi-detached Dwellings or Duplex Dwellings;
 - (b) visitor parking stalls; and
 - (c) pick-up and drop-off parking stalls.
- (2) Permanent signage must identify loading stalls for the approved purpose.

2.4.3 Parking and Loading Requirements

- (1) The minimum number of parking stalls for a development are specified in Table 2-1.
- (2) The minimum number of loading stalls is specified in Section 2.4.8.
- (3) Where the minimum number of parking stalls or loading stalls for a development is not specified, the Development Authority must determine the minimum number of stalls for that development in consideration of the minimum number of stalls for other developments with similar characteristics and based upon other relevant information.

TABLE 2-1: PARKING STANDARDS

Use	Minimum Parking Stalls
Abattoir	1 / 100 m ² of Floor Area
Agricultural Machinery/Equipment Sales and Service	1 / 30 m ² of Floor Area
Agricultural Processing	1 / 100 m ² of Floor Area
Agricultural Service and Supply	1 per 30 m ² of retail showroom and 1 per 200 m ² of warehouse portion
Agricultural Supply Depot	1 / 30 m ² of Floor Area
Apartment	1 per unit, 1 visitor stall per 8 units
Auction Mart (Auctioneering Services)	1 stall per 30 m ² of Floor Area
Auction Room	1 stall per 30 m ² of Floor Area
Automotive Repair	6 per bay
Automobile Service	6 per bay, plus 1 / 25m ² of retail space
Automobile Supply	1 / 25 m ² of Floor Area
Automotive Sales	1 / 100 m ² of Floor Area
Backyard Suite	1 / Suite
Bed and Breakfast	1 per rented room in addition to spaces required for the dwelling unit
Boarding House	1 per lodging room, plus 2 per operator
Bottled Gas, Sales and Storage	1 / 40m ² of Floor Area
Building Supply Outlet	1 / 30 m ² for retail showroom plus 1 per 200m ² for warehousing/wholesaling
Bulk Fuel and Chemical Storage	1 / 200 m ² of Floor Area
Bulk Sales Establishment	1 / 30 m ² of Floor Area
Caterer	1 / 200 m ² of Floor Area
Child Care – Limited	2 / 100 m ² of Floor Area
Clinic	4 / 100 m ² of Floor Area
Commercial Fertilizer Supply	1 per 30 m ² of retail and 1 per 200m ² of warehouse portion
Commercial Recreation Facility	1 / 30 m ² of Floor Area
Communication Tower	1 stall
Concrete Manufacturing/Concrete Plant	1 / 100 m ² of Floor Area
Consumer Services	4 / 100 m ² of Floor Area
Contracting Services, Major	1 / 40 m ² of Floor Area for office space and 1 / 100m ² for all other buildings
Contracting Services, Minor	1 / 40 m ² of Floor Area for office space and 1 / 100m ² for all other buildings
Convenience Food Store	1 / 25 m ² of Floor Area
Data Duplicating Shop	2.5 / 100 m ² of Floor Area

Use	Minimum Parking Stalls
Drinking Establishment	4 / 100 m ² of Floor Area
Dry Cleaning and Laundry Plant	1 / 200 m ² of Floor Area
Drive-through	1 / 100 m ² of Floor Area
Dry Cleaning and Laundry Depot	1 / 25 m ² of Floor Area
Dry Cleaner	1 / 50 m ² of Floor Area
Duplicating Shop	1 / 25 m ² of Floor Area
Eating Establishment	1 / 10 m ² of Floor Area, plus a minimum of 3 staff parking stalls
Electrical and Electronic Products Industry	1 / 100 m ² of Floor Area
Electricity Production	1 / 100 m ² of Floor Area
Equipment Rental and Repair	1 / 20 m ² of Floor Area
Farmers Market	10 / 100 m ² of Floor Area
Feed Mill	1 / 100 m ² of Floor Area
Financial Institution	1 / 30 m ² of Floor Area
Food and/or Beverage Service Facility	1 / 5 m ² of Floor Area, plus a minimum of 5 staff parking stalls
Food Processing Plant	1 / 100 m ² of Floor Area
Funeral Home	Greater of 1 / 20 m ² of Floor Area or 20 spaces
Gas Bar	3 spaces
Golf Course	5 per tee
Greenhouse, Commercial	1 / 30 m ² of Floor Area
Health Centre	1.3 / 4 Hospital Beds
Heavy Equipment Sales, Service, Storage and Rentals	1 / 100 m ² of Floor Area
Hospital	1.3 / 4 hospital beds
Hotel	1.25 / unit
Industry/Manufacturing, Large Scale	1 / 100 m ² of Floor Area
Industry/Manufacturing, Small Scale	1 / 100 m ² of Floor Area
Kennel	1 / 25 m ² of Floor Area
Laboratory	1 / 45 m ² of Floor Area
Laundromat	1 / 25 m ² of Floor Area
Manufactured Home	2 / Unit
Manufactured Home Community	1 Visitor Stall / 8 Manufactured Homes
Medical Office	1 / 20 m ² of Floor Area
Motel	1 per room
Nursery and Garden Store	1 / 30 m ² of Floor Area
Office	1 / 40 m ² of Floor Area
Oilfield Support Service	1 / 100 m ² of Floor Area
Personal Service Shop	1 / 30 m ² of Floor Area

Use	Minimum Parking Stalls
Pharmaceutical and Medical Products Industry	1 / 100 m ² of Floor Area
Pharmacy	4 / 100 m ² of Floor Area
Place of Worship, Large	1 per 5 persons seating capacity
Printing Establishment	1 / 200 m ² of Floor Area
Printing, Reproduction and Data Processing Industry	1 / 100 m ² of Floor Area
Public Use	1 / 45 m ² of Floor Area
Recreational Use - Indoor	1 / 20 m ² of Floor Area
Recycling Depot	1 / 100 m ² of Floor Area
Religious Assembly	1 / 5 persons seating capacity
Research facility	1 / 100 m ² of Floor Area
Residential Dwellings (Excluding Apartment)	2 Stalls per Unit
Restaurant, Large	10 / 100 m ² of Floor Area
Restaurant, Small	4 / 100 m ² of Floor Area
Restaurant, Take-out	1 / 100 m ² of Floor Area
Retail Liquor Store	4 / 100 m ² of Floor Area
Retail Store	1 / 25 m ² of Floor Area
Secondary Suite	1 / Suite
School, Elementary	5 stalls, plus 1 stall per classroom
School, Secondary	3 per classroom
Shopping Centre	1 / 25m ² of Floor Area
Storage, Indoor	1 / 200m ² of Floor Area
Supermarket	1 / 25 m ² of Floor Area
Taxi/Bus Depot	1 / 6 m ² of Floor Area
Theatre	1 / 100m ² of Floor Area
Theatre, Movie	1 / 100 m ² of Floor Area
Transport/Truck Operation	1 / 100m ² of Floor Area
Tourist Information Facility	1 / 100 m ² of Floor Area
Truck and Manufactured Home Sales and Rental	1 / 100 m ² of Floor Area
Vehicle Wash	3 stalls
Veterinary Clinic	1 / 45 m ² of Floor Area
Warehouse	1 / 200 m ² of Floor Area
Warehouse Store	1 / 25 m ² of Floor Area

2.4.4 Use of Parking and Loading Stalls

- (1) Required motor vehicle parking stalls must be used and made available only for the purpose for which they were approved.
- (2) When the calculation of the minimum number of required parking stalls, or loading stalls results in a fractional number of stalls, the next higher whole number must be the minimum requirement.
- (3) Parking stalls that are intended for use by the public shall only be used for the temporary parking of vehicles and not for the extended storage of vehicles.

2.4.5 Identification of Required Parking and Loading Stalls

A plan forming part of a development permit must:

- (a) shows the location, number and size of required parking stalls, visitor parking stalls, pick-up and drop-off stalls and loading stalls;
- (b) label required parking stalls for dwelling units; and
- (c) label required parking stalls for non-residential uses.

2.4.6 Standards for Motor Vehicle Parking Stalls

- (1) Unless otherwise specified, the minimum width and depth of parking stalls are illustrated in Table 2-2.

TABLE 2-2:

MINIMUM DIMENSIONS FOR PARKING STALLS

Parking angle (degrees)	Aisle width (metres)	Stall depth perpendicular to aisle (metres)	Stall width parallel to aisle (metres)
90	7.0	6.0	3.0
75	6.0	6.2	3.1
60	6.0	6.1	3.4
45	6.0	5.8	3.6

- (2) The angle of a parking stall must be 90 degrees or must be between 75 degrees and 45 degrees.
- (3) Minimum required parking stall dimensions between 45 degrees and 75 degrees must be calculated using a straight line interpolation between dimensions.
- (4) The minimum depth of a parking stall is 6.0 metres where the stall is required for a dwelling.

- (5) Minimum required parking stall dimensions must be clear of all obstructions, other than wheel stops and structural columns.
- (6) All parking stalls, loading stalls, manoeuvring aisles and driveways shall be surfaced and maintained to the satisfaction of the Development Authority.
- (7) Driveways shall be located a minimum of 3.0 metres from the intersection of a lane and public road, and 4.5 metres from the intersection of two public roads.
- (8) Fire lanes shall be at least 7.0 metres wide.
- (9) Storage of trailers, boats, recreation vehicles and similar uses shall not extend into a public road right-of-way, including a sidewalk.
- (10) Wheel stops:
 - (a) must have a maximum height of 0.10 metres;
 - (b) must be placed perpendicular to the motor vehicle parking stall depth; and
 - (c) must be a minimum of 0.60 metres from the front of the motor vehicle parking stall.
- (11) Driveways intended for two-way vehicle movements shall be at least 9 metres wide.
- (12) Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot frontage at the property line, but in no case shall be less than three (3) metres wide.
- (13) Parking stalls must not be provided as tandem parking unless otherwise allowed in this Bylaw.
- (14) All development in the Downtown District (DT) may provide for half the total required parking identified without a waiver of parking required.
- (15) A change in use in the Downtown District (DT), whether or not it meets the parking standards in Table 2-1, shall not require parking waivers if the parking areas and stalls associated with the previous use of the building continue to be available to the new use.

2.4.7 Handicapped Parking

- (1) Handicapped parking stalls shall be a minimum of 4.3 metres wide and 6.0 metres in depth.
- (2) At least one handicapped parking stall shall be provided for every 25 regular parking stalls in locations approved by the Development Authority.

2.4.8 Loading Stalls

- (1) A loading stall must be located so that all motor vehicles using the stall can be parked and manoeuvred entirely within the boundary of the site before moving onto a street or lane.
- (2) A loading stall must have:

- (a) a minimum width of 3.1 metres;
 - (b) a minimum depth of 9.2 metres; and
 - (c) a minimum height of 4.3 metres.
- (3) Minimum loading stall dimensions must be clear of all obstructions, other than wheel stops.
 - (4) Unless otherwise referenced in subsections (5) and (6), uses with at least 9,300 m² of floor area in all commercial and industrial districts must provide a minimum of 1.0 loading stall for each 9300.0 square metres of gross floor area of the building.
 - (5) In every District, a Liquor Store must provide a minimum of 1.0 loading stall.
 - (6) Multi-Residential Developments, where the building contains 20 or more units with shared entrance facilities, must provide a minimum of 1.0 loading stall.

2.4.9 Loading Facilities

- (1) A loading stall shall be designed and located so that all vehicles using that stall can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent streets.
- (2) A loading stall shall be a minimum width of 3.0 metres and minimum depth of 9 metres and maintain a minimum overhead clearance of 4.3 metres.
- (3) The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading stall dimensions.

2.4.10 Commercial Vehicular Parking in Residential District

Not more than one commercial vehicle up to 5000 KG Gross Vehicle Weight, shall be parked or maintained on any lot in a Residential District. All vehicles must be parked on the lot with on-street parking of commercial vehicles prohibited.

2.4.11 Parking on Road Rights-of-Way

Required loading or parking stalls shall not locate within a public road right-of-way.

2.5 LANDSCAPING

2.5.1 Landscape Plan

- (1) Landscaped areas must be provided in accordance with a landscape plan approved by the Development Authority.
- (2) A landscape plan for the entire development must be submitted as part of each development permit application where changes are proposed to the building or parcel, and must show at least the following:
 - (a) the existing and proposed topography;
 - (b) the existing vegetation and indicate whether it is to be retained or removed;
 - (c) the layout of berms, open space systems, pedestrian circulation, retaining walls, screening, slope of the land, soft surfaced landscaped areas and hard surfaced landscaped areas;
 - (d) the types, species, sizes and numbers of plant material and the types of hard surface landscaped areas;
 - (e) details of the irrigation system; and
 - (f) for landscaped areas with the Enhanced Landscaping Option, the following additional information must be provided:
 - (i) Latin and common names for all plant materials;
 - (ii) A plan that shows both the planting material size at time of planting and time of maturity;
 - (iii) Elevation plans for all landscaped areas showing plant material maturity; and
 - (iv) A report submitted by the applicant indicating how the landscape plan achieves the following:
 - (A) variation of planting materials, hard surface materials and decorative structures;
 - (B) provision of year-round visual interest;
 - (C) emphasis of entranceways and pedestrian pathways;
 - (D) location of planting materials and activity areas according to sunlight exposure and microclimate conditions;
 - (E) separation between public and private spaces; and
 - (F) provision of spaces for different purposes, including activity, seating, screening and buffering;
 - (v) for landscaped areas with the Low Water Landscaping Option details of the low water irrigation system, including extent of water delivery.

2.5.2 Landscape Area

- (1) Unless otherwise referenced in subsections (2) and (3), all areas of a parcel, except for those portions specifically required for motor vehicle access, motor vehicle stalls, loading stalls, garbage facilities, or any purpose allowed by the Development Authority, must be a landscaped area.
- (2) All setback areas adjacent to a street or another parcel, except for those portions specifically required for motor vehicle access, must be a landscaped area.
- (3) All setback areas adjacent to a lane, except for those portions specifically required for motor vehicle access, motor vehicle parking stalls, loading stalls or garbage facilities must be a landscaped area.
- (4) Amenity space must be included in the calculation of a landscaped area where such amenity space:
 - (a) is provided outdoors at grade; and
 - (b) is a hard surfaced landscaped area or soft surfaced landscaped area.
- (5) For the purpose of determining the minimum number of trees and shrubs in a setback area, portions of setback areas that are paved for sidewalks and vehicle access, utility rights-of-way or any other purpose allowed by the Development Authority, must be included in the calculation of the required landscaped area, even though they are not capable of sustaining trees and shrubs.
- (6) If the minimum setback area is not capable of sustaining trees and shrubs, additional landscaped area on the parcel adjoining the setback area must be provided for the trees and shrubs.
- (7) The landscaped areas shown on the landscape plan approved by the Development Authority must be maintained on the parcel for so long as the development exists

2.5.3 Accessibility

All landscaped areas, other than private amenity space, must be accessible to all residents of the development.

2.5.4 Planting Requirements

- (1) All plant materials must be of a species capable of healthy growth in Taber and must conform to the standards of the Canadian Nursery Landscape Association.
- (2) A minimum of 25.0 per cent of all trees provided must be coniferous.
- (3) Deciduous trees must have a minimum calliper of 50.0 millimetres and at least 50.0 per cent of the provided deciduous trees must have a minimum calliper of 75 millimetres at the time of planting.
- (4) Coniferous trees must have a minimum height of 2.0 metres and at least 50.0 per cent of the provided coniferous trees must be a minimum of 3.0 metres in height at the time of planting.
- (5) Shrubs must be a minimum height or spread of 0.6 metres at the time of planting.

2.5.5 Security

- (1) The applicant shall, as a condition of development permit approval, provide to the Town either cash or an irrevocable Letter of Credit equal to \$2500.00 to \$10,000.
- (2) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping; and, the inspection shall take place within four weeks of the date of the written request.
- (3) If the landscaping is not completed within two years of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Town to undertake the landscaping; and, if such amount shall be insufficient to cover the cost of the work the deficiency shall be a debt due from the developer to the Town.
- (4) If a tree does not survive the maintenance period, the applicant shall replace it with a tree of similar size and type.

2.5.6 Multi-Residential Development Minimum Landscape Requirement

- (1) A minimum of 40.0 per cent of the area of a parcel must be a landscaped area at grade.
- (2) One tree shall be provided for each 50.0 square metres of landscape area.
- (3) One shrub shall be provided for each 25.0 square metres of landscape area.
- (4) There is no maximum soft surfaced landscape area for a parcel.

2.5.7 Commercial and Industrial Districts

- (1) Unless otherwise referenced below, all setback areas on a parcel, not including those portions specifically required for motor vehicle access, sidewalks or any other purpose allowed by the Development Authority, must be a soft surfaced landscaped area.
- (2) Where a setback area shares a property line with a lane and approved access to the parcel is from the lane, there is no requirement for soft surfaced landscaped area or hard surfaced landscaped area for that setback area.
- (3) Where a setback area shares a property line with a parcel designated as a Residential District, the setback area must:
 - (a) be a soft-surfaced landscaped area;
 - (b) provide a minimum of 1.0 trees and 2.0 shrubs;
 - (i) for every 30.0 square metres; or
 - (ii) for every 45.0 square metres, where irrigation is provided by a low water irrigation system; and
 - (c) provide trees planted in a linear arrangement along the length of the setback area.

- (4) Where a setback area shares a property line with a parcel designated as a commercial, industrial or special purpose district, the setback area:
 - (a) must be a soft surfaced landscaped area;
 - (b) may have a sidewalk along the length of the building; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by a low water irrigation system.
- (5) Where a setback area shares a property line with a lane that separates the parcel from a parcel designated as a Residential District and there is no access from the lane, the setback area:
 - (a) must be a soft surfaced landscaped area;
 - (b) may have a sidewalk along the length of the building; and
 - (c) must provide a minimum of 1.0 trees and 2.0 shrubs:
 - (i) for every 35.0 square metres; or
 - (ii) for every 50.0 square metres, where irrigation is provided by low water irrigation system.

2.5.8 Landscaping for Large Parking Areas

- (1) Landscaping is required in a parking area when the total surface area containing the required drive aisles, motor vehicle parking stalls and vehicular access for a development is equal to or greater than 5000.0 square metres.
- (2) Landscaped areas in the parking area:
 - (a) must be provided at a ratio of 0.150 square metres for every 1.0 square metres of the total surface area referenced in subsection (1); and
 - (b) must be provided as a combination of hard surfaced landscaped area and soft surfaced landscaped area in the form of islands and Planting Strips.
- (3) Sidewalks connecting the public entrance to a public sidewalk and sidewalks connecting the parking area to the public entrance may be included in determining whether the development satisfies the requirement of this section.

2.5.9 Landscaping along Highways and Watercourses

A landscaped buffer Planting Strip of 20.0 metres in width shall be provided on private land adjacent to a Provincial highway or watercourse located within the Comprehensive Commercial District (CC) and the Light Industrial District (M-1).

2.5.10 Special Districts

- (1) All setback areas in a special district must be landscaped in accordance with any standards referenced in the district.
- (2) Landscaping for discretionary uses in a special district shall be to the satisfaction of the Development Authority.

2.6 SIGNS

2.6.1 Development Permits

- (1) Unless specifically exempt from the requirement to obtain a development permit in Section 2.6.3, all signs, structures for signs and any enlargement, relocation, erection, construction or alteration of a sign, require a development permit.
- (2) All signs containing Digital Media must obtain a development permit.
- (3) In addition to the development permit application requirements specified under Section 1.3 of this Bylaw, a development permit application for a sign shall include:
 - (a) all dimensions of the sign, including height of the sign and the sign structure;
 - (b) area and design of copy;
 - (c) type of construction and finishing to be utilized;
 - (d) method of support;
 - (e) details of sign illumination and/or digital media;
 - (f) if the sign permit is for a sign containing digital media, the name and contact information of a person(s) having access to the technology controls for the sign, who can be contacted 24 hours a day if the sign malfunctions.
 - (g) site plan showing sign location in relation to property boundaries and buildings;
 - (h) fees required for the permit; and
 - (i) land owner authorization if applicable.

2.6.2 Signs Not Requiring a Development Permit

Subject to Section 1.3.2 of this Bylaw, the following signage is exempt from obtaining a Development Permit approval if it otherwise meets all regulations in this Bylaw:

- (1) a sign erected by or at the direction of a government including signs identifying public buildings and roads, giving public information, and regulating traffic or safety. This includes community notice boards and structures erected by the Town for the purpose of posting temporary community notices;
- (2) Sign- Class A where listed as a permitted use in the district;
- (3) a sign posted or exhibited in or on an operating motor vehicle if the vehicle is not temporarily or permanently parked solely for the purpose of displaying the sign;
- (4) changing the copy of any sign with a valid Development Permit, as long as the sign still otherwise meets the requirements of this Bylaw;
- (5) a sign contained under a valid, approved Development Permit;
- (6) a sign posted or exhibited as a requirement of an application for rezoning, subdivision agreement, or other similar application, provided that such signs are removed after all relevant appeal periods have elapsed;
- (7) the erection of an on-site sign for the construction or demolition of a building, provided that:
 - (a) each sign does not exceed 4.0 m² in area;
 - (b) each sign is not capable of being illuminated;

- (c) a maximum of one (1) sign is posted on each side of the building or land facing a different public roadway; and
- (d) signs are removed within ten (10) days of the referenced activity.

2.6.3 General Sign Rules

- (1) No person shall erect or place a sign, so that it would be a traffic hazard, or obstruct the vision of pedestrian or vehicular traffic.
- (2) Signs with flashing lights shall not be permitted in any District.
- (3) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process.
- (4) A sign, or part of a sign, shall not be placed on or project over Town property or right-of ways, unless written approval has been granted by the Town.
- (5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.
- (6) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material.
- (7) The Development Officer may require the removal of any sign which in the opinion of the Development Officer:
 - (a) is in such a state of disrepair that it is unsightly or constitutes a hazard;
 - (b) is no longer related to a business, event, product or commodity located on the same parcel as the sign.
- (8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.

2.6.4 Digital Media and Illumination Rules

- (1) Digital Media content must remain in place unchanged for a minimum of 6 seconds before switching to new content.
- (2) Digital Media content must not include flashing images. In the case of an electronic message board, the text may scroll at a pace deemed acceptable to the Development Authority.
- (3) No Illuminated sign may incorporate flashing lights, strobe lights, or other features which would, in the opinion of the Development Authority, be out of keeping with the purpose and intent of the associated Land Use District, impact adjacent properties, or distract or interfere with traffic.
- (4) If any component of a Digital Media or Illuminated display fails or malfunctions such that the display is no longer operating in compliance with this Bylaw, or with the conditions of the Sign Permit, the Sign Permit holder must ensure that the display is turned off until all components are fixed and operating in compliance.

- (5) All Digital Media displays must include a dimming feature that will automatically reduce the brightness to adapt to the ambient light level.
- (6) Digital Media displays or Illuminated signs must not exceed the following illumination levels:
 - (a) A maximum of 7,500 Nits from sunrise to sunset
 - (b) A maximum of 500 Nits from sunset to sunrise
 - (c) The light levels around the electronic display must not at any time exceed the ambient light level by more than 5.0 LUX
- (7) Any sign located within 30.0 metres of a residence or a Residential District shall not be illuminated between 10:00pm and 6:00am. The Development Authority may also impose additional conditions to mitigate any other effects that the sign may cause on a residential development.
- (8) The Development Authority may specify or restrict the type of illumination (backlit, exterior) subject to the provisions of the associated Land Use District.
- (9) Any light source, either from an illuminated sign or used to illuminate a sign, must not be oriented so as to direct glare or excessive illumination onto streets or sidewalks in a manner that may distract or interfere with the vision of drivers, cyclists, or pedestrians.
- (10) Electrical power supply to a sign shall be located underground except when a sign is powered by solar energy. The solar power device may be located above ground, provided it is attached to the sign and no wires, cords, or other components of the power supply device are located on the ground further than 0.3 m from the sign structure. All wiring and conduits shall be concealed from view.

2.6.5 Classification of Signs

All Signs shall belong to one of the following Classes:

- (1) **Sign - Class A:** means the following sign types:
 - (a) Address Sign
 - (b) Election Sign
 - (c) Pedestrian Sign
 - (d) Real Estate Sign
 - (e) Window Sign
 - (f) Folding (Sandwich) Sign
- (2) **Sign - Class B** means the following sign types:
 - (a) Banner Sign
 - (b) Canopy Sign
 - (c) Fascia Sign
 - (d) Projecting Sign
- (3) **Sign - Class C** means the following sign types:
 - (a) Freestanding Sign
 - (b) Inflatable Sign
 - (c) Roof Sign

- (4) **Sign - Class D** means the following sign types:
 - (a) Billboard Sign
 - (b) Portable Sign

2.6.6 Address Sign

- (1) **Definition:** a sign exhibited solely to identify the municipal address of a building, the name of a building, the name of a business or organization operating a building; or the name of any individuals occupying a building.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Subject to (ii), the maximum sign area is 1.2 square metres.
 - (ii) Where an Address Sign is affixed to a residence or a garage, the maximum sign area is 0.3 square metres.
 - (iii) Any proposed Address Sign that exceeds the maximum sign area set out in (i) and (ii) will be considered to be a Fascia Sign or Freestanding Sign and must comply with the rules applicable to those signs.

2.6.7 Banner Sign

- (1) **Definition:** A sign made of lightweight, non-rigid fabric or material mounted to a pole, fence, structure or building.
- (2) **Rules:**
 - (a) Maximum Sign Area: 5.0 m²
 - (b) Clear Pedestrian Space: 1.0 m
 - (c) Number of Signs: Maximum of 1.0 per parcel
 - (d) A Banner Sign for use in conjunction with a special event, to temporarily promote the buying or selling of products or announce the opening of a business, or for use as a temporary sign until a permanent sign can be erected in its place, may only be erected on a temporary basis not to exceed 60 days.
 - (e) A Banner Sign must not project above, or be located on, the roof of a building.

2.6.8 Billboard Signs

- (1) **Definition:** A large freestanding sign located primarily on major traffic corridors, which directs attention to a business, service, product or event that is located, conducted or produced elsewhere than the site where the sign is located.
- (2) **Rules:**
 - (a) Maximum Sign Area: 20.0 m²
 - (b) Maximum Sign Height: 9.0 m
 - (c) Minimum Setback from Property Line: 5.0 m

- (d) A Billboard Sign must be at least:
 - (i) 300.0 m from another Billboard Sign;
 - (ii) 50.0 m from any Residential or Downtown District;
 - (iii) 30.0 m from an intersection; and
 - (iv) 30.0 m from any Freestanding Sign or Fascia Sign.
- (e) The design, character, location and construction of a Billboard Sign shall be to the satisfaction of the Development Authority, taking into consideration the following factors:
 - (i) compatibility with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located;
 - (ii) the restriction of natural light to the surrounding buildings; and
 - (iii) its position so that it does not severely obstruct the horizon line when it is viewed from vehicular traffic traveling past it from any direction.

2.6.9 Canopy Sign

- (1) **Definition:** A sign which either forms, or is attached to, in whole or in part, a retractable or permanently affixed canopy structure, and includes a sign hanging below the ceiling or roof of a canopy or marquee.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Sign hanging below canopy or projection: 1.0 m²
 - (ii) Sign on Canopy: 4.0 m²
 - (b) Minimum Clear Height: 2.4 m
 - (c) Number of Signs: Maximum of 1.0 per business
 - (d) A Canopy Sign must not extend beyond the structure on which it is displayed.
 - (e) A Canopy Sign may be allowed to encroach over public property at the discretion of the Development Authority, provided that the sign does not project more than 1.2 m over public property and is no closer than 0.6 m to the curb.
 - (f) A Canopy Sign may provide copy directly on the structure of an awning or have a sign attached to the structure.
 - (g) A Canopy Sign must be constructed of durable, waterproof, colourfast material.

2.6.10 Election Sign

- (1) **Definition:** A temporary sign which is used for political advertising and campaigning during a period of a federal, provincial, municipal, school board election, referendum, or plebiscite, and includes information signs used to identify and direct traffic to polling stations.
- (2) **Rules:**
 - (a) Maximum Sign Area: 1.2m²
 - (b) Maximum Clear Height: 2.0 m
 - (c) Election Signs for federal or provincial candidates may be erected the day the writ of election is issued and must be removed within three days of Election Day.

- (d) Election Signs for municipal candidates may be erected up to 30 days prior to the Election Day and must be removed within three days of Election Day.
- (e) Election signs may not be illuminated or attached to trees.
- (f) The Town is not required to give notice for the removal of an unlawful election sign.
- (g) No person shall deface or willfully cause damage to a lawfully erected election sign.
- (h) Election signs may be posted on public property subject to the following conditions:
 - (i) signs cannot be placed between the curb and the sidewalk; if there is no sidewalk, signs cannot be placed within 1.0 metres of the curb or edge of the pavement; and
- (i) signs cannot be placed within 30 metres of an intersection or pedestrian crossover or be located on a median or island. Election signs may be posted on private property subject to the following conditions:
 - (i) signs are posted with the consent of the owner or occupant of the property; and,
 - (ii) signs may be higher than 2 metres above ground level provided the signs are displayed indoors.

2.6.11 Fascia Sign

- (1) **Definition:** A sign that is painted on or attached to the exterior face of a building and runs parallel to a building face, not projecting more than 0.3m out from the wall.
- (2) **Rules:**
 - (a) Maximum Sign Area: The combination of Fascia Sign Area and Window Sign Area shall not exceed 20% of the Building Face
 - (b) Number of Signs:
 - (i) 1 per business or home occupation;
 - (ii) Occupants of a double fronting building may be allowed 1 additional Fascia Sign for the second fronting building face.

2.6.12 Folding Sign

- (1) **Definition:** A temporary sign placed on a public sidewalk or private property at the front of a business that folds in the centre (i.e. sandwich or A sign).
- (2) **Rules:**
 - (a) A folding sign must not block public movement or access when located on a public sidewalk.
 - (b) A folding sign must be maintained in good repair.
 - (c) A maximum of one folding sign may be allowed for each business.

2.6.13 Freestanding Sign

- (1) **Definition:** A sign that is permanently displayed on a non-movable structure independent of a building;
- (2) **Rules:**
 - (a) Maximum Sign Area: 30 m² for the first 90 m of frontage, with an area increase of 15 m² for every additional 9 m of frontage, or portion thereof.

- (b) Maximum Sign Height: 10.5 m
- (c) Number of Signs:
- (d) Street with less than 90.0 m frontage: maximum of 1
- (e) Street with more than 90.0 m frontage: maximum of 2
- (f) A Freestanding Sign must be at least 20.0 m from any other sign.
- (g) A Freestanding Sign must be at least 45.0 m from another Freestanding Sign.
- (h) A Freestanding Sign must be at least 0.6m from a property line, and at least 2.0 m from overhead utility lines.
- (i) A Freestanding sign may rotate at no more than six revolutions per minute.

2.6.14 Inflatable Sign

- (1) **Definition:** A temporary sign which is expanded by air or other gas to create a three-dimensional feature.
- (2) **Rules:**
 - (a) An Inflatable Sign must be tethered or anchored and must touch the surface to which it is anchored.
 - (b) An Inflatable Sign must not extend higher than the maximum height allowed for the District in which it is located.
 - (c) Only one Inflatable Sign may be located on a parcel at any time.
 - (d) The maximum number of Inflatable Sign that may be on the same parcel in a calendar year is two.
 - (e) The maximum time period an Inflatable Sign may be displayed on a parcel is 30 days.

2.6.15 Pedestrian Sign

- (1) **Definition:** A self-supporting temporary local advertising sign that is set upon the ground and has no external supporting structure. Pedestrian Signs are typically comprised of two panels joined at the top (sometimes referred to as an A-Board), and do not include portable signs.
- (2) **Rules:**
 - (a) Maximum Sign Area: 1 m²
 - (b) Maximum Sign Height: 1 m
 - (c) Clear Pedestrian Space: 1.8 m
 - (d) Number of Signs: 1 per business
 - (e) A Pedestrian Sign:
 - (i) must be placed on the property directly in front of the business to which it refers;
 - (ii) may only be placed on the property during hours when the business is open to the public; and
 - (iii) must not be placed on a public sidewalk.

2.6.16 Portable Sign

- (1) **Definition:** A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.

- (2) **Rules:**
 - (a) Maximum Sign Area: 4.5 m²
 - (b) Maximum Sign Height: 3.5 m
 - (c) Number of Signs: 1 per parcel
 - (d) A Portable Sign must be at least 45 m from a Residential District, 45 m from any other portable sign, and at least 0.6 m from a property line.
 - (e) A Portable Sign shall not be placed on any Town property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw.
 - (f) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
 - (g) A Portable Sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
 - (h) A development permit application for a portable sign to be located on Town-owned land:
 - (i) Shall only be considered by the Municipal Planning Commission if a lease or license has been previously approved by Council; and
 - (ii) May be approved in any Land Use District.
 - (i) Subject to Section 2.6.2(1), a development permit application for a portable sign to be located on privately-owned land shall:

Not be approved in a Residential District:

 - (i) Where located along a highway in a Commercial District or Industrial District, except for the Downtown District (DT), only be approved by the Municipal Planning Commission for a maximum six month period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined period;
 - (ii) Where located in the Downtown District (DT), only be approved:
 - (A) By the Municipal Planning Commission for a maximum six month period, subject to removal or approval of a subsequent development permit to allow the sign to remain for a predetermined time period; or
 - (B) By the Development Officer for a maximum four month period, subject to removal of the sign with no reapplication for a development permit allowed for the sign in the same or a similar location for a minimum of 30 days;

- (iii) Where located in any other district or situation, subject to the discretion of the Development Authority.
- (j) Where a development permit for a portable sign is approved on private land in a Commercial District or Industrial District for a limited period, the development permit shall be subject to revocation at any time by the Development Authority subject to 30 days notification whereupon the sign shall be removed with no reapplication for a development permit allowed for a portable sign in the same or a similar location for a minimum of 30 days.
- (k) All portable signs shall be kept in good repair at all times.
- (l) A portable sign shall be removed on or before the expiry date.
- (m) A portable sign not kept in good repair, not approved by the Town or not removed on the expiry date will be removed by the Development Authority or their designate.
- (n) A portable sign on private land that is for a community event and will be removed within 14 days of its placement shall
 - (i) Require a development permit,
 - (ii) Not require the submission of a fee for that permit, and
 - (iii) Be approved by a Development Officer.

2.6.17 Projecting Sign

- (1) **Definition:** A sign that is attached to a wall of a building and horizontally extends more than 0.3m from the building face but excludes a Canopy Sign.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Commercial and Industrial Districts: 4.5 m²
 - (ii) All Other Districts: 2.5 m²
 - (b) Clear Height: 2.4 m
 - (c) Maximum Projection from Building: 1.5 m
 - (d) Number of Signs: 1.0 per street frontage on a building
 - (e) No Projecting Sign shall extend above the roof line or a parapet wall of the building.

2.6.18 Real Estate Sign

- (1) **Definition:** A sign which is used for the purpose of advertising the sale, lease or rental of the property on which the sign is located.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Residential District: 1.5m²
 - (ii) All Other Districts: 3 m²
 - (b) Maximum Sign Height: 3 m²

2.6.19 Roof Sign

- (1) **Definition:** A sign erected upon, against, or directly above a roof of a building, and may include a sign placed above the parapet of a building;

- (2) **Rules:**
- (a) Maximum Sign Area and Height: At the discretion of the Development Authority.
 - (b) Number of Signs: 1 per building
 - (c) A Roof Sign shall not extend beyond the maximum height applicable to the District where it is located.
 - (d) A Roof Sign must not project beyond the roof on which it is located.
 - (e) A Roof Sign and any supporting structures must be finished in a manner deemed acceptable to the Development Authority.

2.6.20 Window Sign

- (1) **Definition:** A sign which forms, or is attached to, or painted on, or installed inside a window, and which is intended to be viewed from outside the premises.
- (2) **Rules:**
- (a) Maximum Sign Area:
 - (i) The total sign area of 1 or more Window Signs must not exceed 30% of the window area, including all contiguous panes of glass but not including a doorway.
 - (ii) The combination of Fascia Sign Area and Window Sign Area shall not exceed 20% of the Building Face
 - (b) A Window Sign shall only be allowed in a Residential District in association with an approved Home Business.

2.6.21 Sign Definitions

(1)	Building Face	means any exterior wall of a building.
(2)	Changeable Copy	means that portion of a sign upon which copy may be changed from time to time, either manually through the utilization of attachable characters or replacing the sign copy, or electronically in the case of a sign that contains digital media.
(3)	Clear Height	means the vertical distance measured from finished grade to the bottom of the lowest hanging overhead obstruction formed by the Sign Structure.
(4)	Clear Pedestrian Space	means the horizontal distance measured from walkway or other path intended to accommodate pedestrian traffic to any part of the Sign Structure.
(5)	Community Notice Board	means a permanent sign or structure that is erected by the Town for the purpose of posting temporary community notices.
(6)	Digital Media	means a sign feature where the message or copy of the sign incorporates a technology or method for allowing the sign to contain changeable copy without having to physically or mechanically replace the sign or its components. This includes, but is not limited to, digital signs, electronic message boards, gas station price boards, and time/temperature displays.

(7)	Illuminated, Backlit	means a sign feature where an artificial light source is used to illuminate the sign from the side or back of the display panel, and may be contained within the structure of the sign.
(8)	Illuminated, Exterior	means a sign feature where an artificial light source is used to illuminate the sign from an external source directed to the sign copy.
(9)	Off-Site	means a sign that advertises goods, products, services or facilities, or directs persons to a different site from where the sign is located. An off-site sign is not located on the site of the goods, products, services or facilities advertised.
(10)	On-site	means a sign that advertises goods, products, services or facilities that are located on the same site as the sign.
(11)	Rotating	means a sign feature where the sign, or portion of the sign, moves in a revolving manner.
(12)	Sign	means an object or device, including its structure and other component parts, intended for the purpose of advertising or calling attention to any business, product, event, service or thing.
(13)	Sign Area	means the entire area of the sign on which the copy is intended to be placed.
(14)	Sign Copy	means the letters, graphics or characters that make up the message on the sign.
(15)	Sign Height	means the vertical distance measured from the highest point of the sign or sign structure to the finished grade.
(16)	Sign Structure	means any structure which supports a sign, including materials used to conceal or improve the visual appearance of the structural parts.
(17)	Temporary	means a time limitation for a sign as indicated within this Bylaw. Where no time limitation is set by the regulations of the Bylaw, it shall be determined by the Development Authority or by the length of a Development Permit approval.
(18)	Third-Party Advertising	means a type of sign copy that directs attention to a business, commodity, service or event that is conducted, sold, or offered elsewhere than on the site on which the sign is located.
(19)	Valance	means the portion of an awning or canopy that hangs below the structure and parallel to the building face.

PART 3.0
Rules Governing Specific Uses

PART 3.0 Rules Governing Specific Uses

3.1 ACCESSORY USES

3.1.1 Accessory Uses in Non-Residential Districts

- (1) An accessory building must not be developed prior to the issuance of a Development Permit for the principal building.
- (2) An accessory building in a Non-Residential District is part of a principal use of the site on which it is located, and must be in compliance with the development regulations of the district.
- (3) Accessory buildings shall have the same height limits and setback requirements as for the principal building of the District.
- (4) Notwithstanding the above, accessory buildings shall not be located in front of the principal building(s).

3.1.2 Accessory Uses in Residential Districts

- (1) Accessory buildings or other structures located on a site in any Residential District shall not be used or maintained as a Dwelling or Home Business, unless otherwise permitted in this Bylaw.
- (2) Where an Accessory Use, other than a garage or deck, is attached to a principal building on a site by a roof, an enclosed structure, a floor or foundation, or any structure below grade allowing access between the building and the structure, it is considered part of the principal building and subject to the setback requirements for the principal building.
- (3) A fence may have no setback from a property line unless setbacks are specifically required in the development permit.
- (4) Unless otherwise indicated in this Bylaw or the Building Code, Accessory Uses shall be located:
 - (a) No closer to the front property line than the front line of the dwelling, and not located in a front yard;
 - (b) 1.2 m from a side or rear property line shared with a street ;
 - (c) 0.6 m from a side or rear property line not shared with a street;
 - (d) 1.0 m from a Principal Building.
- (5) Notwithstanding the above setbacks, an Accessory Use may be located:
 - (a) 0.6 m from exterior side or rear property line not shared with a street if the Accessory Use has less than a 10.0 m² gross floor area;
 - (b) 0.0 m from a side property line where an agreement exists between the owners of abutting properties to build accessory buildings centered on the property line, with a suitable fire separation, as provided in the Alberta Building Code.

- (c) 0.0 m from a side property line where decks are constructed up to the common lot line between the adjacent units in association with any semi-detached dwelling or a townhouse, so long as the deck is provided with a privacy wall.
 - (i) A privacy wall provided under this section must extend the full depth of the deck and may be up to a maximum of 1.8 m high – as measured from the surface of the deck to the top of the wall.
- (6) Maximum Height of an Accessory Use is:
 - (a) Fence within a front yard: 1.0 m;
 - (b) Fence not within a front yard: 2.0 m;
 - (c) Deck: 1.5 m, or 0.3 m above the main floor level of the closest principal building on the parcel, whichever is less;
 - (d) All other Uses: 5.0 m.
- (7) Garages shall be limited to one per lot unless otherwise allowed by the Development Authority.
- (8) Garages in Residential Districts shall also meet all requirements and development standards of the District in which they are located.
- (9) Where more than one garage is proposed on a lot, the development permit shall be referred to the Municipal Planning Commission for a decision.
- (10) The floor area or combined floor area of all accessory building and structures, excluding decks and accessory uses with a floor area of less than 10.0 m², must not exceed the greater of:
 - (a) 75.0 m²; or
 - (b) The lot coverage of the principal building.
- (11) An Accessory Use must not be developed prior to development of the principal building on the same site.

3.1.3 Food Trucks

- (1) Food Trucks shall only be permitted in the Downtown District (DT) and Comprehensive Commercial District (CC) as per this Land Use Bylaw.
- (2) Upon passing this bylaw, all existing and forth coming Food Trucks will require a development permit.
- (3) Food Trucks shall not be located on Town-owned property without prior written consent from the Chief Administrative Officer based on conditions under a duly executed Development Permit.
- (4) Food Trucks shall not be located where they create a hazard to the public as determined by a Development Officer, Bylaw Officer, Law Enforcement Officer, or the Director of Planning and Economic Development.

3.1.4 Radio and Television Antennae/Satellite Dishes

- (1) Radio and television antennae and satellite dishes in Residential Districts shall be limited to a height of 12.0 metres above the mean site elevation and shall be anchored or supported to the satisfaction of the Development Authority.
- (2) Radio and television antennae and satellite dishes shall not be permitted within any front yard area.

3.1.5 Refuse Collection and Storage

- (1) Refuse and garbage shall be kept in a suitably sized enclosure.
- (2) Refuse and garbage enclosures shall be screened.
- (3) All refuse on any construction site shall be properly screened in an approved enclosure until such time as disposal occurs.

3.1.6 Swimming Pools

- (1) Every private swimming pool shall be secured against entry by the public other than owners, tenants, or their guests.
- (2) No privately owned outdoor swimming pool shall be constructed unless fenced; except that a wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence.
- (3) Every fence enclosing an outdoor swimming pool shall be at least 1.8 metres in height above the level of the grade outside the enclosure and shall be of an approved design such that it will reasonably deter children from climbing over or crawling through or under it to gain access. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock on the inside of the gate.
- (4) Barbed wire or electrification of any part of a fence or gate shall not be permitted.
- (5) A private swimming pool shall be provided with at least one exit ladder or stair from the deepest part of the pool, where the greatest surface dimension of the pool does not exceed 9 metres. An additional ladder or stair is to be provided at the opposite end of the pool where the pool dimension exceeds 9.0 metres.
- (6) The method and degree of treatment of water for all private swimming pools shall be to the satisfaction of the Health Officer.
- (7) Swimming pools shall not be located within any required front yard.
- (8) In all Residential Districts, a below-ground or above-ground permanent swimming pool or hot tub shall be considered to be a discretionary use with all other types of swimming pools considered to be a permitted use.
- (9) In all other districts, a swimming pool shall be considered to be a recreational use or accessory recreation facility (use/structure), subject to the context of the application and as determined by the Development Authority.

3.2 HOME OCCUPATIONS

3.2.1 Home Occupation – Class 1

A Home Occupation – Class 1,

- (a) must not:
 - (i) display any form of signage related to the use on the parcel; and
 - (ii) advertise the address of the use to the general public;
- (b) must not occupy more than 30.0 square metres of all of the floor area of the dwelling unit;
- (c) must not have any activities related to the use take place outside of a building, and there must not be any outside storage of materials, tools, products or equipment;
- (d) may have one vehicle, with a maximum gross vehicle weight of 4500 kilograms, that is used for purposes related to the use, on the parcel where the use is located;
- (e) must not directly sell any goods at the premises, unless they are incidental and related to the service provided by the use;
- (f) does not require additional motor vehicle parking stalls.

3.2.2 Home Occupation – Class 2

A Home Occupation – Class 2

- (a) must not:
 - (i) display any form of signage related to the use on the parcel; and
 - (ii) advertise the address of the use to the general public;
- (b) must not occupy more than 20.0 per cent of all of the floor area of the Dwelling Unit, or 30.0 square metres, whichever is less;
- (c) must not have any activities related to the use take place outside of a building, and there must not be any outside storage of materials, tools, products or equipment;
- (d) may not occupy a portion of the required motor vehicle parking stalls for the dwelling unit;
- (e) may have one vehicle, with a maximum gross vehicle weight of 4500 kilograms, that is used for the purposes related to the use;
- (f) must not directly sell any goods which are not produced on the premises, unless they are incidental and related to the service provided by the use;
- (g) may be approved for a period no greater than five (5) years;
- (h) requires a minimum of 1.0 motor vehicle parking stalls in addition to the motor vehicle parking stalls required for the dwelling unit the use is located in, when the number of business associated vehicle visits per week exceeds three (3).

3.3 MANUFACTURED HOUSING

3.3.1 Manufactured Houses

- (1) Manufactured homes must be placed either on screw piles and be skirted with material similar in design and material to the rest of the structure, or on a permanent concrete foundation.
- (2) All accessory uses to a manufactured home, such as patios, porches, additions, and skirtings shall be factory prefabricated units, professionally built, or the equivalent thereof, and so designed and erected to harmonize with the manufactured home.
- (3) A manufactured home may be allowed for temporary periods not exceeding a one-year period where it is to be used as a temporary dwelling while a main building on the property is actually under construction.
- (4) The Development Authority may require that pictures or elevation drawings be included with a development permit application to confirm the suitability of a manufactured home.
- (5) A manufactured homes without a basement must have a minimum of 16 inches clearance from the bottom of the I-beam frame to the pad surface.

3.3.2 Manufactured Home Community

- (1) An approved comprehensive site plan shall be required prior to the development of a Manufacture Home Community, and all development must conform to the comprehensive site plan. The proposed plan must include the following to the satisfaction of the Development Authority:
 - (a) Access, road systems, sidewalk and pathway system and site pattern showing dimensions and structures;
 - (b) Provision for on-site garbage and recycling collection facilities; and
 - (c) The location and layout of open space and recreational amenities for the common use and enjoyment of the community.
- (2) In a Manufactured Home Community each Manufactured Home must:
 - (a) be located entirely within the bounds of a Manufactured Home homesite, as shown on an approved site plan;
 - (b) be on a homesite which must have a private driveway that provides direct access to an internal road;
 - (c) be located on a clearly defined homesite marked by permanent flush stakes or markers;
 - (d) be addressed with a number; and
 - (e) be located on a homesite with a minimum area of 300.0 m², with a minimum mean width of 11 m.
- (3) A minimum of 10 percent of the total area of a Manufactured Home Community must be provided for the recreational use of residents, not including the area contained within the public roadway setbacks, private amenity areas, or required buffer Planting Strips.

- (4) Landscaping shall be provided on all areas not occupied by a manufactured home, addition, road, foot path, driveway or other permanent building. Landscape plans shall be submitted to the Town for approval; landscaping shall be completed to the satisfaction of the Development Authority.
- (5) The minimum parking requirement shall be two (2) stalls at each home site, and one (1) visitor parking space for every eight (8) home sites provided in the manufactured home community.
- (6) A parking pad shall be provided on each site and shall be located:
 - (a) where the lot has access to a lane, to the rear of the dwelling and constructed to accommodate a garage that meets the requirements of this Bylaw; or
 - (b) where there is no access to a lane, at the front of the dwelling unit there shall be a paved parking pad to accommodate two (2) parking spaces.
- (7) No recreational vehicles or trailers shall be occupied within a Manufactured Home Community.

3.4 MULTI-RESIDENTIAL DEVELOPMENT

3.4.1 Multi-Residential Development

- (1) A development permit shall be required for a multi-residential development prior to the development of any apartment, rowhouse dwelling, semi-detached dwelling or duplex dwelling in the R-4 District.
- (2) A development permit for a multi-residential development shall:
 - (a) Identify the proposed:
 - (i) location, type and number of each residential use (Apartment, row house dwelling, semi-detached dwelling, duplex dwelling);
 - (ii) internal roads and road standards;
 - (iii) open space and landscaping;
 - (iv) spatial relationship between dwelling units;
 - (v) visitor and resident parking spaces;
 - (vi) garbage collection facilities; and
 - (vii) density of development;
 - (b) contain such additional information as determined necessary by the Development Authority.

3.5 NEIGHBOURHOOD COMMERCIAL DEVELOPMENT

A neighbourhood commercial development shall,

- (a) comprise a maximum site area of 0.2 hectares;
- (b) contain a maximum of 5,000 m² of floor area;
- (c) provide for a landscaped and treed buffer adjacent to a residential development site of a minimum of six metres in width and include a maximum 2.0 metre high screening fence on the boundary of the site;
- (d) contain a minimum building setback from the boundary of a residential development site of 10.0 metres;
- (e) orient high use driveways and activity areas away from an adjacent residential development site; and
- (f) locate at the end of a block and avoid mid-block locations.

3.6 PLACES OF WORSHIP

3.6.1 Places of Worship

- (1) The site upon which a religious assembly is situated shall have frontage of not less than thirty (30) metres and an area of not less than 929.0 square metres.
- (2) In the case where a manse, rectory, parsonage or other building that is accessory to a religious assembly (e.g. a minister's residence), is to be erected on the same site as the place of worship, the combined area of the site shall not be less than 1858 square metres (20,000 square feet).

3.7 SECONDARY SUITES AND BACKYARD SUITES

3.7.1 Secondary Suites and Backyard Suites (which includes Garage Suites)

- (1) The minimum parcel width for a parcel containing a Secondary Suite or a Backyard Suite is 11.0 metres.
- (2) The minimum parcel area for a parcel containing a Backyard Suite is 330.0 metres.
- (3) There must not be more than one Secondary Suite or Backyard Suite located on a parcel.
- (4) A Secondary Suite and a Backyard Suite must not be located on the same parcel.
- (5) For a Backyard Suite, the maximum building height is 7.5 metres.
- (6) For a Secondary Suite, the minimum building setback from a property line must be equal to or greater than the minimum building setback from a property line for the main residential building.
- (7) For a Backyard Suite,
 - (a) the minimum building setback from a rear property line is,
 - (i) 1.5 metres for any portion of the building used as a backyard suite;
 - (ii) 0.6 metres for any portion of the building used as a private garage;
 - (b) The minimum building setback from a side property line is 1.2 metres for any portion of the building used as a Backyard Suite.
 - (c) A minimum separation of 3.0 metres is required between the closest façade of a Backyard Suite.
- (8) The maximum floor area of a Backyard Suite, excluding any areas covered by stairways and landings, is 75.0 square metres;
- (9) The maximum floor area of a Secondary Suite is 70.0 square metres.

Amenity Space Rules

- (1) A Backyard Suite or a Secondary Suite shall have a private amenity space that:
 - (a) is located outdoors; and
 - (b) has a minimum area of 7.5 square metres with no dimension less than 1.5 metres.

3.8 UTILITIES

3.8.1 Utilities

- (1) The erection of a building on any site where it would otherwise be permitted under this Bylaw shall be prohibited when, in the opinion of the Development Authority, satisfactory arrangements have not been made by the developer for the supply to the building of water, electric power, sewage and street access, or any of them, including payment of the costs of installing or constructing any such utility or facility by the developer.
- (2) Public Utility Lots are exempt from the minimum lot area and lot width requirements identified for each land use district.

PART 4.0
Land Use Districts

PART 4.0 Land Use Districts

4.1 LAND USE DISTRICT MAP

The land use districts as shown in the following table are applied to the Land Use District Maps contained in Schedule A of this Bylaw.

Land Use Districts		
Category	District	Symbol
Residential Districts	Residential Single Dwelling District	R-1
	Residential Single and Two Dwelling District	R-2
	Residential Street-Oriented Multiple Dwelling District	R-3
	Residential Medium Density District	R-4
	Residential Manufactured Home District	RMH
Commercial Districts	Downtown District	DT
	Comprehensive Commercial District	CC
Industrial Districts	Light Industrial District	M-1
	Medium Industrial District	M-2
	Heavy Industrial District	M-3
Special Purpose Districts	Institutional and Recreation District	IR
	Urban Reserve District	UR
	Direct Control District	DC

4.2 DISTRICT RULES

In addition to the subdivision and development standards contained in a Land Use District, Section 2.0, Rules Applicable to All Districts, and Section 3.0, Rules Applicable to Specific Uses, also apply.

4.3 RESIDENTIAL SINGLE DWELLING DISTRICT (R-1)

4.3.1 Purpose

This district is intended to provide for residential development in the form of single detached dwellings on larger lots.

4.3.2 Uses

Permitted Uses	Discretionary Uses
(1) The following are permitted uses: <ul style="list-style-type: none"> • Single Detached Dwelling • Accessory Use • Home Occupation- Class 1 • Child Care- Limited • Park • Utilities • Sign- Class A 	(2) The following are discretionary uses: <ul style="list-style-type: none"> • Secondary Suite • Backyard Suite • Home Occupation- Class 2 • Place of Worship – Small • Child Care • Group Care – Limited • Neighbourhood Commercial Development • Community Entrance Feature • Sign – Class B

4.3.3 Standards

Subdivision Standards		Development Standards	
Minimum Parcel Area Single Detached Dwelling	450 m ²	Minimum Front Yard Setback	6.0 m
Minimum Parcel Width Single Detached Dwelling	14.0 m	Minimum Rear Yard Setback	7.0 m
For all other uses, the parcel dimensions shall be to the satisfaction of the Subdivision Authority.		Minimum Interior Side Yard Setback	
		(a) Laned Lots	1.2 m
		(b) Laneless Lots with Attached Garage	1.2 m
		(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2 m on the other
		Minimum Side Yard Setback – Corner Lots	3.0 m
		Maximum Building Height	10.5 m
		Maximum Building Coverage	45%

4.4 RESIDENTIAL SINGLE AND TWO DWELLING DISTRICT (R-2)

4.4.1 Purpose

This district is intended to provide for a variety of low density residential housing types within existing and new residential areas, with the potential for smaller lot sizes and a more concentrated urban form.

4.4.2 Uses

Permitted Uses	Discretionary Land Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Single Detached Dwelling • Semi-Detached Dwelling • Duplex Dwelling • Accessory Use • Home Occupation- Class 1 • Child Care- Limited • Park • Utilities • Sign – Class A 	<p>(2) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Secondary Suite • Backyard Suite • Home Occupation- Class 2 • Place of Worship – Small • Child Care • Group Care – Limited • Neighbourhood Commercial Development • Community Entrance Feature • Sign – Class B

4.4.3 Standards

Subdivision Standards	
Minimum Parcel Area	
(a) Single Detached Dwelling	350.0 m ²
(b) Semi-detached Dwelling Unit	225.0 m ²
(c) Duplex Dwelling	450.0 m ²
Minimum Parcel Width	
(a) Single Detached Dwelling	11.0 m
(b) Semi-detached Dwelling	15.0 m
(c) Semi-detached Dwelling Unit	6.0 m
(d) Duplex Dwelling	15 m
For all other uses the parcel dimensions shall be to the satisfaction of the Subdivision Authority.	

Development Standards	
Minimum Front Yard	6.0 m
Minimum Rear Yard	6.0 m
Minimum Interior Side Yard	
(a) Laned Lots	1.2 m
(b) Laneless Lots with Attached Garage	1.2 m
(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2 m on the other
(e) Laneless Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common Lot Line
Minimum Side Yard Setback – Corner Lots	3.0 m
Maximum Building Heights	10.5 m
Maximum Building Coverage	50%

4.5 RESIDENTIAL STREET-ORIENTED MULTIPLE DWELLING DISTRICT (R-3)

4.5.1 Purpose

This purpose of this district is to provide for row housing and other forms of street-oriented attached housing, including both comprehensive and street-oriented development that is contextually compatible with adjacent residential uses.

4.5.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Accessory Use • Home Occupation- Class 1 • Child Care – Limited • Park • Utilities • Sign – Class A • Row House Dwelling • Semi-Detached Dwelling • Duplex Dwelling 	<p>(3) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Apartment • Home Occupation- Class 2 • Child Care • Group Care – Limited • Community Entrance Feature • Place of Worship – Small • Sign – Class B
<p>(2) A maximum of one residential building shall be allowed per parcel. Where more than one residential building is proposed on a parcel, the Residential Medium Density District (R-4) shall be applied to the site instead.</p>	

4.5.3 Standards

Subdivision Standards – Street Oriented		Development Standards	
Minimum Parcel Area		Minimum Front Yard	6.0 m*
(a) Semi-detached Dwelling Unit	225.0 m ²	Minimum Rear Yard	6.0 m
(b) Duplex Dwelling	450.0 m ²	Minimum Interior Side Yard	
(c) Row Housing Dwelling Unit	150.0 m ²	(a) Apartment Dwelling and Row House Dwelling	3.0 m
		(b) Laneless Lots Semi-detached Lots on Common Lot Line	3.0 m on both sides with 0.0 m on the common lot line
Minimum Parcel Width:		(c) Laneless Lots without Attached Garage	3.0 m on one side and 1.2m on the other
(a) Semi-Detached Dwelling	15.0 m	Minimum Side Yard Setback – Corner Lots	3.0 m
(b) Semi-Detached Dwelling Unit	6.0 m	Maximum Building Heights	
(c) Duplex Dwelling	15.0 m	(a) Apartment	4 storeys or 14 metres, which ever is the lesser
(d) Rowhouse Dwelling Unit	5.0 m	(b) Row House Dwelling	12.0 m**
		(c) All other Dwellings	10.5 m
For all other uses, the parcel dimensions shall be to the satisfaction of the Subdivision Authority.		Maximum Building Coverage	50%
Contextual Building Requirements			
* Setback of 6.0 m may be reduced to 1.0 m provided that this front yard is determined to be compatible with adjacent residential development by the Development Authority.			
** Maximum buliding height is the lesser of 12.0 m or the average building height of the two adjacent properties, plus 1.5 m; and, if one of the adjacent properties is vacant, its building height is assumed to be 10.5 m for this calculation.			

4.6 RESIDENTIAL MEDIUM DENSITY DISTRICT (R-4)

4.6.1 Purpose

This district is intended to provide for medium to high density multi-residential development on a comprehensively-developed site.

4.6.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Home Occupation – Class 1 • Park • Utilities • Sign – Class A <p>Two or more residential buildings are allowed on one parcel of land in this district.</p>	<p>(2) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Multi-Residential Development • Accessory Use • Home Occupation – Class 2 • Place of Worship – Small • Child Care – Limited • Group Care – Limited • Group Care • Community Entrance Feature • Sign – Class B

4.6.3 Standards

Development Standards	
Minimum Front Yard	6.0 m*
Minimum Rear Yard	6.0 m
Minimum Interior Side Yard	
(a) Apartment and Row House Dwelling	3.0 m
(b) All other dwellings	1.2 m
Minimum Side Yard Setback – Corner Lots	3.0 m
Maximum Building Heights:	
(a) Apartment:	4 storeys or 14.0 m, whichever is the lesser
(b) Row House Dwelling	12.0 m**
(c) All other Dwellings:	10.5 m
Maximum Site Density	50 dwelling units per net hectare
Minimum Separation Between Residential Buildings:	3.0 m
Minimum Common Landscaped Area:	20%
Contextual Residential Requirements	
<p>* Setback of 6 m may be reduced to 1 m provided that this front yard is determined to be compatible with adjacent residential development by the Development Authority.</p> <p>** Maximum building height for Row House Dwellings will be the lesser of 12.0 m or the average building height of the two adjacent properties, plus 1.5 m; and, if one of the adjacent properties is vacant, its building height is assumed to be 10.5 m for this calculation.</p> <p>NOTE: Rowhouses, apartments, duplexes, and semi-detached dwellings are permitted in an approved Multi-Residential Development, but require an additional development permit.</p>	

4.7 RESIDENTIAL MANUFACTURED HOME DISTRICT (RMH)

4.7.1 Purpose

This district is intended to provide for existing and new manufactured homes located either on separate parcels or within a comprehensively designed manufactured home community.

4.7.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Home Occupation- Class 1 • Park • Utilities • Sign – Class A 	<p>(3) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Manufactured Home Community • Accessory Use • Home Occupation – Class 2 • Place of Worship – Small • Child Care – Limited • Group Care – Limited • Community Entrance Feature • Sign – Class B
<p>(2) The following use is a permitted use when located either:</p> <p>(a) on a separate parcel in a street-oriented subdivision; or</p> <p>(b) in an approved Manufactured Home Community</p> <ul style="list-style-type: none"> • Manufactured Home 	

4.7.3 Standards

Subdivision Standards– Street-Oriented		Development Standards	
Minimum Parcel Area	300.0 m ²	Minimum Front Yard Setback	3.0 m
Minimum Parcel Width	11.0 m	Minimum Rear Yard Setback	3.0 m
		Minimum Side Yard Setback	2.0 m
		Maximum Building Height	9.0 m
		Maximum Building Coverage	45%
Development Standards – Manufactured Home Community			
In addition to the above Development Standards, the following standards apply to a Manufactured Home Community.			
Maximum Site Density		20 dwelling units per net hectare	
Minimum Separation Between Buildings		4.5 m	

4.8 DOWNTOWN DISTRICT (DT)

4.8.1 Purpose

This district is intended to provide for small to medium-scale commercial development, together with above-grade and stand-alone office and multi-residential development, and institutional, recreational and civic uses that complement and support the function of the downtown area.

4.8.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Park • Sign – Class A • Sign – Class B • Utilities <p>(2) The following are permitted uses if they are located within existing approved buildings:</p> <ul style="list-style-type: none"> • Financial Institution • Bed and Breakfast • Caterer • Clinic • Convenience Food Store • Consumer Services • Duplex Dwelling • Dwelling Unit • Eating Establishment • Farmers Market • Gas Bar • Hotel • Institutional Use • Laundromat • Motel • Museum • Medical Office • Office • Park • Pharmacy • Public Use • Restaurant, Large • Restaurant, Small • Restaurant, Take-out • Retail Store • Row House Dwelling • Semi-Detached Dwelling • Supermarket 	<p>(3) The permitted uses listed in subsection 2 are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings.</p> <p>(4) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Apartment • Automobile Service • Automobile Supply • Automotive Sales • Boarding House • Communication Tower • Child Care • Drinking Establishment • Drive-through • Dry Cleaning and Laundry Depot • Duplicating Shop • Equipment Rental and Repair • Food and/or Beverage Service Facility • Food Trucks • Funeral Home • Gaming or Gambling Establishment • Group Care • Group Care – Limited • Home Occupation – Class 1 • Home Occupation – Class 2 • Multi-Residential Development • Nursery and Garden Store • Parking Garage • Parking Lot • Post-Secondary School • Printing Establishment • Recreational Use - Commercial • Recreational Use - Indoor • Recreational Use - Outdoor • Place of Worship, Small

<ul style="list-style-type: none"> • Theatre • Theatre, Movie • Tourist Information Facility 	<ul style="list-style-type: none"> • Research Facility • Retail Liquor Store • Secondary Suite • Sign – Class C • Sign – Class D • Social Care • Sign • Vehicle Wash • Veterinary Clinic
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4.8.3 Standards

Subdivision Standards	
Minimum Parcel Area	230.0 m ²
Minimum Parcel Width	7.5 m

Development Standards	
Minimum Front Yard	0.0 m
Minimum Rear Yard	0.0 m (where parcel shares a property line with a Commercial or Industrial District) 3.0 m (where a parcel shares a property line with a residential or special district)
Minimum Side Yard	0.0 m (where parcel shares a property line with a Commercial or Industrial District) 3.0 m (where a parcel shares a property line with a Residential or Special District)
Max. Building Height	14.0 m
Maximum Building Coverage	100% (except for multi-residential development and dwelling units, which shall have building coverage to the satisfaction of the Development Authority)
Minimum Landscaped Area	10.0%

4.8.4 Additional Standards

<p>Building Orientation:</p>	<p>(a) The main public entrance to a building must face the property line shared with a commercial street</p> <p>(b) Motor vehicle parking stalls or loading stalls must not be located:</p> <ul style="list-style-type: none"> (i) within a public street; or (ii) between a building and a public street. <p>(c) The length of the building façade that faces the commercial street must be a minimum of 80.0 per cent of the length of the property line it faces, excluding the depth of any front, side or rear yard setback in the calculation.</p>
<p>Vehicle Access:</p>	<p>(a) Unless referenced in subsection (b), where the parcel shares a rear or side property line with a lane, all vehicle access to the parcel must be from the lane.</p> <p>(b) Where a corner parcel shares a property line with a lane, the parcel may have vehicle access from either the lane or the street.</p>
<p>Multi-Family Residential Development:</p>	<ul style="list-style-type: none"> • For Multi-Residential Development, the rules of the Residential Medium Density District (R-4) shall apply.
<p>Nuisance Factors:</p>	<p>Any nuisance factors associated with uses in this district should be contained within a building.</p>

4.9 COMPREHENSIVE COMMERCIAL DISTRICT (CC)

4.9.1 Purpose

This district is intended to provide for a wide range of use including secondary commercial development that requires an extensive land or building area for the storage and sale of its products; highway commercial development that caters to the travelling public and benefits from direct access and exposure along major entrance roads; drive through commercial development that allow convenient access by vehicles; and retail commercial development on larger-scale sites outside the downtown.

4.9.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Sign – Class A • Sign – Class B • Utilities <p>(2) The following are permitted uses if they are located within existing approved buildings:</p> <ul style="list-style-type: none"> • Automobile Supply • Automotive/Recreation Vehicle Sales and Rental • Convenience Food Store • Drive-through • Dry Cleaning and Laundry Depot • Dry Cleaner • Eating Establishment • Funeral Home • Gas Bar • Hotel • Laundromat • Motel • Museum • Consumer Services • Pharmacy • Restaurant, Large • Restaurant, Small • Restaurant, Take-out • Retail Store • Supermarket • Shopping Centre • Theatre • Theatre, Movie • Vehicle Wash 	<p>(3) The permitted uses listed in subsection (2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings.</p> <p>(4) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Agricultural Machinery/Equipment Sales and Service • Automobile Service • Financial Institution • Bed and Breakfast • Boarding House • Bulk Sales Establishment • Caterer • Clinic • Communication Tower • Data Duplicating Shop • Child Care • Drinking Establishment • Dry Cleaning and Laundry Plant • Duplicating Shop • Equipment Rental and Repair • Food and/or Beverage Service Facility • Food Trucks • Gaming or Gambling Establishment • Greenhouse, Commercial • Group Care • Group Care – Limited • Institutional Use • Kennel • Nursery and Garden Store • Medical Office

<ul style="list-style-type: none"> Warehouse Store 	<ul style="list-style-type: none"> Office Park Printing Establishment Public Use Recreational Use - Commercial Recreational Use – Indoor Retail Liquor Store Place of Worship, Large Place of Worship, Small Sign – Class C Sign – Class D Social Care Storage, Indoor Storage, Outdoor Taxi/Bus Depot Tourist Information Facility Truck Stop Veterinary Clinic
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4.9.3 Standards

Subdivision Standards	
Minimum Parcel Area	2000.0 m ²
Minimum Parcel Width	20.0 m

Development Standards	
Minimum Front Yard	5.0 m
Minimum Rear Yard	7.5 m
Minimum Side Yard	3.0 m
Maximum Building Height	14.0 m
Maximum Building Coverage	40.0%
Minimum Landscaped Area	10.0%

4.9.4 Additional Standards

Building Orientation:	<p>(a) The yard abutting a highway shall be deemed to be the front yard.</p> <p>(b) Subject to (c) below, the front façade of all buildings along a highway shall face toward the front yard.</p> <p>(c) Where it is not possible to require the front façade of a building to face toward the front yard, those exterior walls of buildings facing the highway shall have a high quality façade treatment.</p>
Outdoor Storage:	Outdoor storage may be allowed only as an accessory use whereby exclusive or primary use of a site for “outdoor storage” is not allowed.

4.10 LIGHT INDUSTRIAL DISTRICT (M-1)

4.10.1 Purpose

The purpose of this district is to provide for a wide range of lower impact industrial uses, which retain any adverse impacts within a building, together with storage and commercial uses that complement and support the industrial area.

4.10.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Agricultural Machinery/Equipment Sales and Services • Agricultural Service and Supply Establishment • Auction Mart • Auction Room • Automobile Supply • Building Supply Outlet • Contracting Services, Minor • Data Duplicating Shop • Dry Cleaning and Laundry Depot • Dry Cleaner • Equipment Rental and Repair • Nursery and Garden Store • Office • Research Facility • Storage, Indoor • Vehicle Wash • Veterinary Clinic • Warehouse 	<p>(2) The following are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Agricultural Processing • Automobile Service • Automotive Sales • Bulk Sales Establishment • Caterer • Communication Tower • Convenience Food Store • Drive-through • Dry Cleaning and Laundry Plant • Eating Establishment • Electrical and Electronic Products Industry • Electricity Production • Food and/or Beverage Service Facility • Gas Bar • Industry/Manufacturing, Small Scale • Oilfield Support Service • Post-Secondary School • Printing Establishment • Printing, Reproduction and Data Processing Industry • Private School • Public Use • Restaurant, Small • Restaurant, Take-out • Sign – Class C • Sign – Class D • Storage, Outdoor • Truck Stop • Warehouse Store

4.10.3 Standards

Subdivision Standards	
Minimum Parcel Area	900.0 m ²
Minimum Parcel Width	25.0 m

Development Standards	
Minimum Front Yard	7.0 m
Minimum Rear Yard	7.0 m
Minimum Interior Side Yard	3.0 m
Minimum Exterior Side Yard	3.5 m
Maximum Building Height	12.0 m
Maximum Building Coverage	50.0%
Minimum Landscaped Area	10.0%

4.10.4 Additional Standards

Nuisance Factors:	<p>The Development Authority may:</p> <ul style="list-style-type: none"> (a) approve a discretionary use where it is determined that any nuisance factors extending outside a building will not have a significant adverse impact on adjacent properties; (b) approve a discretionary use subject to the introduction of mitigation measures to address significant adverse nuisance factors that extend outside of a building; or (c) refuse a discretionary use where it is determined that any nuisance factors extending outside of a building will have a significant adverse impact on adjacent properties.
Storage of Hazardous Goods and Materials:	The storage of hazardous goods and materials shall not be allowed.

4.11 MEDIUM INDUSTRIAL DISTRICT (M-2)

4.11.1 Purpose

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.

4.11.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Agricultural Processing • Agricultural Machinery/Equipment Sales and Service • Agricultural Service and Supply Establishment • Agricultural Supply Depot • Auction Mart (Auctioneering Services) • Auction Room • Automobile Supply • Building Supply Outlet • Construction Yard • Contracting Services, Minor • Electrical and Electronic Products Industry • Equipment Rental and Repair • Greenhouse, Commercial • Heavy Equipment Sales, Service, Storage and Rentals • Industry/Manufacturing, Small Scale • Oilfield Support Service • Printing Establishment • Storage, Indoor • Transport/Truck Operation • Vehicle Wash • Warehouse 	<p>(2) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Abattoir • Accessory Use • Anhydrous Ammonia Storage • Auto Body and Repair Shop • Automobile Service • Automobile Supply • Automobile Storage • Automotive Repair • Automotive Sales • Bottled Gas, Sales and Storage • Bulk Fuel and Chemical Storage • Bulk Sales Establishment • Commercial Fertilizer Supply • Communication Tower • Concrete Manufacturing/Concrete Plant • Contracting Services, Major • Data Duplicating Shop • Dry Cleaning and Laundry Plant • Electricity Production • Feed Mill • Food Processing Plant • Gas Bar • Grain Elevator • Industry/Manufacturing, Large Scale • Kennel • Laboratory • Manufacturing Firm • Pharmaceutical and Medical Products Industry • Private School • Printing, Reproduction and Data Processing Industry

	<ul style="list-style-type: none"> • Propane Transfer Facility • Public Use • Railroad Yard • Recycling Depot • Salvage Yard • Sign – Class C • Sign – Class D • Storage, Outdoor • Tanker Truck Washing Facility • Taxi/Bus Depot • Truck and Manufactured Home Sales and Rental • Truck Depot
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4.11.3 Standards

Subdivision Standards	
Minimum Parcel Area	1000.0 m ²
Minimum Parcel Width	30.0 m

Development Standards	
Minimum Front Yard	7.5 m
Minimum Rear Yard	10.0 m
Minimum Interior Side Yard	7.0 m
Minimum Exterior Side Yard	7.5 m
Maximum Building Height	15.0 m
Maximum Building Coverage	60.0%
Minimum Landscaped Area	10.0%

4.11.4 Additional Standards

Nuisance Factors:	<p>The Development Authority may:</p> <ul style="list-style-type: none"> (a) 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; (b) approve a discretionary use subject to the introduction of mitigation measures to address nuisance factors that extend beyond the boundary of the site; or (c) 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.
Storage of Hazardous Goods and Materials:	<p>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>

4.12 HEAVY INDUSTRIAL DISTRICT (M-3)

4.12.1 Purpose

The district provides for the existing food processing plant (sugar plant), which is considered to be a high impact industrial use within the Town with nuisance factors that have the potential to extend beyond the boundaries of the site. Other similar industrial facilities will also be contemplated under this district.

4.12.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Utilities • Sign – Class A • Sign – Class B • Park <p>(2) The following are permitted uses if they are located within existing approved buildings:</p> <ul style="list-style-type: none"> • Food Processing Plant 	<p>(3) The permitted uses listed in subsection (2) are discretionary uses if they are located in proposed buildings or proposed additions to existing buildings.</p> <p>(4) The following uses are discretionary:</p> <ul style="list-style-type: none"> • Accessory Use • Sign – Class C • Sign – Class D • Heavy Industrial Use • Aggregate Facility • Aggregate Facility, Temporary • Aggregate Stockpiling • Aggregate Stockpiling, Temporary • Solar Energy Conversion Systems • Wind Energy Conversion Systems

4.12.3 Standards

Subdivision Standards	
Minimum Parcel Area	5000.0 m ²
Minimum Parcel Width	30.0 m

Development Standards	
Minimum Front Yard	20.0 m
Minimum Rear Yard	20.0 m
Minimum Side Yard	10.0 m
Maximum Building Height	20.0 m
Maximum Building Coverage	65.0%
Minimum Landscaped Area	10.0%

4.12.4 Additional Standards

Nuisance Factors:	The Development Authority may: (a) approve a discretionary use; (b) approve a discretionary use subject to the introduction of mitigation measures to address significant adverse nuisance factors that extend beyond the boundary of the site; or (c) 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.
Storage of Hazardous Goods and Materials:	The storage of hazardous goods and materials may only be allowed within the district if they are wholly enclosed within a building and stored in a safe and secure manner.

4.13 INSTITUTIONAL AND RECREATION DISTRICT (IR)

4.13.1 Purpose

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

4.13.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Group Care – Limited • Park • Recreational Use – Indoor • Recreational Use – Outdoor • Sign – Class A • Sign – Class B • School, Elementary • School, Secondary 	<p>(2) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Accessory Use • Group Care • Institutional Use • Recreational Use - Outdoor • Private School • Campground • Cemetery • Child Care • Golf Course • Public Use • Recreational Amusement Park • Community Hall • Hospital • Place of Worship, Large • Place of Worship, Small • Sign – Class C • Sign – Class D • Social Organization • Social Care • Service Organization

4.13.3 Standards

School Setback:	<p>(a) The minimum setback from a property lines for a school is 10.0 metres</p> <p>(b) Subject to (c) below, the maximum building height for a school is 12.0 metres.</p> <p>(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.</p>
Other:	For discretionary uses, the building height and setback area shall be to the satisfaction of the Development Authority.

4.14 URBAN RESERVE DISTRICT (UR)

4.14.1 Purpose

The purpose of this District is to

- (a) protect lands for future urban growth by restricting premature subdivision and development of lands within the area;
- (b) provide for agricultural operations and a limited range of complementary development that can readily be removed or converted when the land is re-designated to allow for future urban growth.

4.14.2 Uses

Permitted Uses	Discretionary Uses
<p>(1) The following are permitted uses:</p> <ul style="list-style-type: none"> • Accessory Residential Building; • Agricultural Operations; • Single Detached Dwelling; • Manufactured Home; • Public Use; • Utilities; • Home Occupation – Class 1 and; • Sign – Class A. <p>(2) A maximum of one single detached dwelling shall be allowed per parcel.</p>	<p>(3) The following uses are discretionary uses:</p> <ul style="list-style-type: none"> • Kennel • Recreation Use – Outdoor • Home Occupation – Class 2 • Landing Strip • Sign – Class B • Sod Farm • Vehicular Storage • Wind Energy Conversion System <p>(4) Uses that are not listed in this district are discretionary uses if, at the time of the effective date of this Bylaw, they were being carried on pursuant to a development permit issued by the Town of Taber.</p> <p>(5) A use that meets the conditions of subsection (3) ceases to be a discretionary use if it is discontinued for six consecutive months or more.</p>

4.14.3 Standards

Subdivision Standards		Development Standards	
Minimum Parcel Area	64 ha ^{1, 2}	Minimum Front Yard	30.0 m
Number of Dwelling Units	1	Minimum Side or Rear Yard	7.5 m
<p>(1) If the area of a proposed parcel is less than 64.0 hectares, the parcel may be approved where:</p> <ul style="list-style-type: none"> (a) the purpose of the subdivision is to accommodate an existing dwelling unit and other related buildings, and (b) the area of the parcel is: <ul style="list-style-type: none"> (i) A minimum of 0.9 hectares; and (ii) A maximum of 4.0 hectares; (c) the width of the parcel is a minimum of 30.0 metres. <p>(2) 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.</p>			

4.15 DIRECT CONTROL DISTRICT (DC)

4.15.1 Purpose

The purpose of a Direct Control District is to provide for:

- (a) uses that due to their character cannot be effectively accommodated in the standard districts in this Bylaw and require that unique regulations be applied to the use by Council; or
- (b) innovative land use controls that cannot be legally or practically introduced through a standard land use district.

4.15.2 Requirements

- (1) Each Direct Control District will be different and will contain uses and standards and decision-making procedures specific to the proposed development.
- (2) In order to distinguish one Direct Control District from another, each district will be identified on the Land Use Maps by its own unique DC suffix in sequential order beginning with the first Direct Control District approved by Council labelled as DC1.
- (3) In applying for a Direct Control District, an applicant will need to provide written reasons why a standard land use district in the Land Use Bylaw is considered to be inappropriate to accommodate the proposal and why Direct Control is required.

4.15.3 Approval Procedure for a Development Permit

- (1) Before council considers an application for a use in the Direct Control District, they shall:
 - (a) Cause notice to be issued by the Development Officer in accordance with the notification procedures of Section 1.5.5 of this bylaw to all those located within 100 metres of the boundaries of the property subject to the application.
 - (b) Hear any persons that claim to be affected by the decision on the application.
- (2) Council may then approve the application with or without conditions or refuse the application.

4.16 DIRECT CONTROL DISTRICT 1 (DC-1)

This DC-1 District is hereby given the following unique direct control requirements:

Minimum Lot Area:	1 hectare
Maximum Lot Density:	One house per approved lot
Minimum Setback from Top of Bank:	To be determined after the Town's review and acceptance of a geotechnical engineering report with appropriate technical recommendations prepared by a qualified professional geotechnical engineer. Town council may retain a professional engineer either to conduct a geotechnical report or complete a peer review of an existing report and advise council accordingly, with respect to both top of bank and minimum setback for all buildings from the top of bank.
Maximum Height:	10.5 meters
Minimum Landscaped Area:	All landscaped areas shall be designed and maintained in accordance with the relevant recommendations from the geotechnical report.
Minimum Front Yard:	10.0 meters (subject to geotechnical study unless recommended otherwise)
Minimum Rear Yard:	20.0 meters or more (if recommended by the accepted geotechnical study)
Minimum Side Yard:	3.0 meters

All other district requirements shall be as Council deems necessary.

4.17 DIRECT CONTROL DISTRICT 2 (DC-2)

4.17.1 Purpose

To facilitate development on the subject parcel in consideration of Council being the development authority due to irregular parcel dimensions.

4.17.2 Uses

Those uses designated as permitted and discretionary in the Comprehensive Commercial District (CC).

4.17.3 District Requirements

Minimum Lot Area:	As per the approval of Town of Taber Council
Minimum Lot Width:	As per the approval of Town of Taber Council
Minimum Front Yard:	As per the approval of Town of Taber Council
Minimum Rear Yard:	As per the approval of Town of Taber Council
Minimum Side Yard:	As per the approval of Town of Taber Council
Building Height:	As per the approval of Town of Taber Council
Maximum Coverage	As per the approval of Town of Taber Council
Minimum Landscaped Area:	10%

4.17.4 Special Requirements – Landscaping

Further to the landscape requirements contained in Section 3 – General Provisions, landscaping shall be determined as follows:

- (a) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall be placed around all landscaped areas.
- (b) The minimum landscaped area shall be concentrated in front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Final landscaping plans shall be approved by the Development Officer prior to installation of plant materials.

4.17.5 Special Requirement: Storage Areas

All storage areas shall be appropriately fenced or screened. All sites abutting Residential Districts shall be screened from view of the Residential District to the satisfaction of the Development Authority. All storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section. “Outdoor storage” may be allowed only as an accessory use; exclusive or primary use of lots for “outdoor storage” is not permitted in this district.

4.17.6 Special Requirements: Parking

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable weather resistant surface.

4.17.7 Special Requirement: Building Location and Front Yard

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special façade treatment. This treatment shall be to the satisfaction of the Development Authority.

4.17.8 Special Requirements – Site Plan and Development Agreement

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on “Form A” and Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the Town to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the Town.

4.17.9 Other Requirements

All other requirements shall be as Council deems necessary.

4.18 DIRECT CONTROL DISTRICT 3 (DC-3)

4.18.1 Purpose

The purpose of this District is to permit and regulate a Municipal Solid Waste (MSW) handling operations, and other similar uses as well as uses allowed on the adjoining Urban Reserve – Industrial (UR-M) district, in the northeast corner of NW-8-10-16 W4M and the northwest corner of NE-8-10-16 W4M.

4.18.2 Uses

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

(1) Permitted Use

- (a) Existing Agricultural Operations
- (b) Accessory Buildings, Structure or Use
- (c) Sign
- (d) Stripping of Topsoil
- (e) Sod Farming

(2) Discretionary Use

- (a) Public Uses
- (b) Utilities
- (c) Dugouts
- (d) Kennel
- (e) Compostable Materials Handling Facility
- (f) Recycling Depot
- (g) Storage, Outdoor

4.18.3 District Requirements

In addition to the General Land Use Provisions contained in Part 2 and Part 3, the following regulations shall apply to every development in this district.

Minimum Lot Area:	4 hectares
Maximum Lot Density:	As Council deems necessary
Minimum Front Yard:	As Council deems necessary
Minimum RearYard:	As Council deems necessary
Minimum Side Yard:	As Council deems necessary
Maximum Height:	As Council deems necessary
Minimum Lansdscaped Area:	As Council deems necessary
Signage:	As Council deems necessary

4.18.4 Approval Procedures

- (1) Before Council considers an application for a use in the Direct Control District, Council shall:
 - (a) cause notice to be issued by the Development Officer of this by-law to all those located within 100 metres of the boundaries of the property subject to the application;
 - (b) hold a Public Hearing, and said Public Hearing shall be advertised in at least one (1) edition of a newspaper circulating in the area and the Public Hearing shall be conducted in accordance with municipal public hearing procedures; and
 - (c) at the Public Hearing, hear any persons that claim to be affected by the decision on the application.
- (2) Council may then approve the application with or without conditions, or refuse the application.
- (3) Council hereby delegates to the Development Officer decision-making authority for all permitted uses listed in this district, including district requirements.
- (4) All facilities constructed must meet the requirements of the Alberta Building Code and any other provisions under the Alberta Safety Codes Act at the time of development.

PART 5.0
Use Definitions

PART 5.0 Use Definitions

(1)	Abattoir	means a use for the slaughtering of animals and the processing of meat products.
(2)	Accessory Use	means any use, building or structure that is subordinate or incidental to the principal building or use and is located on the same site as the principal building or use and includes, but is not limited to, garages, swimming pools, sheds, decks and fences.
(3)	Aggregate Facility	means a use comprising a pit or excavation made for the purpose of searching for, or the removal of any soil, earth, clay, marl, sand, gravel or rock for commercial purposes and includes crushing operations and stockpiling of materials related to the facility, but does not include an excavation incidental to the erection of a building or structure for which a building permit has been granted by the Town (or its assigns), or an excavation incidental to the construction of any public works.
(4)	Aggregate Facility, Temporary	means a use comprising a temporary pit, borrow pit, or excavation opened and used solely for the purpose of a particular project or contract of road construction and not located on the road right-of-way; and it does not include a “Resource Extraction Operation”.
(5)	Aggregate Stockpiling	means a use for the storage of processed aggregates or other raw materials for future sale.
(6)	Aggregate Stockpiling, Temporary	means a temporary use for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
(7)	Aggregate Storage Area	means a temporary use for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
(8)	Agricultural Machinery/Equipment Sales and Service	means a use comprising the selling and service of agricultural machinery and equipment such as farm implements and supplies, and may include sales, repairs, storage, rentals, leasing, and service of such equipment, as well as offices, showrooms, and sales rooms; and, includes “Dairy Industry Equipment”, “Farmyard Maintenance Equipment”, “Farm Machinery or Implements Sales and Service”, “Farm Implement Dealerships”, “Grain Bins Sales and Storage”, “Granaries Sales, Storage and Assembly”, and “Irrigation Equipment Sales and Storage”.

(9) Agricultural Operations	means a use involving: <ul style="list-style-type: none"> (a) the cultivation of land (b) the raising of livestock, but excluding “Confined Feeding Operations” as defined by the Agricultural Operations and Practices Act (AOPA), (c) the production of agricultural field crops, (d) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops, (e) the production of milk and eggs, (f) the production of honey, (g) the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides including application by ground and aerial spraying for agricultural purposes.
(10) Agricultural Processing	means a use comprising a small scale facility, employing 50 or fewer people where agricultural produce such as grains, legumes, honey, etc. – is collected, sorted, washed, cleaned, dusted, waxed, cooked, or otherwise prepared or processed into finished or semi finished products and from which such produce is shipped to a wholesale or retail outlet or for further processing. This use may be a bakery, dairy, or other similar small scale facility and includes “Seed Cleaning Plant,” and may include limited processing of meat products prior to shipment to a retail outlet but this excludes an “Abattoir” or any activity used for the slaughtering of animals or the boiling of blood, tripe or bones.
(11) Agricultural Service and Supply Establishment	means a use for the supply of goods, materials or services that support agricultural uses, including the sale and storage of seed, feed, fertilizer and chemical products and the rental, sale, repair or service of agricultural equipment or implements or any combination of the foregoing.
(12) Agricultural Supply Depot	means a use for the bulk storage of agricultural products and farm supplies, but does not include the sale or storage of solid and liquid fertilizers.
(13) Anhydrous Ammonia Storage	means a use for the storage of liquid anhydrous ammonia.
(14) Apartment	means a use consisting of a building with five or more dwelling units that share a common entrance, and does not conform to the definition of any other residential use.
(15) Auction Mart (Auctioneering Services)	means a use for predominantly livestock auctions and may include the auction of agriculturally related chattels on an accessory basis.
(16) Auction Room	means a use for the storage of goods and materials which are to be sold on the premises by public auction, and for the sale of the said goods and materials by public auction on an occasional basis.
(17) Auto Body and Repair Shop	means a use where the primary activity is the repairing and maintaining of vehicles, including auto body repair.

(18) Automobile Service	means a use where vehicle fuels, lubricants and accessories are offered for retail sale and which contains facilities for the repair and maintenance of vehicles excluding body and fender work.
(19) Automobile Storage	means a use comprising an outdoor storage area specifically for seasonal or temporary storage of cars, trucks, and recreation vehicles.
(20) Automobile Supply	means a use where equipment and parts used to repair, service or customize motor vehicles are available for retail sale but does not include any installations or repairs.
(21) Automotive Repair	means a use for the repair or replacement of parts in a motor vehicle but does not offer vehicle fuels for retail sale. This definition does not include an auto body shop, an automobile service station, or a gas bar; and or the purposes of this definition, vehicle may include motorized construction equipment, farm equipment or tractor trailers including a tire shop.
(22) Automotive Sales	means a use for the retail sale or rental of new or used automobiles, recreational vehicles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light vehicles or crafts, together with incidental maintenance services and sale of parts and includes automobile dealerships, car and truck rental agencies, and motorcycle dealerships, but does not include dealerships for the sale of manufactured homes, trucks, or heavy equipment with a gross vehicle rating greater than 4,000 kg (8,818 lb).
(23) Backyard Suites	<ul style="list-style-type: none"> (a) Is attached to the principal residential dwelling and may be located separate from or in conjunction with a garage; (b) contains two or more rooms use or designed to be used as a residence by one or more persons; (c) contains a kitchen, living, sleeping and sanitary facilities; (d) is self-contained and located within a dwelling unit; (e) is located on the same parcel as the main residential dwelling unit; (f) requires a minimum of 1.0 motor vehicle parking stalls.
(24) Bed and Breakfast	means a use where the provision of overnight accomodation is provided to guests in a bedroom where the residence is occupied by the owner or operator, who may also provide breakfast, but no other needs, to guests.
(25) Boarding House	means a use containing sleeping rooms without cooking facilities, where lodging and/or meals for three or more persons is provided for compensation but does not include a hotel.
(26) Bottled Gas, Sales and Storage	means a use where compressed gas is stored in pressurized portable tanks.

(27) Building Supply Outlet	means a use for storage, milling, and wholesale sales of a broad range of building materials and tools, and which may include a retail operation. This use includes carpet flooring shops, supply shoptos, plumbing, heating, sheet metal, electrical supply shops, fire and safety supplies, paint stores, and hardware tool stores.
(28) Bulk Fuel and Chemical Storage	means a use where refined or crude oil, fuel, or liquid or solid chemical is stored, and includes the storage of dangerous/hazardous substances, as defined by the Dangerous Goods Transportation and Handling Act and the Major Industrial Accidents Council of Canada (MIACC), and may include facilities for cleaning, blending or packaging of bulk oil, fuel or chemicals, but does not include manufacture of any of these products.
(29) Bulk Sales Establishment	means a use for the purposes of buying and selling lumber, wood, building materials, feed, seed, grain bins, fertilizer, beverages, ice, and allied commodities but does not include any manufacturing, assembling or processing.
(30) Campground	means a use including the levy of fees for the locating of tents or recreational vehicles and includes any facilities or amenities secondary to the primary use, and may also include a Recreation Vehicle Park and Public Campground/Campsite and, temporary or seasonal storage of recreation vehicles as an accessory use.
(31) Caterer	means a use in which food and beverages are prepared for consumption off the premises, and are not served to customers on the premises or for take out and, is not a food and/or beverage service facility.
(32) Cemetery	means a use for a burial ground licensed by the appropriate provincial government departments, and may include accessory facilities such as crematories, cinerarium, columbarium, mausoleums, memorial parks, and gardens of remembrance.
(33) Child Care	means an accessory use licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for more than six (6) children under the age of 15 years. This includes home-based care, daycare centres, kindergartens, nursery schools, play schools and other similar uses.
(34) Child Care – Limited	means an accessory use that may or may not be licensed by the Province of Alberta to provide personal care, maintenance, supervision or education, without overnight accommodation, for up to six (6) children under the age of 15 years. This includes home-based care, daycare centres, kindergartens, nursery schools, play schools and other similar uses.

(35) Clinic	means a use for the purpose of consultation, diagnosis and office treatment by physicians, dentists, drugless practitioners, opticians, optometrists, chiropractors, their staff and their patients and; without limiting the generality of the foregoing, including waiting rooms, treatment rooms, laboratories and dispensaries, directly associated with the clinic.
(36) Commercial Fertilizer Supply	means a use for the bulk storage and sale of solid and liquid fertilizers, and includes other agricultural chemicals.
(37) Communication Tower	means a use comprising a structure that is used to convey communication, radio or television signals and may include other structures necessary for the carrying out of this function.
(38) Community Entrance Feature	means a use where a landscape attraction, monument or sign is displayed on a parcel that states the name of, or in some way identifies, a residential community.
(39) Community Hall	means a use for community activities and the control of which is vested in the Town of Taber, a local board or agent thereof.
(40) Concrete Manufacturing/Concrete Plant	means a use involving manufacturing that produces concrete or concrete products used in building or construction and includes facilities for the administration and management of the business, the stockpiling of bulk materials used in the production process or a finished product manufactured on the premises, and the storage of the materials and equipment required to manufacture concrete and may also include the manufacture and storage of concrete products and supplies and maintenance of required equipment but excludes the retail sale of finished concrete.
(41) Construction Yard	means a use for a construction operation such as building construction, oilfield construction or another similar type of construction operation.
(42) Consumer Services	means a use where any of the following activities occur: (a) services related to the care and appearance of the human body; (b) care cleaning, alteration and repair of clothing, jewellery or shoes; (c) portrait or professional photography; and (d) repair, service or refurbishment of furniture, electronic equipment and appliances that are used in the home
(43) Contracting Services, Major	means a use for commercial and industrial service support and construction and includes oilfield support services, laboratories, cleaning and maintenance contractors, building construction, surveying, landscaping, concrete, electrical, excavation, drilling, heating, plumbing, paving, road construction, sewer or similar services of a construction nature which require on-site storage space for materials, mobile equipment or vehicles normally associated with the contractor service, with any sales, display, office or technical support service areas being accessory to the principal general contractor use.

(44) Contracting Services, Minor	means a use for the provision of electrical, plumbing, heating, painting, catering and other contractor services and the accessory sales of goods normally associated with the contractor services where all materials are kept within an enclosed building, and no fleet storage of more than four vehicles or pieces of mobile equipment.
(45) Convenience Food Store	means a use that specializes in convenience type retail items such as groceries, soft drinks and other similar goods.
(46) Data Duplicating Shop	means a use for the input, processing and printing of computerized data.
(47) Drinking Establishment	means a use, licensed by the Alberta Liquor Control Board, where the main purpose is to serve alcoholic beverages for consumption on the premises, and any preparation or serving of food and entertainment is ancillary to such use.
(48) Drive-through	means a use: (a) where services are provided to patrons who are in a motor vehicle; (b) that will always be approved with another use; (c) that does not have any drive-through aisles in a setback area; and (d) that must fence drive-through aisles where necessary, to prevent access to a lane or street.
(49) Dry Cleaner	means a use where dry cleaning, dry dyeing, cleaning or pressing of articles or clothing is carried on, and (a) in which only non-flammable solvents are or can be used which emit no odours or fumes; and (b) in which no noise or vibration causes a nuisance or inconvenience within or outside the premises.
(50) Dry Cleaning and Laundry Depot	means a use comprising the receipt of articles of clothing that are to be subjected to the process of dry cleaning, dry dyeing or cleaning elsewhere and for the pressing and/or distribution of any such articles or goods that have been subjected to any such process.
(51) Dry Cleaning and Laundry Plant	means a use where dry cleaning, dry dyeing, cleaning or pressing of articles of clothing is carried on.
(52) Duplicating Shop	means premises engaged in reproducing drawings, plans, maps or other copy, by computer graphics, blueprinting, photocopying or small offset process.
(53) Duplex Dwelling	means a building containing two Dwelling Units, one above the other, each of which has an independent entrance, either directly from outside the building or through a common vestibule
(54) Dwelling Unit	means a use: (a) that contains two or more rooms used or designed to be used as a residence by one or more persons; and (b) that contains a kitchen and living, sleeping and sanitary facilities

(55) Electrical and Electronic Products Industry	means an industry involved in the production of appliances, lighting products, audio and video recording, receiving, sending and playing products, communications products, business machine products, electrical transformers and switches, energy, wire and cable products, but shall not include electrical generation equipment or battery products.
(56) Electricity Production	means the activity of producing electrical power and may include such structures as a power generating station or a co-generation.
(57) Equipment Rental and Repair	means a use for the rental or repair of tools, appliances, recreational craft, office machines, furniture, home appliances, light construction equipment, or similar items, but does not include the rental or repair of motor vehicles or industrial equipment.
(58) Farmers Market	means a use for the sale of new or used goods and food products by multiple vendors renting tables and space in an enclosed building in which vendors may vary from day to day, although the general layout of space to be rented remains the same with such operations usually seasonal in nature.
(59) Feed Mill	means a use where farm commodities are brought, stored, and sold, and also includes the drying, processing and elevation for storage of farm commodities such as grain.
(60) Financial Institution	means a development, use, or building that is primarily for the banking or lending of money and other related services. It includes a trust company, chartered bank, and credit union or Province of Alberta Treasury Branch.
(61) Food and/or Beverage Service Facility	means a building or portion thereof, in which food and/or beverages are prepared to be sold for consumption on the premises or for take-out, and without limiting the generality of the foregoing, may include such facilities as restaurants, drive-through in food establishments, taverns, bars, cocktail lounges and catering services.
(62) Food Processing Plant	means a use, building or part of a building, other than a restaurant or catering establishment in which agricultural products are prepared, processed, preserved, graded or stored for eventual human consumption, and includes a sugar plant, flour mill, a dairy, a bakery, a grain elevator or an egg grading station, but does not include an abattoir or any premises used for the slaughtering of animals or the boiling of blood, tripe or bones. Food Processing Plants will typically be large scale agricultural processing plants that employ more than 50 employees.
(63) Funeral Home	means a use where funerals are held and/or the deceased are kept until they are released for burial or cremation.
(64) Gaming or Gambling Establishment	means a use for the purpose of dealing, operating, maintaining or conducting any game played with cards, dice or any mechanical device or machine for money, property or any item of value.

(65) Garage	means a use that is either an Accessory Use to a main building or part of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation. A “garage” shall not exceed 100 m ² in area with a maximum interior ceiling height of 3.7 m and a maximum height of 5 m. A “Garage” is not a “Dwelling Unit” and is not a parking garage.
(66) Garage, Attached	means a “Garage” attached to a main building.
(67) Garage, Detached	means a “Garage” that is not part of the main building.
(68) Gas Bar	means a use that is limited to the sale of gasoline and related primarily to automotive products.
(69) Golf Course	means a use for the playing of the game of golf including playing area and accessory buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.
(70) Grain Elevator	means a structure that is used for the temporary storage of grain for shipment to or from another location
(71) Greenhouse, Commercial	means a use for the growing of flowers, fruits, vegetables, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such greenhouse, and are sold directly from the site either wholesale or retail.
(72) Group Care – Limited	means a use that provides residential accommodation for up to seven persons, most or all of which are handicapped, aged, disabled, or in need of adult assistance and who are provided service or supervision, excluding foster homes. This use does not include an institution such as extended medical treatment centres or detention and correction facilities.
(73) Group Care	means a use that provides residential accommodation for more than seven persons, most or all of which are handicapped, aged, disabled, or in need of adult assistance and who are provided service or supervision, such as handicapped, aged, disabled or women`s shelter, excluding foster homes. This includes large scale centres and facilities where the scale and type of services require special siting considerations or may impact adjacent lands.
(74) Heavy Equipment Sales, Service, Storage and Rentals	means a development used for the retail sale or rental of new or used heavy equipment and trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories. Also see “Truck and Manufactured Home Sales and Rentals. See “Automotive/Recreation Vehicle Sales and Rental” for all vehicles at or under 4,000 kg.

(75) **Heavy Industrial Use**

means a use involved in manufacturing, stockpiling, storage or construction that has the potential to generate significant impacts beyond the boundaries of its site by way of noise, odours, lighting, truck traffic, emissions or vibration.

(76) **Home Occupation – Class 1**

means a use:

- (a) that comprises business that is incidental and subordinate to the principal residential use of the dwelling unit in which it is located;
- (b) that due to its scale and intensity, no impacts of the business are observed or felt outside of the dwelling unit;
- (c) that has a maximum of one (1) visit per day;
- (d) that does not require any person other than the resident of the dwelling unit, to work at the residence where the use is located; and
- (e) that does not require a private garage or other accessory buildings of the dwelling unit to be used in the operation of the use;
- (f) that does not exceed a maximum of two per dwelling unit; and
- (g) that does not cause electronic interference, dust, noise, odour, smoke, or anything of offensive or objectionable nature, which is detectable to normal sensory perception, outside of the building containing the use.

(77) **Home Occupation – Class 2**

means a use:

- (a) that comprises business that is incidental and subordinate to the principal residential use of the dwelling unit in which it is located;
- (b) that due to its scale and intensity, no impacts of the business are observed or felt outside of the dwelling unit;
- (c) that does not require any person other than the resident of the dwelling unit, to work at the residence where the use is located;
- (d) a use that may have one person, other than the resident of the Dwelling Unit, working at the residence where the use is located; and
- (e) a use that may require a private garage or other accessory building of the dwelling unit to be use in the operation of the Home Occupation;
- (f) that does not exceed a maximum of one per dwelling unit; and
- (g) that does not create electronic interference, dust , noise, odour, smoke or anything of an offensive or objectionable nature, which is detectable no normal sensory perception, outside the building containing the use.

(78) **Hospital**

means a use subject to the Alberta Hospitals Act:

- (a) that maintains and operates facilities for both inpatient and outpatient medical care;
- (b) that may include long-term and short-term care, overnight stays, diagnostic, laboratory, and surgical services, for the treatment of human illness, injury, and disease; and
- (c) that may include accessory uses necessary for the functioning of a this institution.

(79) Hotel	means a use for the accommodation of the travelling or vacationing public containing guestrooms served by a common entrance as well as kitchen and dining room, drinking establishment or other public rooms.
(80) Industry/Manufacturing, Small Scale	means an industry engaged in the assembly, processing, manufacture, cleaning, testing, repairing, storage, or distribution of various materials into a new product and the industry may include most or all of the following characteristics: (a) can be developed on smaller parcels of land, (b) is suitable for industrial parks, (c) most of the activities are confined to the building, (d) does not require large areas of outdoor storage, (e) does not produce emissions which are obnoxious or hazardous, (f) employs 50 or fewer people on site. This use does not include a Seed Cleaning Plant (see "Agricultural Processing").
(81) Institutional Use	means a use comprising a post secondary education facility, technical/trade school, playground, community hall, government office, or library.
(82) Kennel	means a use for which a number of dogs and/or cats are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.
(83) Laboratory	means the use for scientific, medical and/or dental testing, experimentation and/or research.
(84) Landing Strip	Means a use comprising a hard surfaced runway for the landing or taking off of airplanes, and includes hangers, storage areas and ancillary buildings and facilities relating to the function of the runway.
(85) Laundromat	means a use comprising a self-serve clothes washing establishment containing one or more washing and drying, ironing, finishing or other incidental equipment.
(86) Manufactured Home	means a transportable, single or multiple section residential dwelling suitable for permanent occupancy, built in 1985 or later in a certified off-site manufacturing facility in accordance with the Alberta Building Code with or without longitudinal beams under the floor that become part of the surface foundation; and is transported on its own wheels and upon its arrival at the site, is ready for occupancy except for incidental building operations such as placement on foundation supports and connection to utilities.
(87) Manufactured Home Community	means a use comprising a lot under single ownership which is managed by an operator and which has been designed for the placement of manufactured homes or manufactured home community lots for non-transient use.
(88) Manufacturing Firm	means a use for a plant or facility involved in machining, welding, fabricating, assembly, bottling.

(89) Medical Office	means a use consisting of an office in which the practice of the professions of medicine, psychiatry, psychotherapy, dentistry or optometry is carried on or in which the treatment by osteopathy, naturopathy or chiropractic is carried out.
(90) Mobile Home	means a use comprising an uncertified off-site factory built residential dwelling unit intended for residential occupancy that does not meet the Alberta Building Code and was built prior to 1985. This use is not a “Moved-In Dwelling”, “Manufactured Home” or “Modular Home”.
(91) Motel	means a use for the accommodation of the traveling or vacationing public containing guestrooms.
(92) Multi-Residential Development	means a use comprised of apartments, rowhouses, semi-detached dwellings or duplex dwellings, in any combination, within a comprehensively-developed site containing such private features as roads, open space and services.
(93) Museum	means a use for the preservation and presentation of works of art, or cultural or historical or scientific objects and information and open to the recreation and education of the public.
(94) Neighbourhood Commercial Development	means a small-scale commercial centre consisting of retail stores and other service and retail uses located within a residential area.
(95) Nursery and Garden Store	means the use where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stock, for grafting, or for the purpose of retail or wholesale.
(96) Office	means a use providing for the administration of business or government, or the provision of professional services.
(97) Oilfield Support Service	means a use for the cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies, provided such storage does not exceed 5,000 m ³ for all organic or inorganic chemicals and 10,000 m ³ for all petroleum products and that such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.
(98) Park	means a use: <ul style="list-style-type: none"> (a) where open space is set aside for recreational, educational, cultural or aesthetic purposes; and (b) that includes natural and man made landscaping facilities, buildings, parking and other facilities that complement and support the open space function.

(99) Parking Garage	means a surface or sub-surface building or portion of a building designed specifically for parking vehicles either in association with a multi-residential development, a commercial building or industrial development.
(100) Parking Lot	means a use of land for the parking of motor vehicles. When identified as a specific use in a land use district, this use is considered to be an exclusive use of land on a site whereby parking lots or otherwise developed in association with other permitted and discretionary uses and in accordance with the regulations found in Section 3 of this by-law.
(101) Pharmaceutical and Medical Products Industry	means a use for the manufacture, fabrication and processing of drugs in pharmaceutical preparations for human or veterinary use, and the manufacture of orthopaedic, prosthetic and surgical appliances and supplies.
(102) Pharmacy	means a retail use that dispenses prescription drugs and sells, among other things, non-prescription medicines, health and beauty products, and associated sundry items.
(103) Place of Worship, Large	<p>means a use:</p> <ul style="list-style-type: none"> (a) Where people assemble for religious or spiritual purposes; (b) where the minimum assembly area of the use is greater than 500.0 square metres (c) that may provide occasional refuge for people; (d) that may have rooms for the administrative function of the use; (e) that may have a child care service within the building subject to the child care service requirements of this bylaw; (f) that may have a food preparation area, kitchen and seating area available for the uses of the use; and (g) that may have maximum of one dwelling unit.
(104) Place of Worship, Small	<p>means a use:</p> <ul style="list-style-type: none"> (a) where people assemble for religious and spiritual purposes; (b) where the largest assembly area of the uses is less than 500.0 square metres; (c) that may provide occasional refuge for people; (d) that may have rooms for the administrative functions of the use; (e) that may have a child care service within the building subject to the child care service requirements of this bylaw; (f) that may have a food preparation area, kitchen, and seating area available for the uses of the use; and (g) that may have a maximum of two dwelling units.
(105) Post-Secondary School	means a use involving a public or private school or college providing post-secondary education or training to students.
(106) Printing Establishment	means a use for the primary purpose of printing, lithographing or publishing and may include some of the same uses permitted in a duplicating shop, but must include at least one of the above-listed primary functions.

(107) Printing, Reproduction and Data Processing Industry	means a use by printing industries (including sign printing); reproduction industries such as tape, film and records; data processing industries; and binding and related industries with similar impacts.
(108) Private School	means a use, that is privately supported and involves private assembly for education, training or instruction of students receiving primary and/or secondary education
(109) Propane Transfer Facility	means a use for the storage of propane having not more than one storage container and such container shall not have an aggregate propane storage capacity in excess of 50 000 litres (10,994 gallons) and from which no retail sale of propane fuel to the public is or may be affected.
(110) Public Use	means a use for public services by the Town except sanitary landfill sites and sewage lagoons, or by any local board or agency of the Town, or by any department, commission or agency of the Province of Alberta or Government of Canada.
(111) Railroad yard	means a use for the storage and maintenance of railroad related equipment and products and usually includes a number of buildings related to the operation of a railroad. This use includes a “Railway Station Grounds”.
(112) Recreational Amusement Park	means a use with or without permanent buildings or structures where rides, games of chance, entertainment, exhibitions, and the sale of food, beverages, toys and souvenirs constitute the main use.
(113) Recreational Use - Commercial	means a use comprising of a large scale building in which patrons may participate in a recreation activity which, due to the nature of the activity or required equipment, requires a substantial area for each participant, and in which there is provision for spectators and recreational activities may include, without limiting the generality of the foregoing, billiard or pool halls, large bowling alleys, fairs (including the Taber Exhibition Association and associated facilities), tennis, racquet courts, gymnasiums, simulated golf, or indoor golf, swimming pools, or commercial arenas; and the key distinction between this use and “Recreation Facility, Indoor” is scale and the provision for spectators.
(114) Recreational Use - Indoor	means a use within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis; and typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys; racquet clubs; and indoor soccer fields; whereby this use is generally intended to be smaller than a “Recreation Facility, Commercial” and will typically be designed for a limited amount of spectator use.

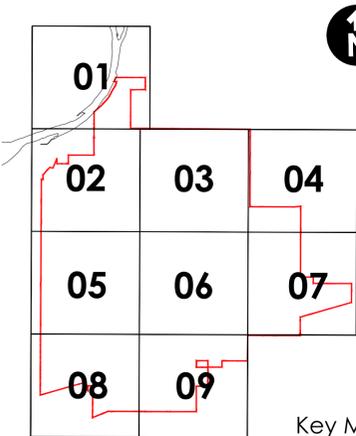
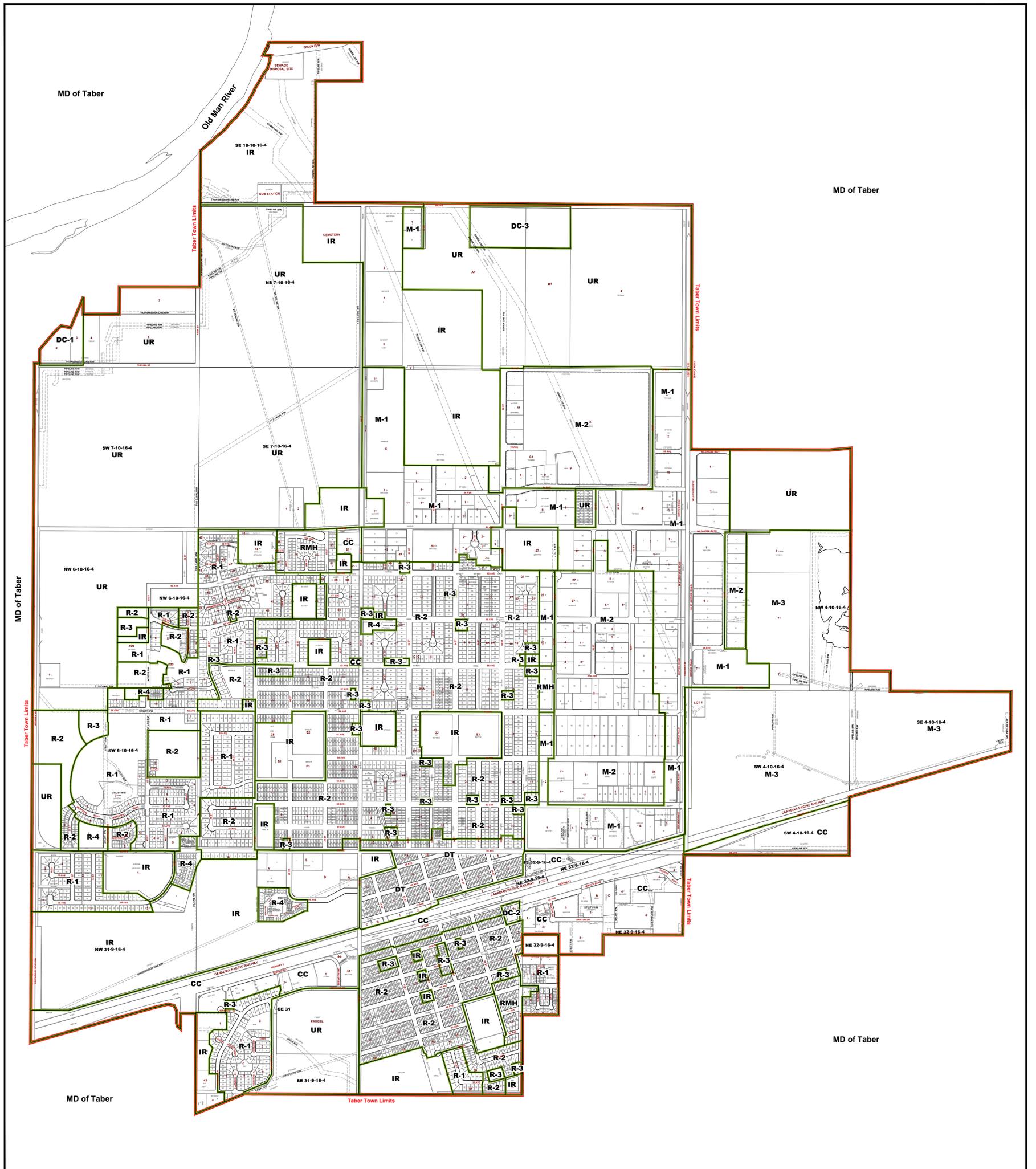
(115) Recreational Use - Outdoor	means a use for sports and active recreation conducted outdoors; and typical uses include campsites, golf courses, driving ranges, bicycle/pedestrian trails, ski facilities/trails, sports fields, outdoor swimming pools, picnic areas, fairs/exhibitions, and outdoor tennis courts.
(116) Recycling Depot	means a use in which used material is separated and processed prior to shipment for repeated use or to others who will use those materials to manufacture new products, and may include the handling of hazardous materials.
(117) Research Facility	means a use for scientific research, investigation, and testing are located.
(118) Restaurant, Large	means a use: <ul style="list-style-type: none"> (a) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises; (b) that may be licensed for the sale of liquor by the Alberta Liquor and Gaming Commission; (c) that has a public use area 75.0 square metres or greater; (d) that may have a minimum of 10.0 square metres of public area used for the purpose of providing entertainment; and (e) must not have any openings, except emergency exits, landing bay doors, or non-operating windows, on a facade that faces a residential district, unless the facade is separated from the residential district by an intersecting street.
(119) Restaurant, Small	means a use: <ul style="list-style-type: none"> (a) where food is prepared and sold for consumption on the premises and may include the sale of prepared food for consumption off the premises; (b) that may be licensed for the sale of liquor by the Alberta Liquor and Gaming Commission; (c) that has a public use area of less than 75.0 square metres; and (d) that may have a minimum of 10.0 square metres of public area used for the purpose of providing entertainment (e) must not have any openings, except emergency exits, landing bay doors, or non-operating windows, on a facade that faces a residential district, unless the facade is separated from the residential district by an intersecting street.
(120) Restaurant, Take-out	means an establishment primarily engaged in preparing specialty foods in bulk and in providing customers with a take-out and/or delivery service which may or may not be consumed on or off the premises.
(121) Retail Liquor Store	means a use, licensed by the Alberta Liquor Control Board, where alcoholic beverages are stocked and sold to the public and intended to be consumed off the premises.

(122) Retail Store	<p>means a use:</p> <ul style="list-style-type: none"> (a) where merchandise is sold or rented to the public; (b) where merchandise is stocked on the premises in quantities sufficient only to supply the premises; (c) that may display the items for sale within the use outside of a building a maximum distance of 6.0 metres from the public entrance to the use; and (d) must not locate any outdoor display area in a required setback if it impedes pedestrian movement.
(123) Row House Dwelling	<p>means a building containing three (3) or more Dwelling Units as its principal use. Each dwelling is separate from the adjoining dwelling by a vertical and/or horizontal party wall.</p>
(124) Salvage Yard	<p>means a use where motor vehicles, tires, and parts are disassembled, repaired, stored or resold.</p>
(125) Sanitary Landfill Sites	<p>means a use for the disposal of solid wastes.</p>
(126) School, Elementary	<p>means a development that is publicly supported and involves public assembly for education, training or instruction of students receiving primary education.</p>
(127) School, Secondary	<p>means a development that is publicly supported and involves public assembly for education, training or instruction of students receiving a secondary education.</p>
(128) Secondary Suite	<p>means a use that:</p> <ul style="list-style-type: none"> (a) is located within a dwelling unit; (b) contains two or more rooms use or designed to be used as a residence by one or more persons; (c) contains a kitchen, living, sleeping and sanitary facilities; (d) is self-contained and located within a dwelling unit; (e) is located on the same parcel as the main residential dwelling unit; (f) requires a minimum of 1.0 motor vehicle parking stalls
(129) Semi-Detached Dwelling	<p>means a building that is divided vertically into two dwelling units side by side and separated from each other by a common wall extending from foundation to roof and not attached to any other residential building. The building may include a Secondary Suite within a Dwelling Unit in a District where a Secondary Suite is a listed use and conforms to the rules of the District.</p>
(130) Service Organization	<p>means a use:</p> <ul style="list-style-type: none"> (a) where health or educational programs and services are offered to the public; (b) does not provide a food preparation or eating area for the public; (c) where there are rooms for the administrative function of the use; (d) where there may be rooms or an auditorium available for programs related to the use.

(131) Single Detached Dwelling	means a building that contains only one Dwelling Unit and is not a manufactured home. The building may include a Secondary Suite in a District where a Secondary Suite is a listed use and conforms to the rules of the District.
(132) Shopping Centre	means a use containing a group of separate permitted (or approved discretionary) retail store uses which is maintained as a single comprehensive unit and located on a single lot, such lot being held and maintained under one ownership or under condominium ownership.
(133) Social Care	<p>means a use comprising:</p> <ul style="list-style-type: none"> (a) a facility to care for persons who are aged or infirm or who require special care or a day care facility; (b) a building or part of a building, other than a home maintained by a person to whom the children living in that home are related by blood or marriage, in which care, supervision or lodging is provided for four (4) or more children under the age of 18 years, but does not include a place of accommodation designated by the Minister of Family and Social Services as not constituting a child care institution; or (c) a hostel or other establishment operated to provide accommodation and maintenance for unemployed or indigent persons.
(134) Social Organization	<p>means a use:</p> <ul style="list-style-type: none"> (a) where members of a club or group assemble to participate in recreation, social or cultural activities; (b) where there is a food preparation and seating area for the consumption of food; (c) that may have meeting rooms for the administrative group.
(135) Storage, Indoor	means a use involving a self-contained building or group of buildings available for the storage of goods; and includes “mini-storage” or private storage facilities; but includes a warehouse.
(136) Storage, Outdoor	means a use involving the storage of goods, materials and/or equipment, or the display and sale of goods and materials, including vehicles for hire or sale, located outside permanent buildings or structures on the site; and excludes a parking lot.
(137) Supermarket	means a use for the sale of food and associated small household items.
(138) Tanker Truck Washing Facility	means a use for cleaning the interior of the tanks of tanker trucks.
(139) Taxi/Bus Depot	means a use in which the dispatch for taxis, limousines or buses occurs and may include an area, site or location intended for the parking of taxis, limousines or buses or for loading and unloading of passengers.
(140) Theatre	means a use for the presentation of the performing arts.
(141) Theatre, Movie	means a use for showing or viewing of motion pictures for a fee.

(142) Tourist Information Facility	means a building or part thereof used to provide local information or directions to a person travelling for pleasure.
(143) Transport/Truck Operation	means a use involving the storing, parking, servicing and dispatching of trucks. This use may also involve the transfer of goods primarily involving loading and unloading of freight-carrying trucks.
(144) Truck and Manufactured Home Sales and Rental	means a use for the retail sale or rental of new or used trucks exceeding 4,000 kg (18,000 lbs.), motor homes, and manufactured homes together with incidental maintenance services and the sale of parts and accessories.
(145) Truck Depot	means a use involving the maintenance, servicing, storage or repair of commercial vehicles and/or transport trailers is conducted or rendered; and this includes the dispensing of motor fuel or petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles.
(146) Truck Stop	means a use that combines a convenience food store, restaurant, gas bar, truck depot, and automotive service station in order to cater both to the travelling public and commercial truck traffic.
(147) Utilities	means a use for one or more of the following: (a) telecommunications systems, (b) waterworks systems, (c) irrigation systems, (d) systems for the distribution of gas, whether natural or artificial, (e) systems for the distribution of artificial light or electric power, (f) storm water management systems, (g) heating systems, and (h) sewage systems
(148) Vehicle Wash	means a for washing vehicles either by production line methods employing mechanical devices or by hand.
(149) Veterinary Clinic	means a use for the medical care and treatment of animals.
(150) Warehouse	means a use for storage of goods and materials that is larger in scale than “mini-storage”, private storage facilities, and “indoor storage”.
(151) Warehouse Store	means a use within all or part of a building for the wholesale or retail sale of goods where the use area exceeds 1,000 square metres of floor area.
(152) Wind Energy Conversion System (WECS)	means a use comprising a system consisting of subcomponents which convert wind energy to electrical energy and having major components being generator rotors, tower and a storage system

SCHEDULE A: LAND USE MAPS



This map forms part of the Town of Taber Land Use Bylaw _____. The Land Use Districts are subject to amendment by by-law of Taber Council and the maps are updated as soon as possible following Council's decision.

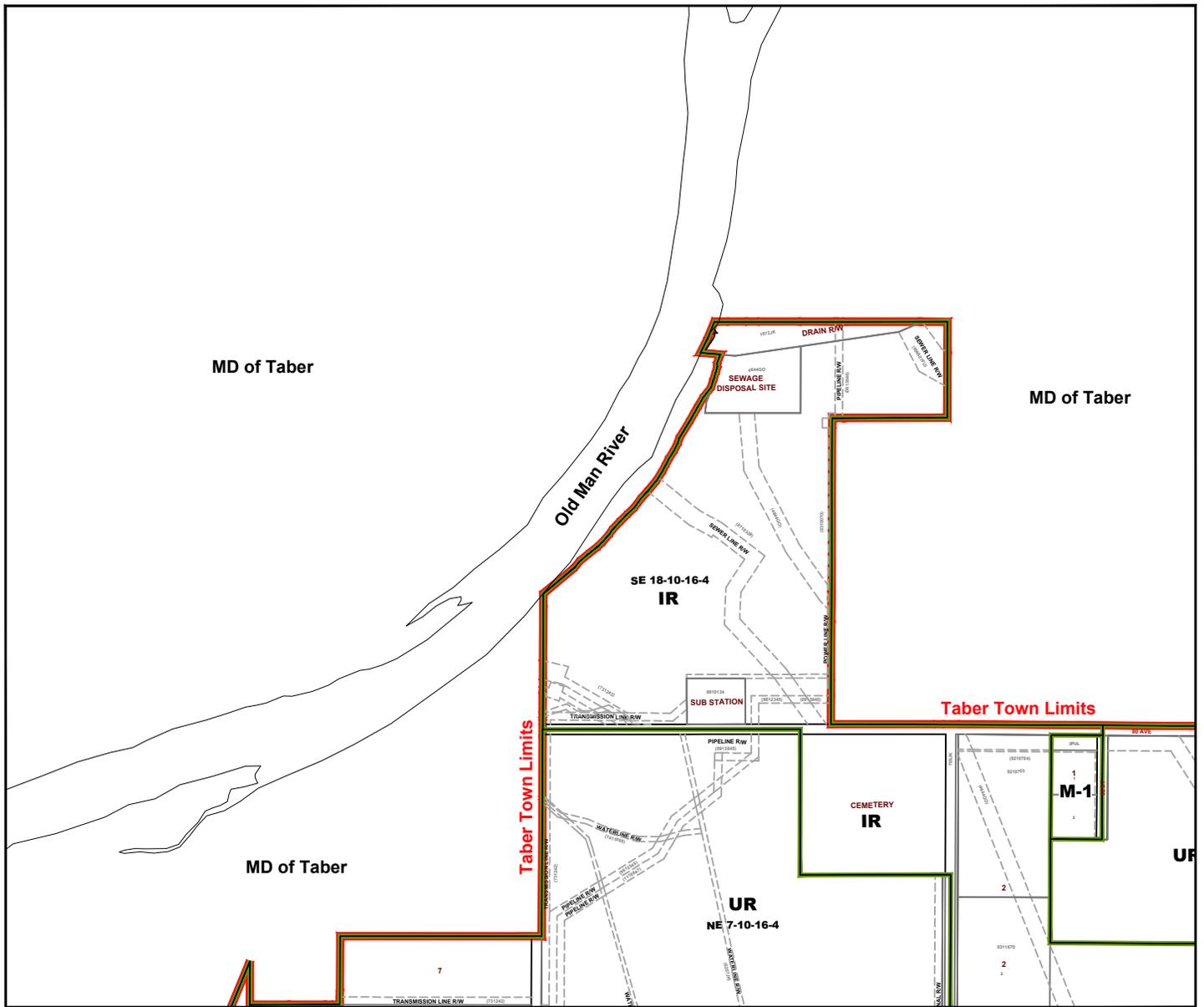
Legend

- Taber Town Limits
- Land Use Lines
- R-1** Land Use District
- - - - - Easements

Land Use Districts

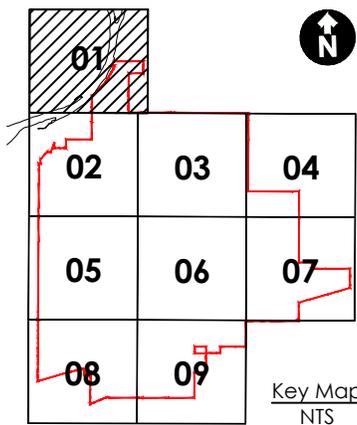
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| CC - Comprehensive Commercial District | R-1 - Residential Single Dwelling District |
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MAP 02

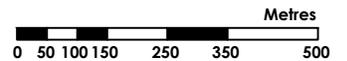
MAP 03



Key Map
NTS

Legend

- Taber Town Limits
- Land Use Lines
- R-1** Land Use District
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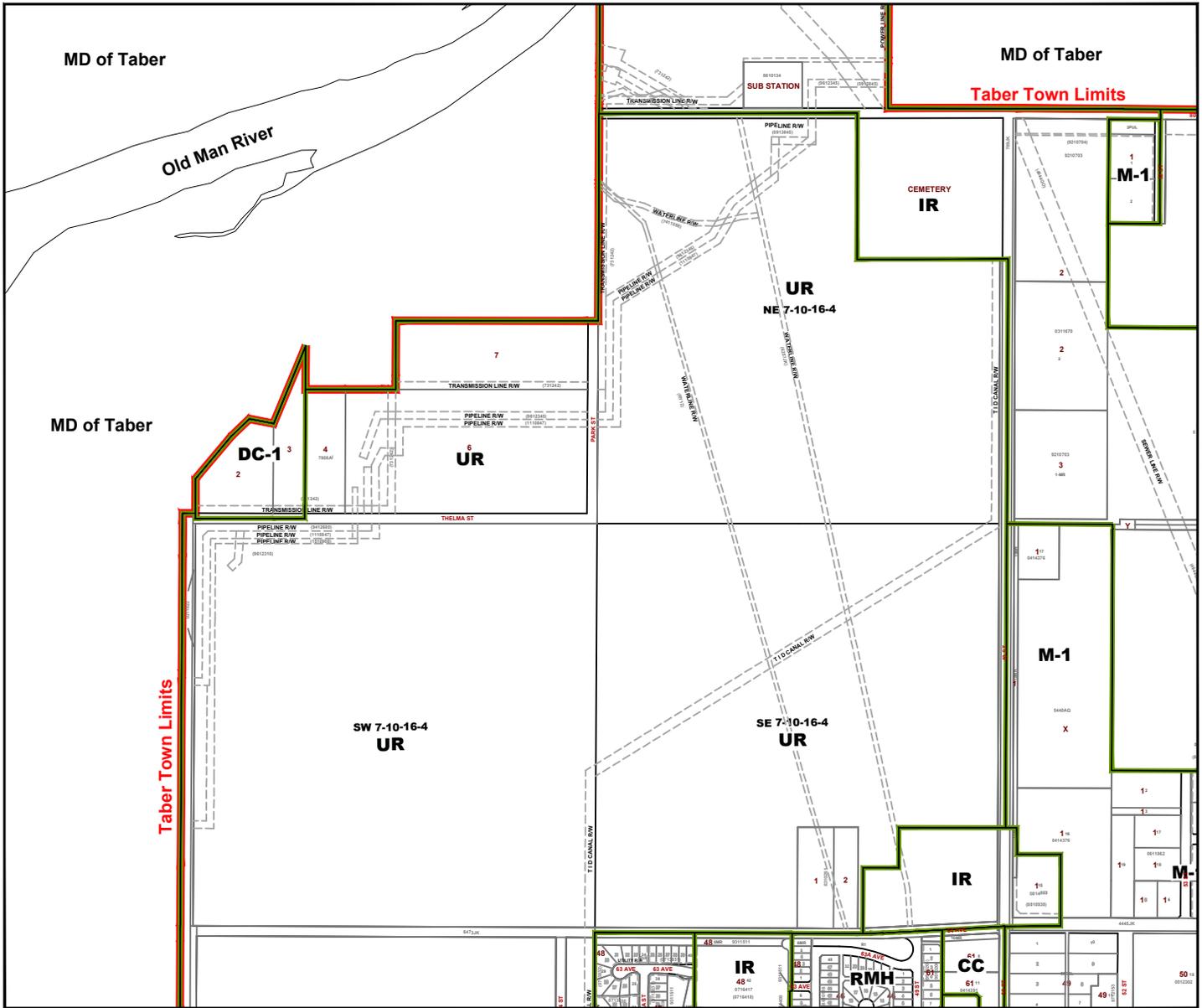
Land Use Districts

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LAND USE
DISTRICT MAP

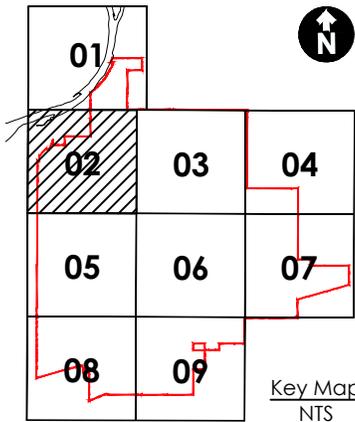
01

MAP 01



MAP 05

MAP 06

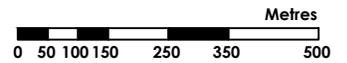


Legend

- Taber Town Limits
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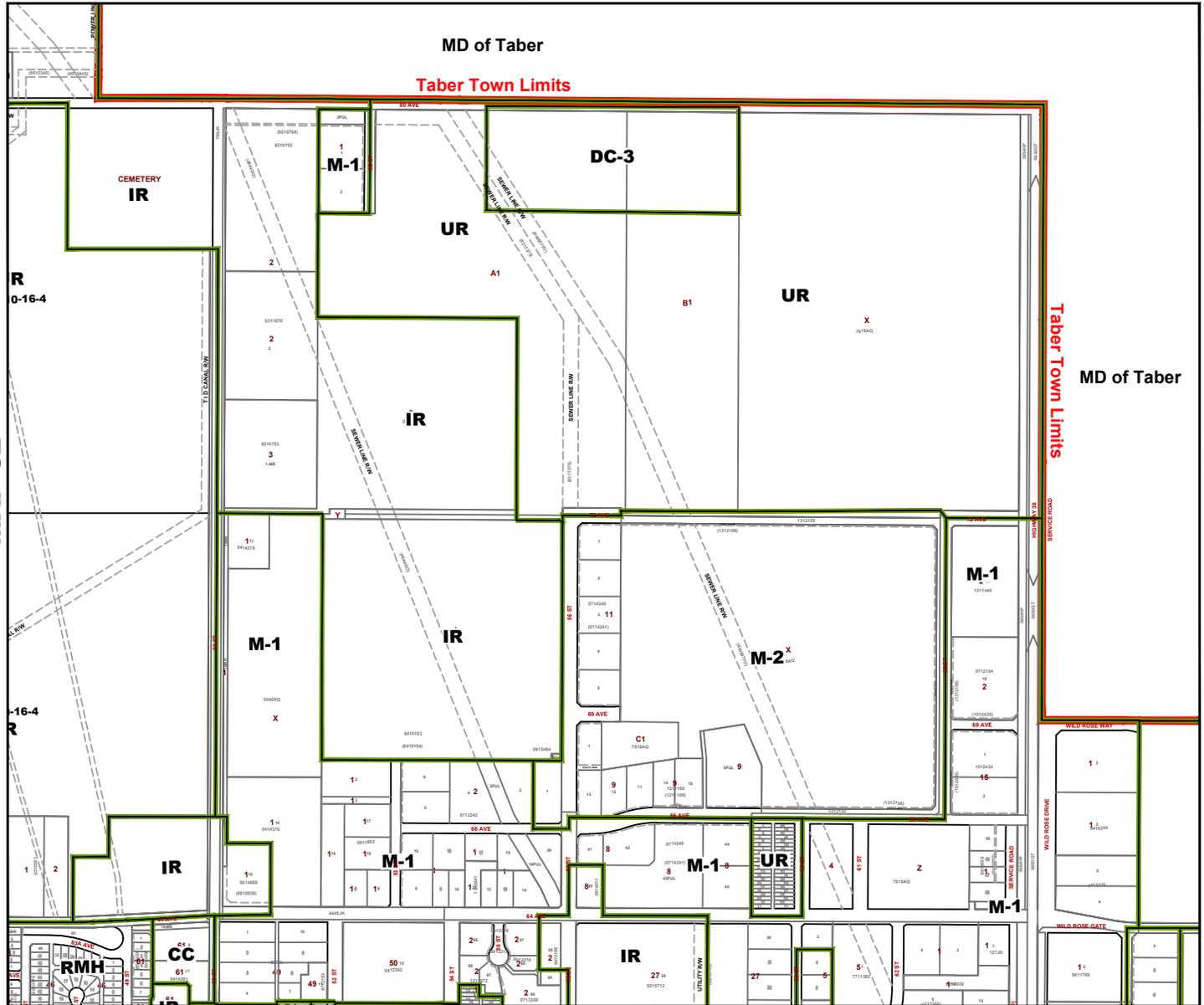


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LAND USE DISTRICT MAP

02

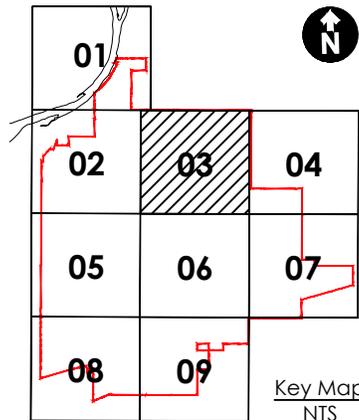
MAP 01



MAP 05

MAP 06

MAP 07



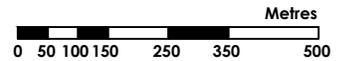
Key Map NTS

Legend

- Taber Town Limits
- Land Use Lines
- R-1** Land Use District
- - - Easements

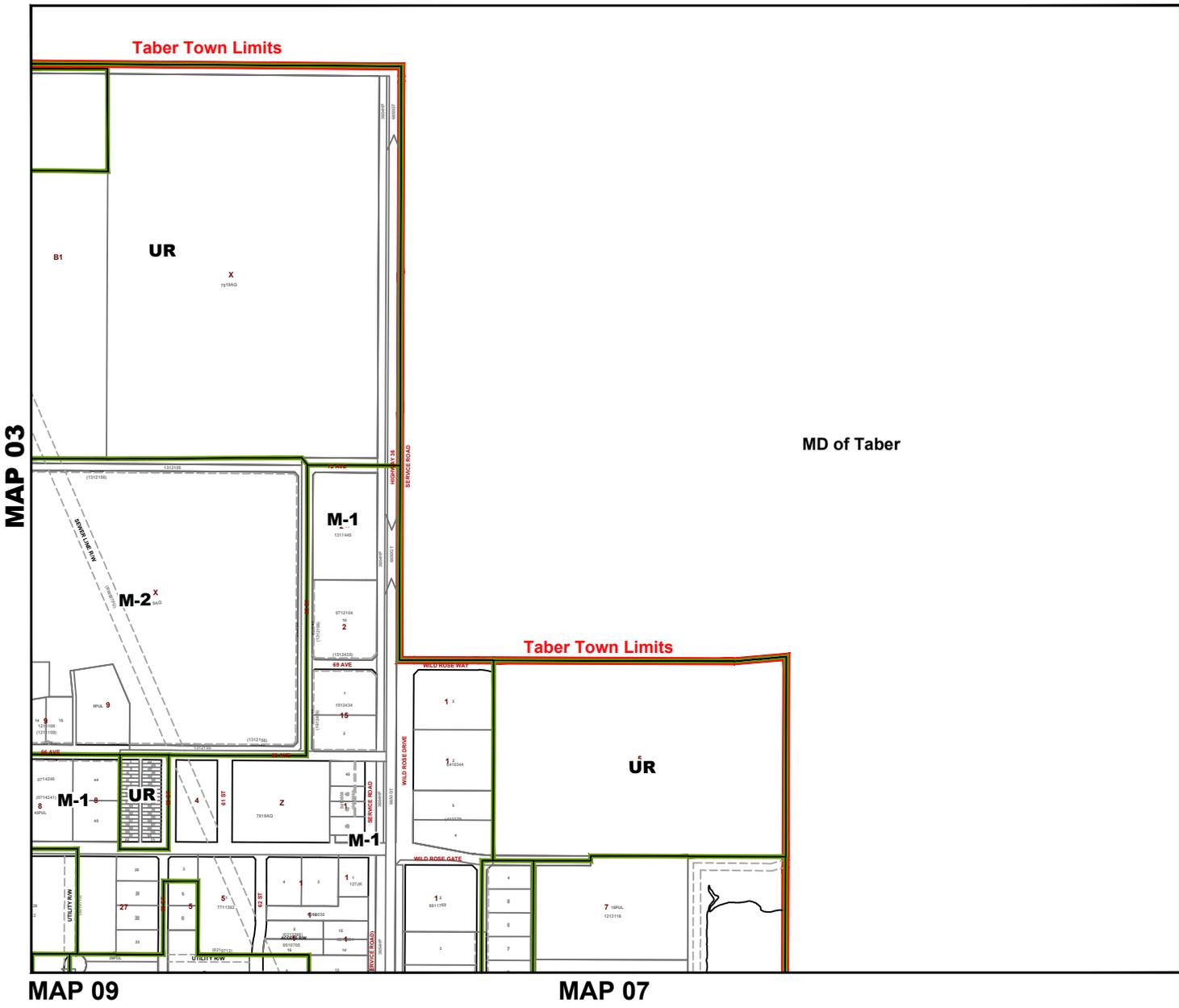
Land Use Districts

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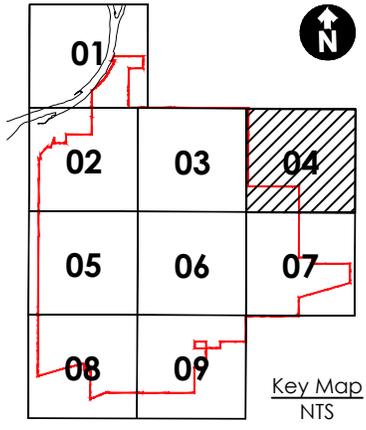
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LAND USE DISTRICT MAP 03



MAP 09

MAP 07



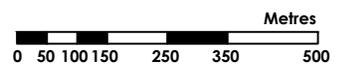
Key Map
NTS

Legend

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Land Use Districts

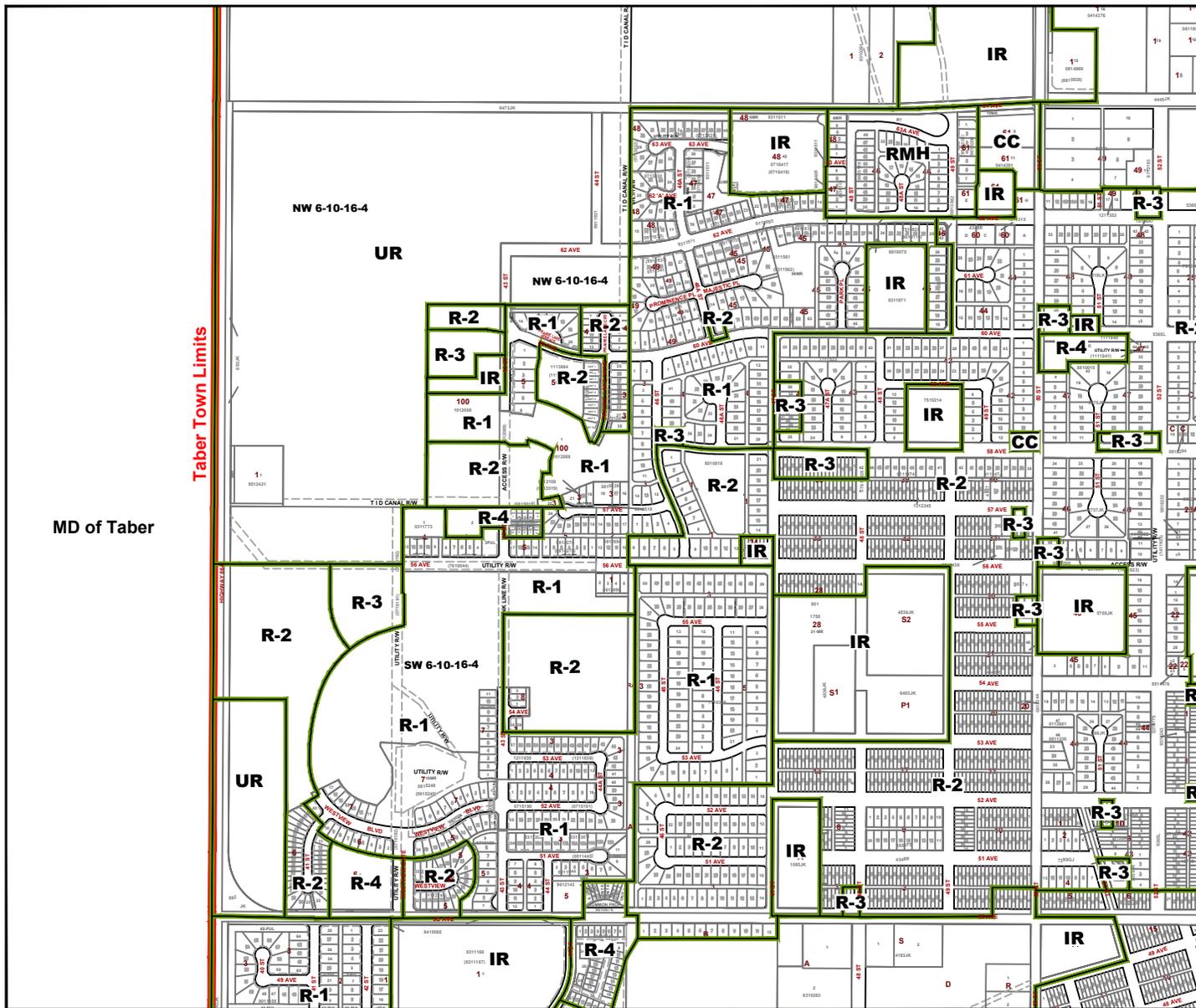
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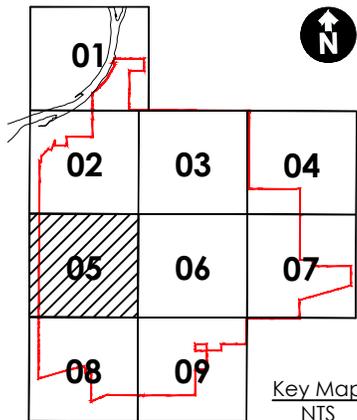
LAND USE DISTRICT MAP

04



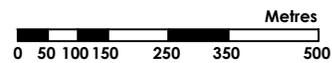
Taber Town Limits

MD of Taber



Key Map NTS

- Legend**
- Taber Town Limits
 - Land Use Lines
 - R-1** Land Use District
 - Easements



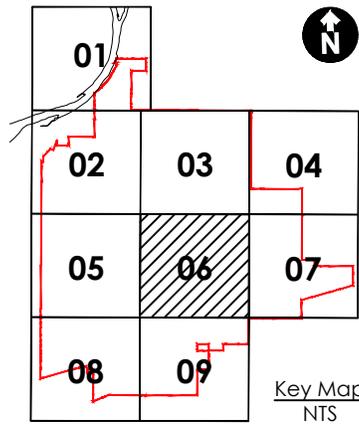
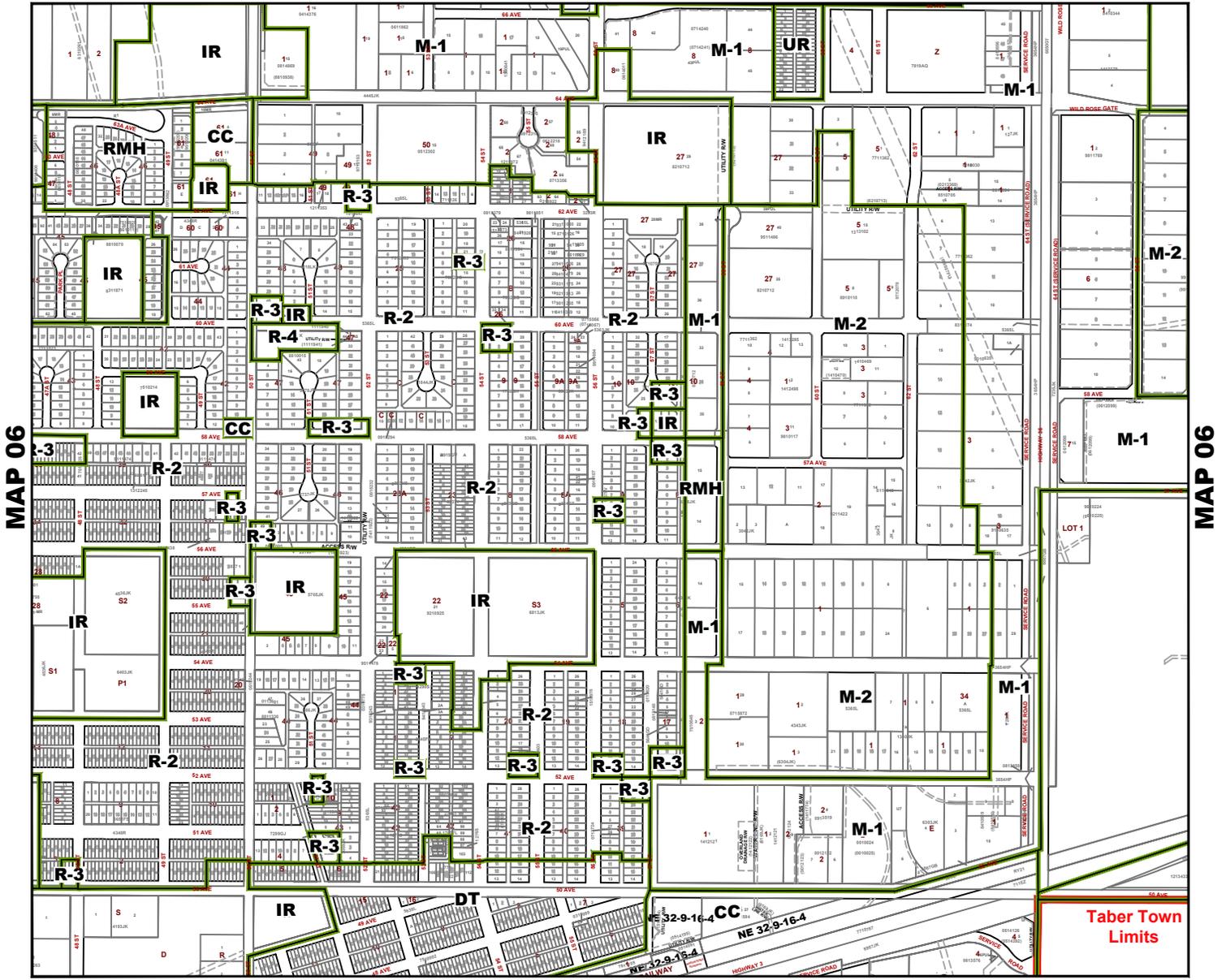
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Land Use Districts

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LAND USE DISTRICT MAP

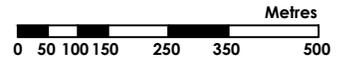
05



Key Map NTS

Legend

- Taber Town Limits
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LAND USE DISTRICT MAP

06

Land Use Districts

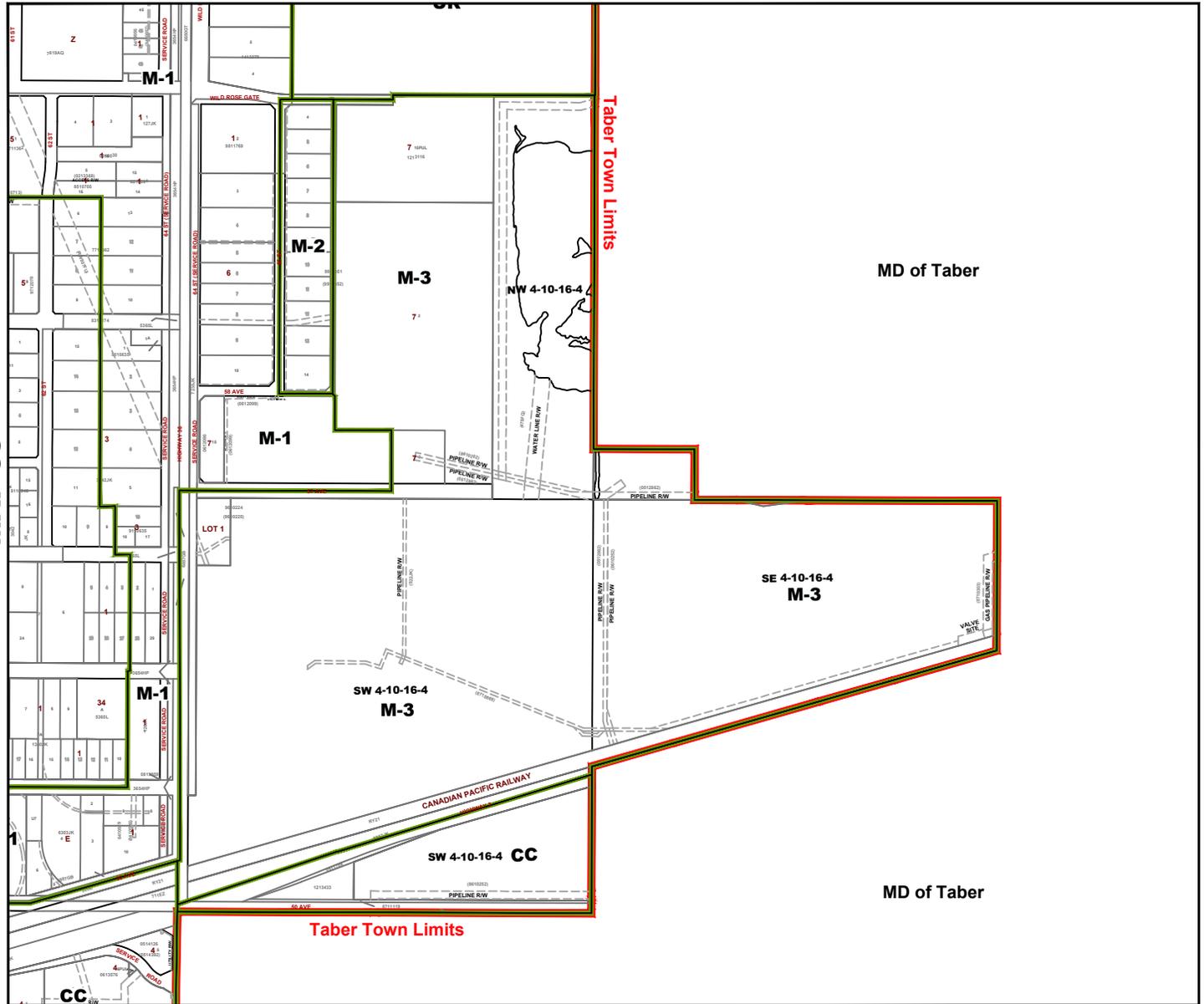
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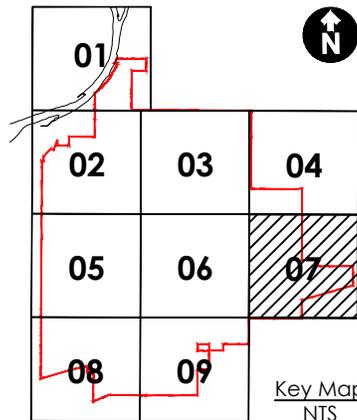
MAP 03

MAP 04

MAP 06



MAP 09

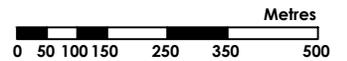


Legend

- Taber Town Limits
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Land Use Districts

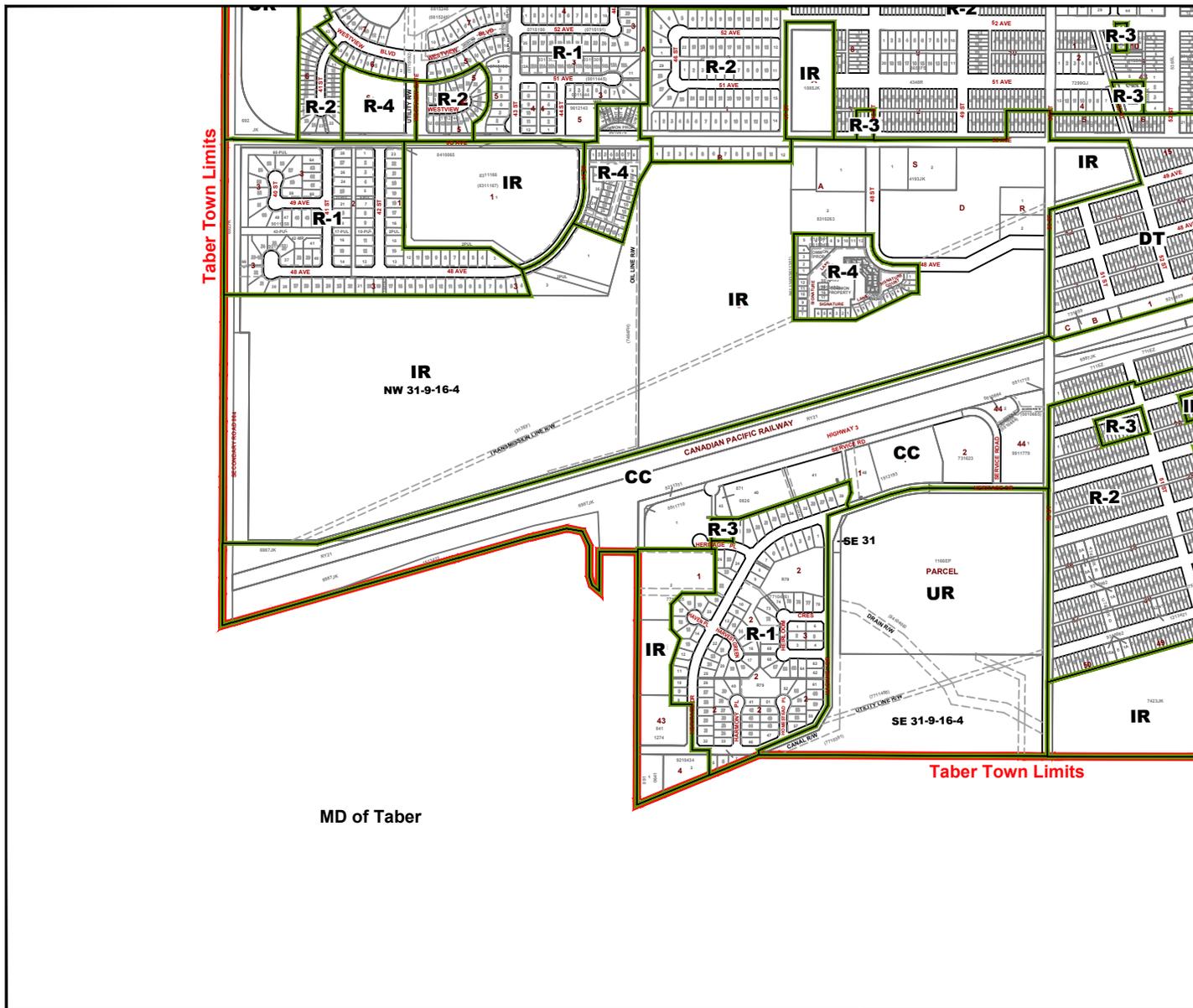
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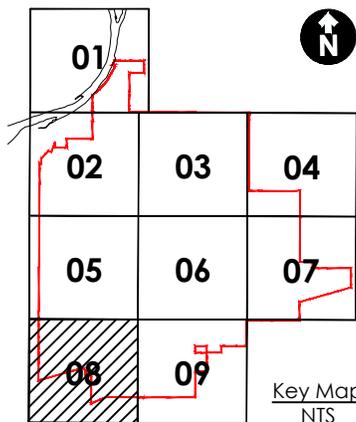
LAND USE DISTRICT MAP

07



MD of Taber

Taber Town Limits



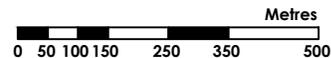
Key Map
NTS

Legend

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Land Use Districts

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LAND USE
DISTRICT MAP

08

APPENDICES

- 1. Development Permit Application Requirements**
- 2. Development Permit Evaluation Criteria**
- 3. Land Use Bylaw Requirements**

APPENDICES

1. DEVELOPMENT PERMIT APPLICATION REQUIREMENTS

Application Requirements for a Development Permit

An application for a development permit shall be made to the Development Officer in writing on the prescribed Form, and shall be accompanied by the following information before the application will be deemed to be complete and received in final form.

The Development Officer may deal with an application for any use and make a decision thereon without all the information required if, in the opinion of the Development Officer, a decision on the application can be properly made without such information.

- (1) The application must be signed by the applicant and the registered owner may be required to provide written authorization confirming support for the application;
- (2) A non-refundable fee to cover the administrative processing costs as established in the Development Permit Fee Schedule as adopted by resolution of Council;
- (3) The legal description and site dimensions for the proposed property and a street address if relevant;
- (4) A statement of the proposed uses;
- (5) A location map for the proposed development indicating the following:
 - (a) a legal description of the proposed development and all adjacent properties;
 - (b) identification of all abutting roadways including, primary highways, municipal roads and internal subdivision roads and any existing or proposed access to the development;
 - (c) identification of all rights of way and easements within or abutting the subject property;
 - (d) identification of all drainage courses and/or proposed drainage plan.
- (6) A detailed site plan of the proposed development, in duplicate when required, drawn to a metric scale of no less than 1:2000 (i.e. not 1:2500, but could be 1:500), or such other metric scale as the Development Authority may require, with two reduced copies on 11 by 17 paper, and showing all of the following information:
 - (a) location and dimensions of all existing and proposed buildings including front, side and rear yards;
 - (b) north arrow;
 - (c) scale;
 - (d) the estimated commencement and completion dates;
 - (e) access points to the site;

- (f) adjacent land uses;
 - (g) proposed vehicle parking areas including number of spaces, dimensions of all aisles, stalls and any lighting standards and curbs;
 - (h) off-street loading areas;
 - (i) location source of water supply including wells, dugouts, holding tanks or central system;
 - (j) location of existing or proposed sewage disposal systems, including septic tanks, disposal fields and sewers;
 - (k) provision for any other utilities, if applicable;
 - (l) site storm drainage plans;
 - (m) landscaping information including plans of type, size and spacing of plantings;
 - (n) residential development density (if applicable); and
 - (o) any additional information the Development Authority deems necessary in order to evaluate the application.
- (7) Development permit applications for signs shall include:
- (a) drawings that provide the type of construction, dimensions, area, material, finishes, colours, size of lettering, wording and graphics, method of illumination/animation, and mounting or erection details;
 - (b) drawings that illustrate the proposed sign location, height above average grade, separation distances between all existing and proposed signs, distances from nearest intersections and traffic signals, and the method of support or attachment of the sign including the amount of projection from the face of the building;
 - (c) drawings shall generally be at a scale no smaller than 1 to 100.
- (8) The estimated cost of the project;
- (9) Any topographical features and the extent of existing treed areas shall be indicated on the site plan together with an indication of the trees proposed to be removed in the course of development;
- (10) Any studies required to evaluate the proposal;
- (11) A Real Property Report to verify the location of an existing building or buildings that is the subject of a development permit application;
- (12) If the applicant needs to deviate in any way from the terms of the original approved development permit, the applicant shall notify the Development Officer and submit amended drawings and, if the Development Officer deems it necessary, shall make application for approval of the plans as amended.

- (13) For all uses, such additional information as the Development Authority deems necessary in order to evaluate any application in accordance with this By-law. This additional information may include, but is not limited to the following:
- (a) location and size of existing trees;
 - (b) a report from a qualified consultant regarding the provision, availability, and suitability of potable water on or to the land to be subdivided, as per Alberta Environment guidelines;
 - (c) a report from a qualified consultant regarding the nature of sewage effluents likely to come from the proposed development and proposed method(s) of treatment;
 - (d) a geo-technical or floodplain study prepared by a qualified engineer recognized by APEGGA if, in the opinion of the Development Authority, the site is potentially hazardous or unstable;
 - (e) a reclamation plan for aggregate extraction or other major surface disturbance;
 - (f) a level one and/or level two environmental site assessment, conducted according to Canadian Standards Association (CSA) guidelines, to determine potential contamination and mitigation;
 - (g) an environmental impact assessment prepared by a qualified professional if the proposed development may, in the opinion of the Development Authority, result in potentially significant environmental effects,
 - (h) traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering;
 - (i) such other plans, photographs or other documents or information of any kind that the Development Authority may consider necessary to properly evaluate the proposed development, including, but not limited to:
 - (j) building plans, showing floor plans, elevations and exterior finishing materials;
 - (k) the number of employees anticipated to be working on site;
 - (l) transportation methods and routes proposed to move goods to and from the proposed development; and
 - (m) rationale for choosing the proposed location rather than other potential sites.

2. DEVELOPMENT PERMIT EVALUATION CRITERIA

The Development Authority may request and consider with respect to land that is the subject of an application for a development permit:

- (1) its topography;
- (2) its soil characteristics;
- (3) adjacent land uses;
- (4) the collection and disposal of storm water from the land;
- (5) its potential for flooding, subsidence or erosion;
- (6) its accessibility to a public roadway or highway, constructed to appropriate municipal or provincial standards;
- (7) the distances between proposed driveways and existing driveways, and distances between proposed driveways and existing roadway intersections;
- (8) the availability and adequacy of a potable water supply;
- (9) the adequacy of a sewage disposal system and the disposal of solid waste;
- (10) the availability or adequacy of municipal services, which, without restricting the generality of the foregoing, may include fire protection, and police protection;
- (11) the need to maintain an adequate separation distance between different or incompatible land uses. The separation distance shall be as prescribed by the Development Authority recognizing the type and magnitude of both the development and surrounding land uses;
- (12) the proposed residential density;
- (13) provision for proposed utilities;
- (14) details for proposed signs;
- (15) proximity to environmentally sensitive areas;
- (16) an environmental impact assessment and/or environmental audit;
- (17) a site grading plan;
- (18) proposed landscaping;
- (19) proposed parking and loading areas;
- (20) detailed geo-technical engineering studies; and
- (21) such other matters as the Development Authority deems appropriate.

3. LAND USE BYLAW AMENDMENT APPLICATION REQUIREMENTS

Amending the Land Use Bylaw

- (1) Any person may apply to amend this By-law by making an application for amendment and submitting it to the Planning Department for processing and referral to Council.
- (2) All amendments to this Bylaw shall be made pursuant to the Municipal Government Act.
- (3) A Land Use Bylaw amendment application shall be made to the Town on the prescribed form, and shall be signed by the applicant or their agent authorized in writing. The following information and documents will accompany the application, unless otherwise specified by the Development Authority:
 - (a) a statement of the specific amendment requested;
 - (b) an application fee as prescribed by Town Council;
 - (c) **if the amendment involves the rezoning of land to a different land use district:**
 - (i) a copy of any documentation satisfactory to the Development Authority verifying that the applicant has a legal interest in the land;
 - (ii) if the applicant is an agent of the landowner, a letter from the landowner verifying the agent's authority to make the application;
 - (iii) an air photo of the subject land at a scale of no less than 1:5000;
 - (iv) a properly scaled and dimensioned map or plan of subdivision showing:
 - A. the location, dimensions, and boundaries of the affected site, and its relationship to existing land uses on adjacent properties;
 - B. the dimensions and boundaries of existing rights-of-way of each public utility or other rights-of-way (i.e.: roads, pipelines, railways, etc.);
 - C. the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or moved;
 - D. the location or surveyed boundaries of the bed and shore of any river, stream, watercourse, lake or other body of water that is contained within or bounds the proposed parcel of land, including the top of bank;
 - E. the location of any existing or proposed wells, the location and type of any private sewage disposal system and the distance from these to existing or proposed buildings and property lines;
 - F. the location of existing and proposed accesses to the property;
 - G. the location of any sour gas facilities situated within 1.5 km of the proposed rezoning;
 - H. the location of any sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed rezoning;
 - I. the location of any operating wastewater treatment plant situated within 300 metres of the proposed rezoning;
 - J. the scale of the plan or map; and,

- K. a key map showing the location of the property within the Town.
- (v) if the proposed amendment is solely for a change in text, the requirements of (3) above do not apply;
- (d) a description of the use or uses proposed for the land that is the subject of the application;
- (e) information respecting the land use and land surface characteristics of land within 0.8 kilometres of the land proposed to be rezoned;
- (f) if the land is located in a potential floodplain and floodplain mapping is available, a map showing the 1 in 100 year flood;
- (g) a statement of the purpose and reasons for the application to amend the Bylaw;
- (h) if the application is intended to accommodate a subdivision proposal, a copy of the tentative or draft plan of subdivision is required showing:**
 - (i) the dimensions and boundaries of each new lot to be created and any reserve land and this information will also be overlaid on an air photo of the subject land at a scale of no less than 1:5000;
 - (ii) the location, use and dimension of buildings on the land and specifying those buildings that are proposed to be demolished or moved;
 - (iii) the location of existing and proposed access to the proposed parcels and the remainder of the titles area;
 - (iv) the location(s) of any sour gas facility situated within 1.5 km of the proposed subdivision;
 - (v) the location of any sanitary landfill, modified sanitary landfill, hazardous waste management facility, or dry waste facility situated within 450 metres of the proposed subdivision; and
 - (vi) if any portion of the land affected by the proposed subdivision is situated within 300 metres of the working area of an operating wastewater treatment plant, a map showing the location of the treatment plant;
- (i) for multi-lot subdivisions of four lots or more, the Town may require additional more detailed information including, but not limited to:**
 - (i) a map of the land to be re-zoned that shows topographic contours at not greater than 1.5 metre intervals and related to the geodetic datum, where practical;
 - (ii) a report from a qualified consultant regarding the provision, availability, and suitability of potable water to the land to be subdivided, as per Alberta Environment guidelines;
 - (iii) a Storm Water Drainage Plan, including plans for storm water management, if needed;
 - (iv) an assessment of subsurface characteristics of the land that is to be subdivided including, but not limited to, susceptibility to slumping or subsidence, depth to water table and suitability for any proposed on-site sewage disposal system, as per Alberta Environment guidelines;

- (v) a report from a qualified consultant providing information respecting sewage collection and disposal facilities to each lot in the proposed subdivision (i.e. the area being re-zoned);
 - (vi) a plan indicating potential, suitable building sites;
 - (vii) a conceptual scheme that relates the application to future subdivision and development of adjacent areas; and,
 - (viii) a traffic impact analysis prepared by a qualified engineer recognized by APEGGA as specializing in Transportation Engineering;
- (j) such additional information as the Development Authority or referral agencies may request, including, but not limited to reports and studies such as a historical impact analysis and an environmental impact analysis.



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Draft Bylaw 16-2016 - Amendment to Traffic Control Bylaw	
Recommendation:	That Council gives three readings to draft Bylaw No. 16-2016, a bylaw that would amend Schedule “A”, the Schedule of Truck Routes, of Town of Taber Traffic Control Bylaw No. 06-2005 so as to add that portion of 50th Street between 64th Avenue and 80th Avenue to the list of truck routes.
Background:	At the September 14, 2015 Council Meeting, Council approved Bylaw 14-2015 which removed that portion of 50 th Street between 64 th Avenue and 80 th Avenue from the list of truck routes contained in Traffic Control Bylaw No. 6-2005. This was done because Council had directed that the 50 th Street road rehabilitation project only upgrade that portion of 50 th Street to a “minor collector road” standard. This reduced the cost but meant that allowing heavy truck traffic on the road would have significantly reduced its lifespan. Since then and with the financial assistance of an anonymous donor, an additional 50 mm of asphalt has been added to the road surface and it is now able to sustain truck traffic on a year-round basis. Hence if Council chooses, the road can again be added to the list of truck routes in the Town of Taber.
Legislation / Authority:	Section 18 of the Municipal Government Act gives municipalities the “direction, control and management” of roads within their jurisdiction (the roads are actually owned by the province). The Traffic Safety Act, Revised Statutes of Alberta 2000, Chapter T-6, also applies. Traffic Control Bylaw No. 6-2005 is where Council currently describes the list of routes available for use by heavy trucks in Taber.
Strategic Plan Alignment:	Goal: Strengthen our core infrastructure and services in a fiscally responsible manner.
Financial Implication:	Council and staff time in preparing the bylaw and removing the signs that are still in place to prohibit truck traffic.
Service Level / Staff Resource Implication:	Approving this bylaw will increase the options available for people hauling goods through Town in heavy trucks and will allow for improved consistency in bylaw enforcement.



Justification:	The road has been upgraded to accommodate heavy trucks and the previous limitations are no longer necessary.
Alternative(s):	Council could decide to continue to restrict the type of traffic allowed on this road.
Attachment(s):	Draft Bylaw 16-2016 to amend the Traffic Control Bylaw Bylaw 14-2015 (unsigned version) removing 50th Street from list of truck routes

APPROVALS:	
Originated By:	Greg Birch
Chief Administrative Officer (CAO) or Designate:	

**TOWN OF TABER
BY-LAW NO. 11-2016**

A BYLAW OF THE TOWN OF TABER IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF RESCINDING BYLAW NO. 14-2015, THEREBY CAUSING TRAFFIC CONTROL BYLAW NO. 6-2005 TO REVERT TO ITS PREVIOUS PROVISION REGARDING 50 STREET IN SCHEDULE “A”, SCHEDULE OF TRUCK ROUTES.

WHEREAS, the Council of the Town of Taber adopted Traffic Control Bylaw No. 6-2005 pursuant to the *Municipal Government Act* and the *Traffic Safety Act*, being Chapters M-26 and T-6 respectively of the Revised Statutes of Alberta 2000 with amendments thereto;

AND WHEREAS Council subsequently adopted Bylaw No. 14-2015, which amended Traffic Control Bylaw No. 6-2005 so as to remove the Truck Route designation from 50 Street between 64 Avenue and 80 Avenue in order to protect the road surface;

AND WHEREAS the Town has since added approximately 50 mm of asphalt to 50 Street between 64 Avenue and 80 Avenue, and now believes that portion of 50 Street no longer needs protection from heavy truck traffic and can again be used as a Truck Route;

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

1. Bylaw No. 14-2015 is hereby rescinded; and
2. As a result, in Traffic Control Bylaw No. 6-2005, Schedule “A”, the Schedule of Truck Routes, shall again include the following:

THOROUGHFARE	FROM	TO
50 Street	64 Avenue	80 Avenue North

This Bylaw shall take full force and effect on the day of final passing and affixation of the signatures of the chief elected official and duly authorized administrative official.

RES. ___/2016 Read a first time this 15th day of August, 2016

RES. ___/2016 Read a second time this 15th day of August, 2016.

RES. ___/2016 Read a third time and finally passed this 15th day of August, 2016.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

**TOWN OF TABER
BYLAW 14-2015**

BEING A BYLAW OF THE TOWN OF TABER IN THE PROVINCE OF ALBERTA FOR THE PURPOSE OF AMENDING TRAFFIC CONTROL BYLAW NO. 6-2005 AS IT PERTAINS TO SCHEDULE "A", SCHEDULE OF TRUCK ROUTES.

WHEREAS THE Town of Taber adopted the Traffic Control Bylaw No. 6-2005 pursuant to the *Municipal Government Act* and the *Traffic Safety Act*, being Chapters M-26 and T-6 respectively of the Revised Statutes of Alberta 2000, and any amendments thereto;

AND WHEREAS Council believes that Bylaw No. 6-2005 should be amended to remove the Truck Route designation from 50 Street between 64 Avenue to 80 Avenue;

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

1.0 That Bylaw 6-2005 Traffic Control Bylaw, Schedule "A", Schedule of Truck Routes be amended by the removal of the existing wording illustrated in italics:

THOROUGHFARE	FROM	TO
<i>50 Street</i>	<i>64 Avenue</i>	<i>80 Avenue North</i>

2.0 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.

3.0 RESCINDED OR AMENDED BYLAWS

Bylaw No. 6-2005 is hereby amended.

4.0 EFFECTIVE DATE

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

RES. Read a first time this 14th day of September, 2015.

RES. Read a second time this 14th day of September, 2015.

RES. Read a third time and finally passed this 14th day of September, 2015.

TOWN OF TABER

MAYOR

CHIEF ADMINISTRATIVE OFFICER (CAO)



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Request for Letter of Support: Nada's House for Hope	
Recommendation:	Council authorizes a letter of support for Nada's House of Hope's vision to provide a guest house designated to promote healing both physically and emotionally, in order to access grant and funding options through government, private organizations and sponsorships.
Background:	Correspondence was received from the Board of Directors of Nada's House of Hope project, asking for a letter of support from outlying communities around the Medicine Hat Regional Hospital area.
Legislation / Authority:	MGA., Section 3
Strategic Plan Alignment:	Governance: Build partnerships with other governments and organizations where synergies may exist.
Financial Implication:	None at this time.
Service Level / Staff Resource Implication:	The service level would remain status quo.
Justification:	Supporting other organizations and municipalities in a common goal of services in the surrounding communities.
Alternative(s):	Council could choose to not send a letter of support. Council could choose to ask representatives from the board of Directors of Nada's House of Hope project to provide additional information on the subject.



Attachment(s):	Correspondence
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

Dear Mayor De Vlieger:

On behalf of the Board of Directors of Nada's House for Hope project I am sending this request asking for your support.

In 2010, Ms. Nada Dulle was diagnosed with breast cancer. During treatment care she built up relationships with many other patients accessing treatment at the Medicine Hat Regional Hospital and staff working there. Nada became aware that many patients accessing care at the oncology clinic in Medicine Hat were from surrounding communities. The patients were living in costly hotels, motels or staying with friends or family for weeks and travelling back and forth, sometimes months at a time during their treatments.

It was then that Nada recognized her purpose and how her disease and what she was going through could be a blessing to others in her situation. As good health would allow, over the next few years, Nada pursued her dream to open a guest house in the city of Medicine Hat. Her vision was that patients receiving treatment at the Medicine Hat Regional Hospital would have a safe, affordable place to stay with a "home away from home" atmosphere. A shared kitchen would allow guests staying in the guest house to prepare their own meals. The guest house would have a designated meeting room for informational sessions on topics including: proper nutrition; benefits of juicing; where to find prosthesis; and other various activities connecting cancer patients to healing sources of information. This information would work to improve everything from their self-esteem to their pain.

Our beautiful friend Nada did not survive to see the completion of her dream. She passed away in November of 2015, but her dreams did not die with her. A collection of family and friends from all walks of life, most whom Nada's beautiful soul touched sometime in their life, have come together to ensure her vision becomes a reality.

Many of the residents of your community may have at one time or another been a patient with the oncology clinic at the Medicine Hat Regional Hospital. We feel this guest house would be of great asset to the residents of your community who need cancer treatment. We hope you will provide a letter stating why a guest house for cancer patients in the city of Medicine Hat would be an asset to your community. The guest house will be designed to promote healing both physically and emotionally. The guest house will also serve as a central hub, connecting patients to many services that do not exist in one place. Having others around you that are on the same journey of wellness as you, where you can provide both support and advice to each other is one of the best forms of self-care.

Nada's House for Hope Board is currently accessing grants and funding options through government, private organizations and sponsorships. We hope to be able to use a letter from you and your community stating your support as part of our supporting documentation for funding opportunities in applications through these various organizations.

Please direct your letter of support by Monday, August 1, 2016 to my email address: rarabsky@hotmail.com

If you require further information please contact my email or call 403-594-1083.

We sincerely appreciate you taking the time to do this on behalf of Nada's House for Hope and the family and friends she left behind that will not let her vision be left undone.

Thank you again for your support.

Rebecca Arabsky
Director, Nada's House for Hope

Council Request for Decision

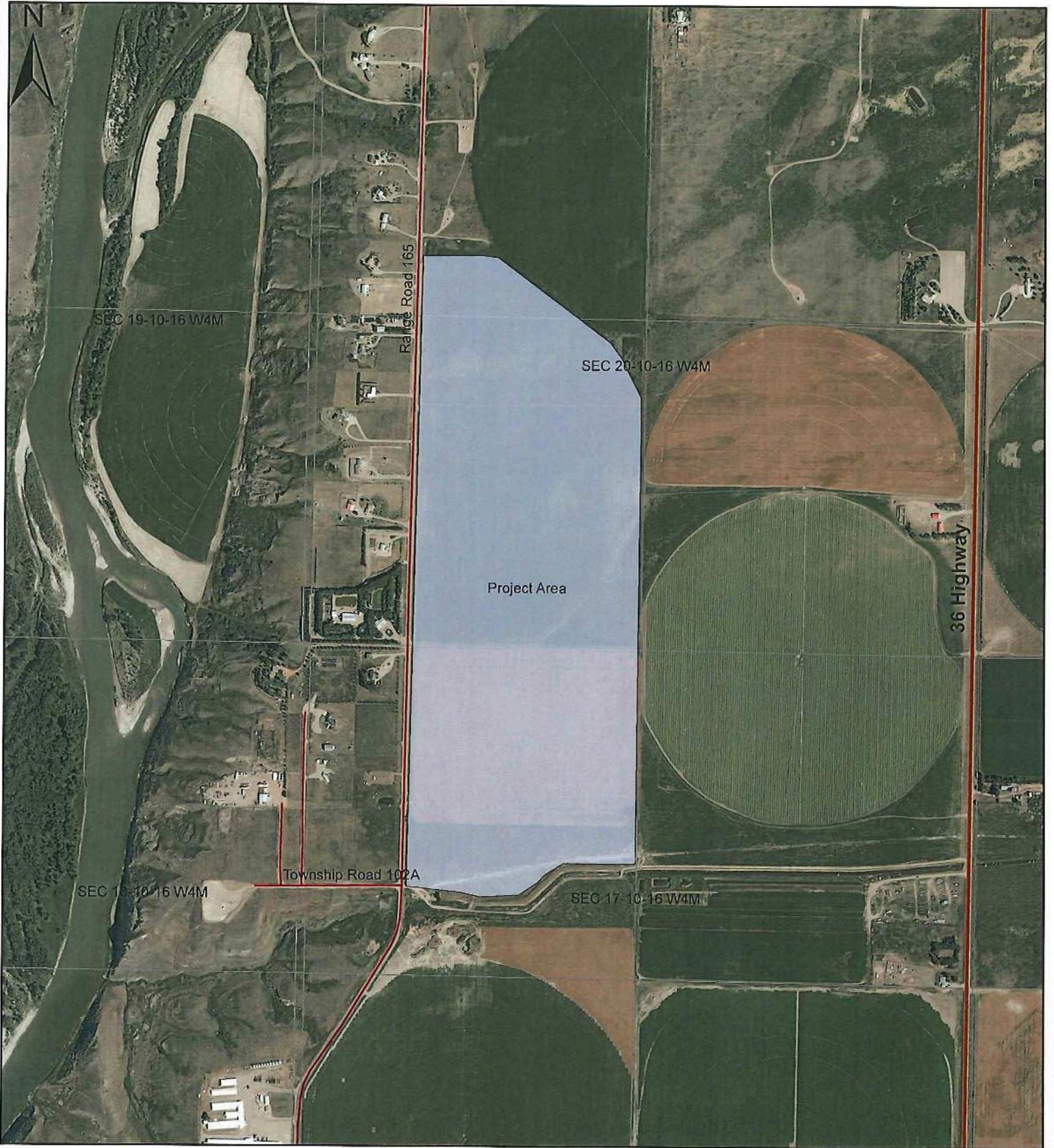
Meeting Date: August 15, 2016	
Subject: Solar Project 5km North of Taber	
Recommendation:	That Council gives administration approval to send the attached letter of support dated August 16, 2016 to the C&B Alberta Solar Development ULC (CBA) for a Solar Farm 5km north of Taber.
Background:	Administration received a proposal from C&B Alberta Solar Development ULC (CBA) for a Solar project approximately 5km north of Taber that will produce electricity for the residents of Alberta. (Proposal Documentation attached)
Legislation / Authority:	Section 6 of the MGA states that Council has Natural Person Powers.
Strategic Plan Alignment:	To Build a community that is affordable and attractive – Explore and implement viable opportunities to capture the benefit of energy efficient technologies.
Financial Implication:	No financial implication other than administration hours.
Service Level / Staff Resource Implication:	Staff resource implication is required by staff to review the proposal submitted and prepare to present to council.
Justification:	Approving administration to send the letter of support would be beneficial in showing our support for the economic development of the surrounding areas as well as Alberta as a whole.
Alternative(s):	Alternative (A): Council could hold a public hearing on September 12, 2016. Alternative (B): Council could deny the sending of the letter of support.



Attachment(s):	Proposal Documents Letter to C&B Alberta Solar Development
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APPROVALS:	
Originated By:	Emily Hembrough
Chief Administrative Officer (CAO) or Designate:	

Taber Project Area



Project boundaries are preliminary and subject to change*

Application process

Step 1*

Public consultation by the applicant.

Step 2

Application filed with the AUC.

Step 3

The AUC issues a notice of application or notice of hearing.

Step 4*

Interested parties submit filings to the AUC with any outstanding issues or objections.

If the AUC does not receive any submissions, the application will be reviewed and a decision may be made without a hearing.

Step 5*

The AUC issues a notice of hearing, if it was not already issued in Step 3.

- Continued opportunity for consultation and negotiation with the applicant.

Step 6*

Public hearing.

Step 7

The AUC issues its decision. Below are the options the AUC may consider for:

Needs applications from the Alberta Electric System Operator:

- Approval of application.
- Return to the Alberta Electric System Operator with suggestions.
- Denial of application.

Facilities applications:

- Approval of application.
- Approval of application with conditions.
- Denial of application.

Step 8

Option to appeal decision or ask the AUC to review its decision.

Step 9

Approvals, construction and operation of facility, if approved.

Having your say

Early discussions with the applicant about proposed utility developments will often result in greater influence on what is filed in the application for approval. Utility developments include natural gas pipelines, electric transmission lines and substations (including Alberta Electric System Operator needs identification documents), and power plants. Should you have concerns related to a proposed utility development, it is best to have early and ongoing discussions with the applicant.

If your objections cannot be resolved, or you have outstanding concerns upon the filing of an application with the AUC, you have an opportunity to submit an initial filing with your objections in writing to the AUC containing the following information:

- How you may be affected by the proposed project and the location of your land or residence in relation to it or any alternative proposed in the application.
- The potential effect the proposed project may have on your property or interest in the property.
- A description of the extent to which you may be affected, and how you may be affected in a different way or to a greater degree than other members of the general public.

Following this initial filing, you may be able to fully participate in the proceeding. This could include having legal representation and participation in a public hearing. It is important to note that any applied for routes and segments (preferred and alternate) could be chosen as the approved route in the AUC decision.

Step 1: Public consultation prior to application*

Prior to filing an application with the AUC for the approval of a proposed utility development, the applicant is required to conduct public consultation in the area of the proposed project, so that concerns may be raised, addressed and if possible, resolved.

The requirements for consultation and notification, namely the participant involvement requirements, are set out in Rule 007 for electric facilities and Rule 020 for gas utility pipelines.

Potentially affected parties are strongly encouraged to participate in the initial public consultation, as early involvement in discussions with an applicant may lead to greater influence on project planning and what is submitted to the AUC for approval.

Step 2: Application to the AUC

When the participant involvement requirements have been completed, the proponent of the utility development files an application with the AUC. The application must indicate the issues which came up during the public consultation and any amendments considered or made to the project. Any unresolved objections or concerns which arose from the public consultation must be identified in the application.

***Denotes opportunity for public involvement**

Step 3: Public notification

The Commission will issue a notice when it receives an application that, in the Commission's opinion, may directly and adversely affect the rights of one or more people. The notice is typically sent by mail to residents in the project area and may also be published in local newspapers. The notice will provide key dates, contacts and participation information for those interested in becoming involved in the application process.

Step 4: Public filings to the AUC*

If you have unresolved objections or concerns about the proposed project filed with the AUC for approval and wish to participate in an AUC proceeding, you must make an initial written filing. Your filing must include your contact information, concern or interest in the application, an explanation of your position and what you feel the AUC should decide. Please be aware that any information or materials filed with the AUC, except information granted confidentiality, is available to the public.

Filing your concerns

The eFiling System is a web-based tool created to manage applications and filings made to the AUC through a proceeding-based review. This system gives access to all public documents associated with applications filed with the AUC and is the most efficient way to provide your input to the AUC and monitor the related proceeding filings.

Those who do not have access to the Internet can send filings, evidence and other material by mail or fax and the AUC will upload the submission on your behalf.

Participant cost reimbursement

A person determined by the Commission to be a local intervener can apply for reimbursement of reasonable costs incurred while participating in an AUC proceeding. Details regarding recovery of participants' costs are described in Rule 009: *Rules on Local Intervener Costs*.

Step 5: Consultation and negotiation*

The Commission supports ongoing efforts to reach a positive outcome for the applicant and all affected parties. The Commission encourages the applicant and those who have made filings to continue to attempt to resolve any outstanding issues. If all concerns can be satisfactorily resolved this may eliminate the need for a formal hearing. However, if there continues to be unresolved issues, typically those matters will be addressed at an AUC public hearing.

Step 6: The public hearing process*

The public hearing process provides an opportunity for those who have been unable to resolve their concerns with the applicant and have made a filing, to express their views directly to a panel of Commission members. The panel reviews the initial filings and grants what is referred to as standing to those who may be directly and adversely affected by the proposed project. Standing is necessary to continue involvement as an intervener in the proceeding which may include the filing of evidence and participation in an oral or written hearing.

The AUC will issue a notice of hearing setting out the hearing date, location and additional process steps and deadlines. An AUC public hearing operates similarly to a court proceeding and is a quasi-judicial process. The general public is welcome to attend as an observer and the hearings are often broadcast online so that those interested can listen-in.

Participants in a hearing can either represent themselves or be represented by legal counsel. In addition, participants may hire experts to assist in preparing and presenting evidence to support their position.

Persons who hire legal counsel or technical experts must be aware that while reimbursement for the costs of legal and technical assistance may be available under Rule 009, recovery of costs is subject to the Commission assessing the value of the contribution provided by counsel and technical experts. People with similar interests and positions are expected to work together to ensure that any expenditures for legal or technical assistance are minimized and costs are not duplicated.

Step 7: The decision

For electric transmission facilities, the need for transmission development filed by the Alberta Electric System Operator to the AUC must be considered to be correct unless someone satisfies the Commission that the needs application is technically deficient, or that to approve it would be contrary to the public

interest. For electric needs applications, the Commission can either approve, deny, or send the application back with suggestions for change.

Commission decisions made about applications filed for a specific utility development, including electric transmission lines, gas utility pipelines and power plants, may be approved, approved with conditions or denied. Decisions are typically released within 90 days from the close of the record as a written report. The decision, available on the AUC website, will summarize the Commission's findings and state its reasons for the decision with any conditions or approval time limits if applicable.

Sometimes needs and facility applications are considered together in a single proceeding.

Step 8: Right to appeal

A participant in a hearing who is dissatisfied with the decision of the Commission may request that the Commission review and vary its decision. Such a request must follow the procedure set out in Rule 016: *Review of Commission Decisions*.

A dissatisfied participant may also file a leave to appeal motion in the Court of Appeal of Alberta within 30 days from the date the decision is issued.

Step 9: Construction and operation

Any applicant that receives a permit to construct and licence to operate a facility from the Commission must adhere to any conditions that were set out in the decision. If you notice something during the construction or operational phases of a project that concerns you, bring this to the applicant's attention. If you are not satisfied with the response you receive, please bring your concerns to the attention of the AUC.

***Denotes opportunity for public involvement**

The Alberta Utilities Commission is committed to ensuring that Albertans whose rights may be directly and adversely affected by utility development in Alberta have the opportunity to have their concerns heard, understood and considered. If you believe you may be directly and adversely affected, you can become involved in the AUC application and review process.

Contact information

Phone: 780-427-4903
Email: consumer-relations@auc.ab.ca

Dial 310-0000 prior to the 10-digit numbers for toll-free access anywhere in Alberta.

Information session

It is our goal to ensure that you understand the process, and your opportunities for involvement in proceedings to consider utility development applications. For those interested in having an AUC staff member further explain the application and review process or answer questions you may have about your involvement in utility development proceedings, please contact us as we may schedule a formal information session for you. The virtual information session on our website, found under Involving Albertans, will also provide you with further details which could assist you in understanding the process and having your say in a utility development proceeding.

This brochure provides general information only. Specific participation opportunities may differ depending on the type of application.

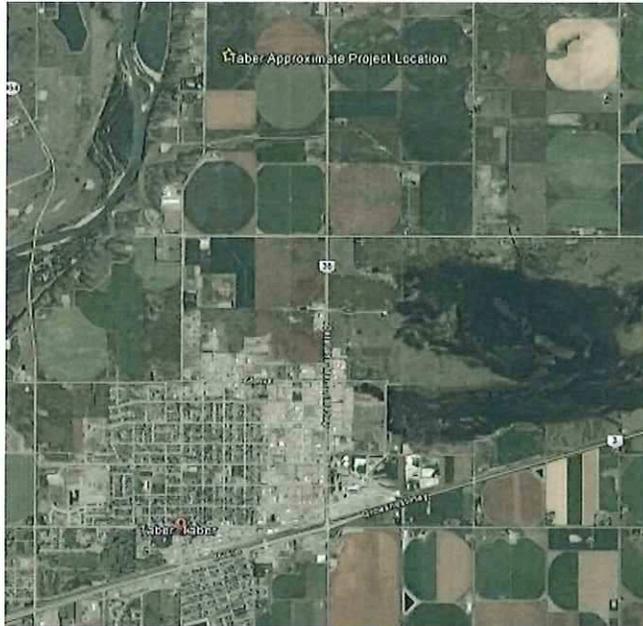


Public involvement in a proposed utility development

Understanding your rights and options for participating in a proceeding to consider applications for a proposed project in your area

Taber Solar

C&B Alberta Solar Development ULC (CBA) is proposing to construct a solar power plant near the AltaLink substation at Taber, Alberta. The power plant is designed to generate approximately 22 MW AC and is centered on the NW 17-10-16 W4M, approximately 5 km north of the town of Taber, as shown below.



The proposed project, located on agricultural land, has the potential to generate approximately 43 GWh annually, which is enough to power an average of approximately 6,000 households. The total footprint of the proposed site is approximately 191 acres. Major equipment involved in the project includes:

- Approximately 91,000 solar modules
- Approximately 11 inverters and transformer stations

Modules are installed at an angle on racking systems that create “tables” of modules. Each row (table) has space between it complete with vegetation similar to the photo shown here.



You are receiving this newsletter because you live on or own land near the proposed Taber Solar Project and we want your input.

Environmental Effects

CBA is committed to mitigating any potential negative environmental impacts and is currently working with Alberta Environment and Parks (AEP) to complete various studies on wildlife and vegetation in the area. There are no air emissions associated with the proposal.

Noise

Little or no change to existing noise levels is expected from this proposal. A noise impact assessment will be completed as required by the Alberta Utilities Commission’s (AUC) Rule 012, “Noise Control”.

Project Schedule

Notify Stakeholders	July 2016
Open House	August 2016
Development Permit Application	Q3 2016
File Application with AUC	Q4 2016
Construction	Spring 2018
In Service Date	Spring 2019

For further information or to arrange a personal consultation please contact Scott Land by telephone, email or mail.

Suite 900, 202 – 6th Ave SW
 Calgary, AB T2P 2R9
 Samantha Brown
 403-538-3454 or CBASolar@scottland.ca





By 2020 Solar Electricity Will:

- Produce approximately 1% of electricity generation in Canada, with almost 6300 megawatts (MW) of installed capacity
- Displace approximately 1.5 million tonnes of greenhouse gas (GHG) emissions per year, the equivalent of removing 250,000 cars and trucks off the road each year.

- Roadmap 2020 - CanSIA

Community Benefits

The proposed solar project will produce clean, reliable electricity for the residents of Alberta. The solar project will reduce the amount of greenhouse gas (GHG) emissions from electricity generation in Alberta by assisting with the Government of Alberta's plan to phase out the province's existing coal plants.

The construction of the solar project will create local construction jobs (peak of about 270 workers on site during construction with an average of about 160 workers over the 10 to 12 month construction period). These jobs may include general labourers, equipment operators, electricians, other trades, site managers and engineers.

The construction of the solar project will also create indirect opportunities for worker services (e.g., accommodations, food, entertainment), equipment manufacturing and ancillary service suppliers (e.g., fuel).

During operations, the solar project will also generate extra property tax revenue that will be paid to the local municipality.

Providing Your Input

We will contact landowners, residents and occupants near the proposed project to gather input and address questions or concerns. We are holding an open house in June to provide additional information about the project. After this initial consultation is complete we will file an application with the AUC. The AUC will review the application through a process in which stakeholders can participate. To learn more about the AUC process and how you can become involved, please refer to the brochure included in this package titled Public Involvement in a Proposed Utility Development.

To learn more about the application and review process, please contact:

ALBERTA UTILITIES COMMISSION (AUC)

780-427-4903 (toll-free by dialing 310-0000 before the number.)

MORE INFORMATION

To learn more about the project and provide input, we invite you to join us at our **community open house**:

August 10, 2016
Heritage Inn & Conference Centre
4:00pm to 7:30pm

A summary of stakeholder comments will be incorporated into the application we submit to

Project Website:

<http://www.tabersolar.com>



TOWN OF
TABER

OFFICE OF THE MAYOR

A - 4900 50 ST TABER, AB CANADA T1G 1T1
TELEPHONE: 403-223-5500 ext.5519 FAX: 403-223-5530

August 16, 2016

File: 100-G03

C&B Alberta Solar Development ULC,
Suite 900, 202 6th Ave. SW.
Calgary, Alberta
T2p 2R9

To whom it may concern,

Re: Proposed Taber Solar Project Support

Thank you for the notification of the proposed solar power plant located on NW 17-10-16 W4M. The Town of Taber gives C&B Solar Development ULC (CBA) our full support on this project as we see the many benefits it will provide. This support comes from being an adjacent neighbor to the development as well as an adjacent municipality. It is well known that Southern Alberta has an abundance of sunny days and we welcome the utilization of this renewable resource. As we are an environmentally and socially aware community, we look forward to the diversification of energy generation and the ability to diversify our local economy.

We openly welcome your contractors to choose Taber as a place to do business and realize the positive economic spinoffs of this project. Construction of the development will hopefully employ local tradesmen and lead to the use of local accommodations and service amenities. If there is anything we can assist you with, please don't hesitate to get in contact with our Economic Development Officer, Kattie Schlamp at 403-308-5877.

The Town of Taber wishes you success on the Taber Solar project,

Mayor Henk De Vlieger
/ks



Council Request for Decision	
Meeting Date: August 16, 2016	
Subject: Letter to M.D of Taber: Re: Intermunicipal Development Plan	
Recommendation:	That Council directs Administration to send the attached letter, dated August 16, 2016, to the M.D. of Taber requesting dialogue towards a new Intermunicipal Development Plan and a Intermunicipal Collaboration Framework.
Background:	<p>On May 25, 2016 the Planning and Economic Development department held an open house for the newly adopted Municipal Development Plan Bylaw 7-2016. Following the open house, a public hearing and 2nd reading of the MDP was held on June 13, 2016. After 2nd reading was passed a letter was received from the M.D. of Taber which listed their concerns with the proposed MDP. Because this information was received after 2nd reading it was not shared with Council as Section 230(1) of the MGA states that a public hearing must be held before 2nd reading, making the information ineligible for consideration. 3rd Reading of the MDP was given on July 18, 2016 and the document was endorsed.</p> <p>Now that the Municipal Development Plan has been endorsed, Administration is sharing the letter received from the M.D. of Taber with Council. The M.D. noted they are concerned the document does not reference the Intermunicipal Development Plan and that they would like to see additional policy to clarify annexation considerations with preference given to infill development prior to annexation.</p> <p>Administration has drafted a letter to the M.D. of Taber asking that they agree to participate in a rewrite of the Intermunicipal Development Plan in the near future to address these concerns and the changes that have been proposed in the Municipal Government Act.</p>
Legislation / Authority:	Section 6 of the MGA states Council has natural person powers.
Strategic Plan Alignment:	Strategic Initiative Governance Goal #3: Build partnerships with other governments and organizations where synergies may exist.
Financial Implication:	There is no direct financial implication.
Service Level / Staff Resource Implication:	Staff time will be required.



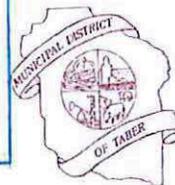
Justification:	Council should let the M.D. of Taber know that their letter was received and that they would like to rework the Intermunicipal Development Plan to ensure their concerns are addressed and it complies with the proposed changes to the MGA.
Alternative(s):	That Council directs Administration not to send a letter regarding the Intermunicipal Development Plan to the M.D. of Taber.

Attachment(s):	Letter from M.D. of Taber - June 14, 2016 Draft Letter to M.D. of Taber from Town of Taber – August 16, 2016
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APPROVALS:	
Originated By:	Kattie Schlamp
Chief Administrative Officer (CAO) or Designate:	

Municipal District of Taber

Administration Office



June 9, 2016

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

To Whom It May Concern,

RE: Comments on the Town of Taber Draft Municipal Development Plan

The Municipal District of Taber (MD of Taber) supports the Town of Taber's goals to promote efficient use of land through MDP policies which encourage a healthy mixed-use downtown, promote variety of housing types and densities and encourage infill development.

The M.D. of Taber likewise values intermunicipal cooperation and supports the MDP policy to use the Intermunicipal Development Plan and Intermunicipal Development Committee to address matters of mutual interest. We noted that within the Town of Taber MDP no reference to the Town of Taber / Municipal District of Taber Intermunicipal Development Plan is made in either the regional planning section or the local planning section of the proposed bylaw.

While it appears that the Town will have sufficient land within its current boundary to support residential development at existing densities for approximately 35 years and industrial development for 15-20 years making annexation unlikely for some time, it is noted that there are no clearly defined policies with respect to desired density targets or future growth directions outside of the Town boundary. As such, in the absence of such policies, the M.D. of Taber would like to see additional policy within the MDP clarifying annexation considerations. In particular, it is desired that policy 6.1.2b include provisions that annexation considerations be supported through a growth study or needs assessment and articulation that higher density and infill development is of preference prior to annexation.

The M.D. of Taber has no objection to any of the other policies within the Draft MDP; however, it is understood that the M.D. of Taber is not bound by the MDP policies and that implementation of policies that affect the M.D. of Taber's interests will require consultation to seek agreement on such proposals.

The M.D. of Taber thanks the Town for consideration of these matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Elfring".

Ben Elfring, Chairman
Subdivision and Development Authority
Municipal District of Taber



TOWN OF
TABER

August 16, 2016

OFFICE OF THE MAYOR

A - 4900 50 ST TABER, AB CANADA T1G 1T1
TELEPHONE: 403-223-5500 ext.5519 FAX: 403-223-5530

File:700-I02

MD of Taber
4900B - 50 Street
Taber, Alberta, Canada T1G 1T2

To Whom It May Concern:

Re: June 9, 2016 correspondence regarding Draft Municipal Development Plan

The Town of Taber would like to thank the MD of Taber for sending correspondence to be considered in our new Municipal Development Plan. Unfortunately it was received subsequent to the scheduled Public Hearing and was therefore ineligible to be included in considerations for amendments prior to 2nd reading.

Not wanting to lose the momentum of these planning endeavors though; the Town of Taber is interested in pursuing intermunicipal dialogue with the MD. Especially since there are such significant changes proposed to the Municipal Government Act which are likely to be passed by the Province soon. The current Intermunicipal Development Plan was completed in 2007 and after a decade of development and policy change in both our municipalities, the Town of Taber is of the opinion our municipalities would benefit from refreshing the document. During the same process, we would like to include dialogue towards the establishment of an Intermunicipal Collaboration Framework. As indicated by the Province, this document would not only include land use considerations and a dispute resolution process, but also the coordination of service delivery which would benefit our municipalities.

The Town of Taber is requesting an intermunicipal dialogue to begin such that our municipalities can get a head start on moving forward with the new directives from the Province. The Province has set a deadline of 2019 for these Intermunicipal Collaboration Frameworks and as such we feel beginning soon is in both municipalities best interests.

For coordination of this planning work we encourage you to contact Cory Armfelt our Director of Planning and Economic Development (403-331-4932) to begin conversations around a schedule for such activities.

Sincerely,

Mayor Henk De Vlieger



Council Request for Decision

Meeting Date: August 15, 2016	
Subject: EPCOR Agreement	
Recommendation:	That Council accepts EPCOR's proposal to negotiate for an orderly and safe termination and transition of the "Operations, Maintenance and Capital Works Agreement" between the Town of Taber and EPCOR Water Services Inc. dated February 1, 2008 on a reasonable and agreeable time frame.
Background:	As Council knows from previous discussions, EPCOR has asked for significant fee increases in order to continue its operations of the Town's water, sewer and storm water utilities under an agreement negotiated between the two parties in 2007. Council recently adopted a resolution stating that it expects EPCOR to adhere to the agreement and EPCOR has responded. The response letter is included in the Closed Session part of this agenda so as to not jeopardize any future negotiations by publicizing it. In summary, though, the letter presents the Town with two options: use the dispute resolution process set out in the agreement to arbitrate the fee increase issue or negotiate an end to the agreement.
Legislation / Authority:	Sections 3 (Municipal Purposes) and 5 (Powers, Duties and Functions) of the MGA govern the decision-making aspects of the decision. Part 5, Division 3 of the MGA contains numerous sections governing how municipalities may provide utility services, including use of service providers.
Strategic Plan Alignment:	Goal: strengthen our core infrastructures and services in a fiscally responsible manner.
Financial Implication:	Investigations by Town administration, with assistance from MPE, indicate that the Town could provide the services currently provided by EPCOR at approximately the existing fee level. Hence agreeing to the large increase proposed by EPCOR does not seem to be in the best interest of Town utility users (the Town's practise is to balance utility rates charged to customers with its costs).
Service Level / Staff Resource Implication:	There are very significant changes to the Town's organizational structure and employment levels if it takes back water, sanitary sewer and storm water utilities. Administration has preliminary information regarding this that has been passed along to Council in Closed Session (to protect the Town's negotiating position). The change would require significant management time both for the



	negotiations and establishment of a new division in the Town's Engineering and Public Works Department. Establishment of a more independent utility corporation could also be explored although that would probably be best postponed to a future time.
Justification:	EPCOR has forced the Town to reconsider how it provides water, sanitary sewage and storm water service to Town residents and businesses. Administration believes that the Town can provide equal or better service than presently provided by EPCOR without the huge cost increase proposed by EPCOR. However, this will require a significant change in the Town's operations and a lot of management time for negotiations and organizational change. Council support will be critical.
Alternative(s):	<ol style="list-style-type: none"> 1. Council could seek to negotiate the fee increase through arbitration. 2. Instead of moving to internalize the utility service, Council could seek another contracted service provider to replace EPCOR. 3. Council could investigate the possibility of establishing a regional service commission (Provincial approval is required). 4. Council could establish a utility corporation under legislation (Provincial approval is required).
Attachment(s):	The response from EPCOR letter is included in the Closed Session portion of the agenda material

APPROVALS:	
Originated By:	Greg Birch
Chief Administrative Officer (CAO) or Designate:	





Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Open Forum for Multi-year budget	
Recommendation:	That Council direct administration to hold an open forum in regards to the budgeting process for the upcoming budgeting cycle.
Background:	<p>Participatory budgeting has been around for a long time and has been used by other municipalities to increase the transparency in the budgeting cycle. This could be used in areas for level of service or the different types of areas that are being considered over the multi-year budget.</p> <p>It has also been used to have the public make the decision on what they would like to see for the capital project. They would be able to have a choice over a number of different projects that are similar in dollar value and one with the highest number of votes would be the project that would get funded.</p> <p>Here is a video that I am going to show at the council meeting: https://vimeo.com/162743651</p>
Legislation / Authority:	Section 242, 243, 247 and 248 of the MGA.
Strategic Plan Alignment:	Strengthen our core infrastructure and services in a fiscally responsible manner.
Financial Implication:	The financial cost would be minimal as we would use resources (staff) that have already been budgeted for.
Service Level / Staff Resource Implication:	Developed using existing staff resources.
Justification:	This would be a way that we could get the community more involved in our budget process. They would have more involvement while also getting educated on the costs of operating a municipality.
Alternative(s):	<p>The council directs administration to come back with additional information at the September 12, 2016 council meeting.</p> <p>The council directs administration to continue with the budget cycle that has</p>



	been established by council.
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Attachment(s):	
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APPROVALS:	
Originated By:	Devon Wannop
Chief Administrative Officer (CAO) or Designate:	



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Trail to MD of Taber Park	
Recommendation:	That Council approves a) the installation of (x – some number) park benches and trees on the west end of the recently completed trail to the MD of Taber park, on Town of Taber land at a vantage point that provides a nice view of the river valley below to a maximum of \$4,000; and b) develop and install signage along the Town’s trail system to indicate the available trails in Taber, including the new trail to the MD Park, again to a maximum of \$4,000.
Background:	<p>Last month the Town completed paving the trail extension from the electrical substation west of the Town cemetery to the MD of Taber Park boundary. There is still some work remaining (bollards to prevent vehicle traffic and safety-related signage, for instance) but the trail is largely completed. There has been a suggestion from a Council member to add two benches at the end of the trail to give people a place to sit down and take advantage of the views. This is a very nice idea but was not contemplated when the budget was proposed so it is being brought back to Council for discussion and direction. Notice that the project did come in below budget, mainly because we were able to undertake much of the work using Town staff and equipment, so there is some money available for a small number of extra features to improve the trail experience. Administration are also suggesting that some local, drought tolerant trees be planted to supplement the benches and provide some shade and shelter as the trees grow.</p> <p>Additionally, Council may want to consider the need to inform people, especially visitors to the Town, about this new trail as well as other trails in Taber. This would benefit tourism development as well as local recreation activity. Trail maps and signage are common features on trails in other towns.</p>
Legislation / Authority:	MGA s. 3, Municipal Purposes
Strategic Plan Alignment:	<p>Goal: Create and promote all-season recreational opportunities and facilities that are regionally recognized.</p> <p>Strategic Initiative: Complete the bicycle/pedestrian trail to the MD Park.</p>
Financial Implication:	The recommendation includes two suggestions totalling \$8,000. The project came in well under budget and there is at least \$10,000 remaining.



Service Level / Staff Resource Implication:	Town staff would lead this initiative and install the proposed seats, trees and signage. There would be an obvious benefit to trail users from this type of accessory development.
Justification:	Completion of this trail is a significant goal accomplishment and will benefit Town residents and visitors to the region for years to come. There is a little money left over in the budget which could be used to increase trail aesthetics and promote its use.
Alternative(s):	<ol style="list-style-type: none"> 1. Council could suggest other items along the trail: gazebo, picnic tables, garbage/recycle containers, interpretive signage regarding Taber and area or natural features, etc. 2. Council could approach the MD of Taber to see if some of these features could be placed in the MD Park itself to take advantage of a small rise just southwest of the end of the pavement which has the best views of the valley below but is in the MD Park.
Attachment(s):	None

APPROVALS:	
Originated By:	Greg Birch
Chief Administrative Officer (CAO) or Designate:	



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Information for Council	
Recommendation:	That Council accepts the material received in this Agenda Item as information.
Background:	<p>The Town receives communication on an on-going basis that is likely of interest to Council. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.</p> <p>The relevant communication for this Council agenda is:</p> <ol style="list-style-type: none"> 1. Traffic Committee final minutes from April 20th meeting as requested by Councillor Prokop. 2. Traffic Committee draft minutes from July 27th meeting as requested by Councillor Prokop. 3. TID was granted permission to assess the old Town of Taber raw water reservoir and utilize it for water quality improvements. They will be conducting a geotechnical investigation that will include: <ul style="list-style-type: none"> • Visual inspection and review of the existing reservoir with particular attention to embankment stability, freeboard, erosion protection, beach scarping and any other apparent geotechnical related issues with the existing reservoir • Advancement of a series of eight boreholes around the perimeter of the reservoir in order to assess the subsurface soil and groundwater conditions at the site <ul style="list-style-type: none"> ○ Bore holes will be completed using a truck-mounted drill rig equipped with continuous flight augers, soil sampling and soil testing equipment ○ Completion of laboratory soil classification, moisture content, or other testing ○ Hand slotted PVC standpipes will be installed in select boreholes to facilitate measurement of the depth to groundwater ○ Remaining boreholes will be backfilled with the drill

	<p style="text-align: center;">cuttings</p> <ul style="list-style-type: none"> • Advancement of about four probe holes within the base to assess the existing liner <ul style="list-style-type: none"> ○ Probe holes will be completed using a hand-auger to about 1 m depth ○ Samples taken at 0.15 m intervals ○ Completion of laboratory testing above, plus salinity testing. • TID will provide a copy of the report to the Town. <p>4. Alberta Conservation Association is also interested in the old raw water reservoir for enhanced fish stocking. Attached is some background on their intentions of locating a suitable site. Administration will be contacting ACA and working with them to find a suitable site, some talks may evolve around the old fish ponds west of Town.</p> <p>5. Alberta Transportation has provided notification of highway construction on Highway 3. The construction is scheduled to start on August 22nd and run through to October 20th, 2016. The contractor will be starting at the junction of Highway 877 and continue for almost 36 kilometers. This project involves the milling and inlay of asphalt concrete pavement, as well as high tension cable barrier, painting and rumble strips. There will be one lane alternating traffic through the active work zone. Minor to moderate delays are expected. Please see attached notification and map of road construction.</p> <p>6. The 50th Street Overlay Project has been completed. The final invoice has been received for \$173,037.70. This amount is approximately \$47,000 less than the \$220,000 estimate that was originally given. Meaning that the anonymous donor that contributed 50% of the project costs saved approximately \$23,500 from their contribution due to the project savings.</p> <p>7. The Town has received a letter (copy attached) from Hon. Danielle Larivee, Minister of Municipal Affairs, informing Council about the 2016/2017 Emergency Management Preparedness Program grants. Deputy Emergency Manager, Nathan Cote, and Fire Chief Steve Munshaw lead the Town of Taber's emergency response training effort and they have been given a copy of this letter.</p> <p>8. Transport Canada has established new Grade Crossing Regulations that require railways and road authorities to exchange information about road/rail crossing. CP Rail has sent out a letter and brochure describing the new regulations, copies of which are attached (the brochure was not copied in page order due to format issues). Gary</p>
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	<p>Scherer and the Engineering and Public Works Department will provide the necessary information about the Town's road crossings of the CP Rail tracks.</p> <p>9. Hon. Ricardo Miranda, Minister of Culture and Tourism, has sent an email about the 2016 Stars of Alberta Volunteer Awards (copy attached). Council members may want to consider nominating a local volunteer or two for the award, or distributing this notice to the community to ask for suggestions. The Rec. Board will also be given a copy of the Awards notice. The deadline for nominations is September 20, 2016.</p>
Legislation / Authority:	MGA s. 3 (Municipal Purposes) and s. 5 (Powers, Duties and Functions)
Strategic Plan Alignment:	<p>Governance:</p> <p>Build partnerships with other governments and organizations where synergies may exist.</p>
Financial Implication:	These will vary with information items.
Service Level / Staff Resource Implication:	These will vary with information items.
Justification:	To keep Council informed of current municipal information and correspondence.
Alternative(s):	<ol style="list-style-type: none"> 1. Council could seek clarification on any of the matters from administration. 2. Council could discuss, in depth, any of the matters raised by communication and take action through either resolution of bylaw.



Attachment(s):	Apr.20.2016 Final Traffic Committee Meeting Minutes Traffic Committee Draft Minutes July 27, 2016 ACA Enhanced Fish Stocking Potential at Town of Taber Notification of Hwy 3 Construction Map of Construction on Hwy 3 Letter from Hon. Danielle Larivee CP Rail Grade Crossing Information Stars of Alberta Volunteer Awards Notification
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

Minutes

Traffic Committee Call to Order & Roll Call		
4.20.2016	1:02 p.m.	PW Training Room
Meeting	Gary Scherer	
Type of	Traffic Committee	
Organization	Town of Taber	
Clerk	Lisa DeBona	
Attendees	Sgt. Howard Kehler, Cncl. Andrew Prokop, Dir. PW Gary Scherer, CAO Greg Birch, Peace Officer Brandon Bullock	
Approval of Previous Minutes		
Conclusions	The meeting minutes from January 13th, 2016 were approved, and a copy placed in the public folder, as well as the Historical table of issues updated.	
A. Old item: 50 Street (64 Ave to 80 Ave) - Truck Route		
Reference:	Update	
Discussion	We are changing the signage from 5000kg to 12000kg for Truck routes under the Traffic Bylaw. The Mayor wants to discuss it on camera in the next council meeting, so all changes will be reviewed under the Bylaw. There has been an anonymous donor to up grade the current road to industrial standard and at the time of completion we will remove the signs on the road. As of now they are not being enforced by TPS.	
Conclusions	Wait for the Bylaw to be amended and then make the necessary changes to signage.	
Action Items	Person Responsible	Deadline
Update when the Bylaw has been changed.	Greg Birch	TBD
B. Old item: Southside Yield Sign Additions		
Reference:	Update	
Discussion	It was decided that we would add Yield signs to all uncontrolled intersections to be included in the 2016 PW budget at the last Committee meeting, we are waiting for Bylaw amendment and the sign inventory list to be updated and posted on the website before we can proceed with installation.	
Conclusions	Engineering Department to update sign inventory, post on website and then install yield signs on the posts that have already been put in the ground.	
Action Items	Person Responsible	Deadline
Update sign inventory, post on website, install signs	Gary	ASAP
C. Old item: Playground Zone Signage & Bylaw Amendment		
Reference:	Update	
Discussion	We are set to proceed with the sign change as soon as the amended Bylaw is approved by Council.	
Conclusions	Signs are in stock, and ready to install.	
Action Items	Person Responsible	Deadline
Once Bylaw is amended, install Signs	Gary	ASAP
D. 44 Street Parking Issues - Hospital Overflow		
Reference:	Attachment #1 - #5	
Discussion	The residents of Fairway village feel that there is an issue with patrons and employees of the Hospital/Clinic parking close to the entrances of the subdivision making it hard to see when exiting.	
Conclusions	Bylaw has been monitoring and hasn't found an issue, but Kehler feels we should paint the curbs on the sides of each entrance as per standards. The hospital has not completed their parking lot expansion plans as per their permit, so we will continue to monitor the situation and wait until they are done to make any further changes.	

Minutes

Action Items		Person Responsible	Deadline
Paint the curbs yellow 1.5 m on each side of both entrances		Gary Scherer	Annual Painting
Check on the status of the lot construction and monitor		Bylaw Dept.	As needed
E. 54 Avenue Parking Issue			
Reference:	Attachment #6		
Discussion	The students from WR Myers High School are constantly blocking a residents driveway access.		
Conclusions	The curbs are already painted yellow, but vehicles are still parking along them. We should install signs at 1.5 m on left and right, to block students from parking there.		
Action Items		Person Responsible	Deadline
Install the parking signs, update sign inventory.		Gary	ASAP
F. Citizens on Patrol Grant			
Reference:	Attachment #7		
Discussion	Just wanted it on record that they are applying for this Grant, and that we approve of it.		
G. 56 Street - Letter from Resident			
Reference:	Attachment #8		
Discussion	The resident feels that too many people speed down 56 Street, and across from her house is the WR Myers/DA Ferguson School grounds, as well as the new asphalt walking oval & basketball courts as well as lots of kids coming to and from school so increased pedestrian traffic from all of those things. She would like a 4-Way stop or a playground zone or increased TPS patrolling for speed offences.		
Conclusions	We recognize the increase in foot traffic, as well as the increase in vehicle traffic since the 4-way stop was put in on 52 Street. We think making it a playground zone from 54 Ave to 56 Ave will help slow people down and be aware of pedestrians etc.		
Action Items		Person Responsible	Deadline
Public Works to order & install signs and update sign inventory		Gary Scherer	Summer.2016
Public Works to respond with a letter to the resident		Gary Scherer	June.2016
H. 54 Street - Playground Zone Signage - Letter from Resident			
Reference:	Attachment #9		
Discussion	The resident feels that there needs to be more signage on 54 Street making people aware that it is a playground zone, and that there is a lot of pedestrians from the schools. Students forget when they are leaving the high school when driving south as well.		
Conclusions	Install the bright lime pole markers around the 54/54 playground zone signs to make them more visible as well as installing 1 to 2 more playground zone signs as you are going south on 54 St, and west on 54 Ave if there is room for them.		
Action Items		Person Responsible	Deadline
Order and Install pole markers/signs and update sign inventory		Gary Scherer	ASAP
Respond with a letter to the resident		Howard Kehler	ASAP
I. Bylaw Dept. - Boulevard Parking Issue			
Reference:	Attachment #10 - #11		
Discussion	There is a lot of confusion about what is allowed and what is not. Some residents have cemented their boulevards, some have cut away the curb or had it cut so they can put gravel in or just park on the boulevard. Some are driving over the curb to access parking on their property (not on a pad). According to development 40% of frontage can be used for driveways, with more than that needing developmental permission. But there are a lot of discrepancies around town, most of which are going back along time.		

Minutes

Conclusions	Can you create your own parking? Should we have a permit for adding a driveway? What is enforceable? Do we put in place a parking tax or levy? Is there any record of how these old ones came to be? We need to find out what the current process is, and take this to Council to find out what direction they want us to go in.	
Action Items	Person Responsible	Deadline
Bylaw/TPS research what the procedures and policies are currently	Howard Kehler	TBD
Take this issue to Council for direction	Greg Birch	TBD
J. Summit - 46 Avenue Service Road Parking Issue		
Reference:	Attachment #12 - #13	
Discussion	Summit and the other businesses at the west end of the 46 Ave service road are still having issues with semi-trucks parking overnight, which is in turn wrecking the road surface.	
Conclusions	Install No Parking signs on the south side of the road, and block parking altogether. All businesses are in agreement. We will need to assess the road damage for repairs and how many signs are needed to be installed.	
Action Items	Person Responsible	Deadline
Purchase & Install No Parking signs & Update sign inventory list	Gary Scherer	ASAP
Assess and Repair the road damage	Gary Scherer	TBD
K. Other Business: Food Trucks		
Reference:	Open Discussion	
Discussion	We have quite a few more food trucks now in town doing business, the issue is that they are parking the trucks on their residential properties. Do they have a business license? Where are they allowed to park, are they properly registered? Do they have the truck certified? Are these questions being asked of them? What are the rules?	
Conclusions	We contacted Cory Armfelt (Manager of Planning & Development) and he informed us that there is currently nothing in the land use bylaw, but we will be adding a section into the new one regarding this issue. Currently they are required to get a home-occupation permit and business license and this is how we are able to regulate them as with the permit, all adjacent residences need to be in favor of their business. Food trucks also need health certification as part of their business license.	
Action Items	Person Responsible	Deadline
Monitor the Food Trucks to ensure they follow all applicable rules	TPS & Planning	n/a
Calendar & Adjournment		
4.20.2016	2:32 p.m.	PW Training Room
Meeting called by	Greg Birch, Town of Taber C.A.O	
Next Scheduled meeting	July 27 th at 1:00 p.m. Wednesday	
Location	Public Works Shop Training Room	

Minutes

Traffic Committee Call to Order & Roll Call		
7.27.2016	12:59 p.m.	PW Training Room
Meeting called by	Greg Birch – CAO Town of Taber	
Type of meeting	Traffic Committee	
Organization	Town of Taber	
Clerk	Lisa DeBona	
Attendees	Sgt. Howard Kehler, Cncl. Andrew Prokop, Dir. PW Gary Scherer, CAO Greg Birch	
Approval of Previous Minutes		
Conclusions	The meeting minutes from August.20, 2016 were approved, and a copy placed in the public folder, as well as the Historical table of issues updated.	
A. Old item: 50 Street (64 Ave to 80 Ave) – Truck Route Designation Removal		
Reference:	Update	
Discussion	The asphalt overlay has been completed on July 25 th & 26 th , so now the road has been brought up to industrial standard and can now be returned to the Heavy Truck Route without any bans in place.	
Conclusions	Traffic Bylaw amendment to the Truck Route will be taken to Council at the August 15 th meeting. We will need to make sure all signage is changed to reflect the new weight amendment.	
Action Items	Person Responsible	Deadline
Take Bylaw to Council Meeting for Amendment	Greg Birch	August 15.2016
Amend all signage to reflect the new weight limits	Gary Scherer	Sept.15.2016
B. Old item: 44 Street – Hospital Parking Issue		
Reference:	Update – Attachments #1 through #3	
Discussion	Howard has been talking with Grant Walker with Alberta Health Services and stressed to him that the Hospital needs to manage their parking issues with the staff parking on the street instead of in the lots. Alberta Health Services has created more lots on Hospital property (see attached map) and have sent out a memo to all staff to ensure that they are using the correct lot instead of parking on 44 street (see attached memo). We have noticed already that there is less street parking.	
Conclusions	We will continue to monitor to see if we have any more complaints or concerns on this issue, but will now determine it to be closed. All committee members should share this information to all interested parties, so that they have the correct information available to them.	
Action Items	Person Responsible	Deadline
Make sure these meeting minutes are added to Council's information.	Greg Birch	August 15.2016
C. Old item: Bylaw Department – Boulevard Parking Issue		
Reference:	Update	
Discussion	This is the issue the Bylaw department is having with many residents parking vehicles, and RV's etc. on Town Boulevards, as well as cementing in more than the normal 40% frontage.	
Conclusions	This needs to go to Council to ask them what if anything they want done in these circumstances, currently some driveway requests go through the planning department by the subdivision authority for approval, but otherwise there is no firm course of action or policy that is in place.	
Action Items	Person Responsible	Deadline
Take the Bylaw Departments proposal to Council for their Decision	Greg Birch	August 15.2016
D. Skate Park and area Traffic Complaint		
Reference:	Attachment #4, #5	

Minutes

Discussion	A Mr. Duggan is concerned that traffic activity has increased around the skate park area. He is worried that speeds will contribute to an injury, he would like us to implement ways to slow down traffic in this area, like speed bumps and heavier traffic patrols.	
Conclusions	In this area we already have in place a 4-way stop which slows traffic in all directions, as well as 30 km/h zone on 48 street. There are playground zone & pedestrian crossing signs on 50 Ave. Howard feels that the crosswalks could be more visible, and that the lines should be repainted as soon as possible and not in a month when school is due to start which is when they are usually painted, also to increase the amount of times that these lines are painted which currently the standard is once a year.	
Action Items	Person Responsible	Deadline
Re-paint the crosswalks including cross-hatching and thicker lines	Gary Scherer	ASAP
Change and ask approval to council to increase line painting budget to allow for increasing the standard of how many times crosswalks are painted throughout the year.	Gary Scherer	Annual Budget review
Respond back to Mr. Duggan via email with Committees decision	Lisa DeBona	ASAP
E. Letter from Resident – Uncontrolled Intersections		
Reference:	Attachment #6	
Discussion	A resident wrote in to express concern about uncontrolled intersections on the south side of town being dangerous.	
Conclusions	We have already installed yield signs on all remaining uncontrolled intersections on the south side of Taber and are planning on removing as many uncontrolled intersections as possible with additions to the sign budget in the upcoming years.	
Action Items	Person Responsible	Deadline
Respond back to Marie Neufeld with what we have done and what we plan on doing via letter.	Lisa DeBona	ASAP
F. Taber Christian School – Traffic Control		
Reference:	Attachment #7, #8	
Discussion	Rene Angermeier, Vice-Principal at Taber Christian School sent in a proposal for traffic control changes concerning their school and the increased traffic as their school has expanded and the expansion in residential subdivisions surrounding the school.	
Conclusions	We agree that there are some changes needed, here is the conclusions we came to for each of their 6 proposal points; #1 Install a flashing crosswalk system and paint lines at 48 St/60 Ave; - we cannot add these at this time as this system for both directions of traffic would cost the town as per quote \$8366.30/ea, this would have to go to Council and be decided on, we will re-paint all crosswalks in the area with crosshatching, as well as install DG3 lime pole covers on all of the Playground and Pedestrian signs to make them more visible as well as have the bushes concealing them trimmed back. #3 Install speed bumps - We do not install speed bumps unless as a last resort because they make maintaining the roads with snow removal and sweeping much more difficult. #4 & #5 – Install stop signs on 48 St/60 Ave and 49 St/60 Ave - We will install these stop signs as soon as possible. #6 Install signage/radar informing drivers of their speed going through the school area – Again this would have to go to Council as these signs are as quoted \$7165/ea, there is a possibility of having one of these in the area in a rotation as COPS is looking to purchase one that will be moved around the Town to problem areas.	
Action Items	Person Responsible	Deadline
Public Works to order & install signs etc. and update sign inventory	Lisa DeBona	ASAP
Public Works to re-paint all crosswalks and add cross-hatching.	Gary Scherer	ASAP
Traffic Committee to respond with a letter to Rene Angermeier	Lisa DeBona	ASAP

Minutes

G. Canada Post - Letter

Reference:	Attachment #9	
Discussion	Canada Post requested that Public Works paint the curb yellow in front of two postal boxes that they were having issues with people parking long term in, as PW has done in the past for them. This creates the issue though that now legally no one, even the mail carriers and residents getting their mail can now park in the yellow zone.	
Conclusions	Reply back to Canada post and make them aware of this new conflict and wait for a response from them on what they would like done; paint the curb back to white, install loading zone signs, and bring an update back to the next committee meeting.	
Action Items	Person Responsible	Deadline
Respond with a letter to Canada Post	Lisa DeBona	ASAP

H. OTHER BUSINESS: Update on 54 Street Resident - Traffic

Reference:	Update
Discussion	The same resident on 54 Street is still complaining about traffic speeds, we have installed pole covers and additional playground zone signs in all directions. We will be setting up the photo radar post over here at times, and increasing patrols. Also we are hoping to utilize the COP radar sign when it is available as well.

Calendar & Adjournment

7.27.2016	1:59 p.m.	PW Training Room
Meeting called by	Gary Scherer, Town of Taber Engineering & Public Works Director	
Next Scheduled meeting	September 28 th , 2016 at 1:00 p.m. Wednesday	
Location	Public Works Shop Training Room	

Background

There are approximately 300,000 recreational anglers and only 1,100 waterbodies with sport fish in Alberta. Given the limited number of fishable waterbodies in Alberta, stocked waterbodies have become a popular option for Alberta anglers. ACA annually stocks 61 waterbodies with approximately 120,000 fish under the Enhanced Fish Stocking (EFS) project. Several EFS ponds receive upwards of 1,000 angler hours per hectare during the summer months, making them some of the most fished waterbodies per hectare of surface area in the province. In addition to popularity amongst anglers, stocked waterbodies also attract several bird and wildlife species, making them popular destinations for nature enthusiasts, picnickers, and families.

ACA's goal is to expand the EFS program to include more stocked waterbodies. We believe that to recruit new anglers, angling opportunities must be as easily and readily available as other forms of recreation. Therefore, we are seeking waterbodies within close proximity to large urban centers, that are suitable for stocking, in an effort to offer anglers more opportunities for easily accessible, close to home fishing.

We have identified Fort McMurray, Grande Prairie, Edmonton, Red Deer, Airdrie, Calgary, Medicine Hat and Lethbridge as priority areas for EFS expansion (Figure 1).

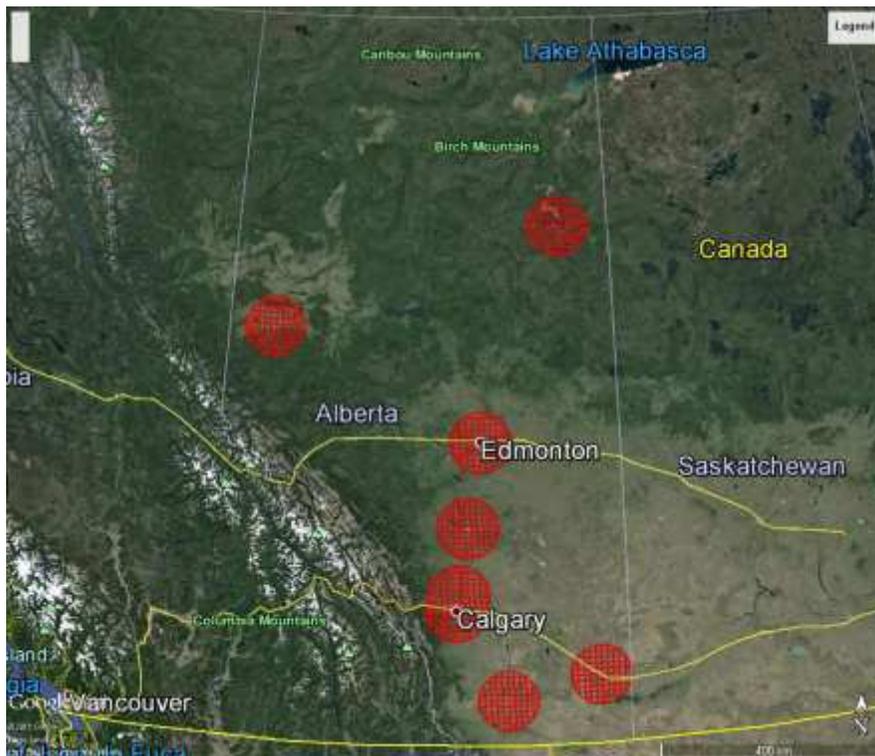


Figure 1: Enhanced Fish Stocking priority areas.

Despite our best efforts to find existing waterbodies with suitable water quality for trout stocking, few waterbodies can meet the strict water quality and habitat requirements necessary to produce a quality fishery. However, the Town of Taber water supply reservoir has emerged as a potential waterbody worth consideration for trout stocking. Surface area, water depth, water residence time and partnership opportunities with organizations and the community of Taber makes development of this reservoir very attractive.

Development of Taber reservoir would require the cooperation of several organizations and communities. Notably, Taber Irrigation District's water flow through requirements would have to be consolidated with ACA's fish screening requirements that are necessary to keep rainbow trout in the reservoir and pike and suckers out of the reservoir. Similarly, water levels sufficient to overwinter trout would have to be maintained while at the same time recognizing the water withdrawal opportunities the reservoir could provide for communities such as Barnwell.

We feel that Taber reservoir could become the next destination fishery in Alberta. As such, careful consideration must be given to proper development of infrastructure and access. In addition to amenities such as a parking area, garbage disposal, washroom facilities and picnic benches, site maintenance contract/personal would be required. We are hopeful that there will be an opportunity to work with the Town of Taber, Taber Irrigation District and any other relevant partners to develop this prospective fishery.

PROJECT AND LOCATION DESCRIPTION

CONTRACT#: 12385
 - Highway number, control section, length, bridge file(s) 3:12
 - Project limits (i.e use description in tender) Town of Taber to E. of Jct. Hwy. 877

TYPE: Construction
CMA: 24

Start date: 08/22/2016
End date: 10/20/2016
Schedule: day only

Lane(s) both northbound southbound
 eastbound westbound

Visibility: good fog dust smoke

Vehicle Restrictions: Height (m)
 Width (m) 4.0
 Weight (kg)
 Speed (km/hr)

ACTIVITIES
Construction

- none
- paving
- grading
- chip sealing
- milling
- line painting
- blasting
- other (specify) rumble strips, cable barrier

Bridges

- none
- bridge repair
- deck repair
- bridge paving
- bridge painting
- bridge testing/inspection
- bridge washing
- other (specify)

DETAILS

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> road closed | <input type="checkbox"/> temp traffic signals | <input type="checkbox"/> loose chips | <input type="checkbox"/> pavement drop off |
| <input type="checkbox"/> bridge closed | <input checked="" type="checkbox"/> one-lane alt traffic | <input checked="" type="checkbox"/> speed reduction | <input checked="" type="checkbox"/> narrow lane |
| <input checked="" type="checkbox"/> lane closure | <input type="checkbox"/> lane direction rvsl | <input type="checkbox"/> rough road | <input type="checkbox"/> narrow shoulder |
| <input type="checkbox"/> sidewalk closed | <input type="checkbox"/> alt pedestrian xing | <input checked="" type="checkbox"/> fresh oil | <input checked="" type="checkbox"/> no wide loads |
| <input type="checkbox"/> ramp closed | <input type="checkbox"/> one-lane travel | <input checked="" type="checkbox"/> uneven pavement | <input checked="" type="checkbox"/> be prepared to stop |
| <input type="checkbox"/> use alternate route | <input type="checkbox"/> two-way traffic | <input checked="" type="checkbox"/> no cntrelne mrking | <input type="checkbox"/> pilot vehicles |
| <input type="checkbox"/> on-site detour | <input checked="" type="checkbox"/> no passing | <input type="checkbox"/> grooved pavement | <input checked="" type="checkbox"/> flag persons |
| <input type="checkbox"/> local road detour | | | |

ACTIVITY INFORMATION (brief description of work being done and what to expect)

This project involves the milling and inlay of asphalt concrete pavement, as well as high tension cable barrier, painting and rumble strips. One lane alternating traffic through the active work zone. Minor to moderate delays expected.

Expected delays: under 30 minutes

PROJECT CONTACTS

Name of firm and personnel (print below)	POSITION	OFFICE PHONE	CELL PHONE	EMAIL
TRANS Project Administrator Ammar Zaidi, E.I.T.	Construction Engineer	403-388-7749	403-331-0485	ammar.zaidi@gov.ab.ca
Engineering Consultant Mike Gerlinsky	Senior Project Manager	403-329-1467	403-634-3274	mike.gerlinsky@amecfw.com
Contractor Fred Ginther	Project Superintendent	403-548-3961	403-928-4745	fginther@aecon.com

DISTRIBUTION LIST (via email)

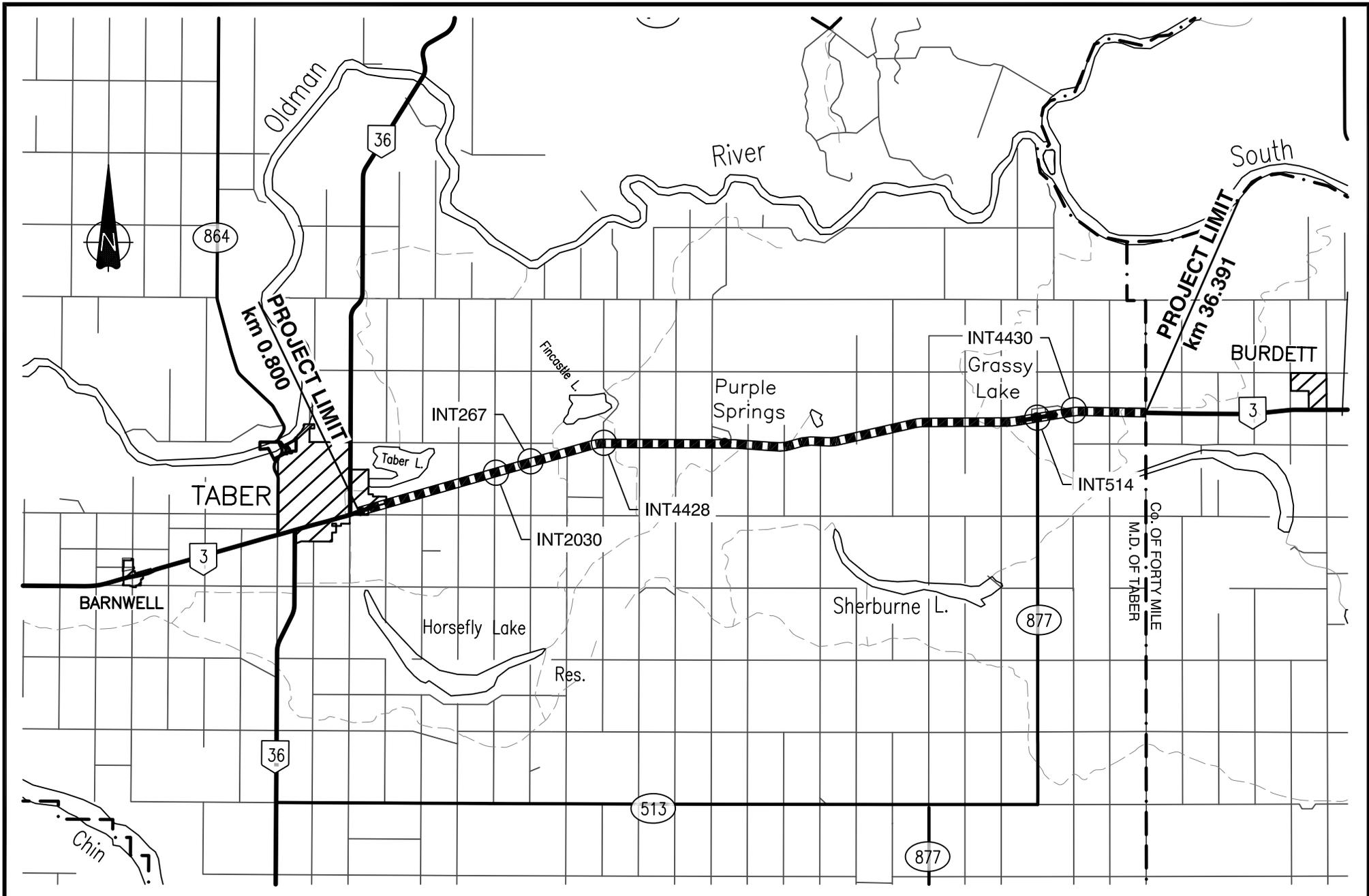
- Regional Distribution (eg TRANS-ORG DS Region)
 - TRANS-TSB trans.constructQA@gov.ab.ca
 - Maintenance Contractor (name) Volker Stevin
 - RCMP Traffic Services Coordinator joanne.oates@rcmp-qrc.gc.ca
 - Local RCMP (local detachment) fax 403-223-4180
 - Transport Office, Sheriff's Branch julia.radu@gov.ab.ca
 - AB Health Services jill.thordarson@albertahealthservices.ca
 - CVEB, District Supervisor (name)
 - Rural/Urban Municipalities (name) Municipal District of Taber
- <http://municipalaffairs.gov.ab.ca/cfml/officials/Official.xls>

- 511Alberta trans.511@gov.ab.ca
- Information Management Branch trans.geodate.update@gov.ab.ca
- Workplace Health & Safety whs@gov.ab.ca
- Transport Engineering (Central Permitting) mizanur.rahman@gov.ab.ca
kim.durdle@gov.ab.ca
dawn.liska@gov.ab.ca
julie.macisaac@gov.ab.ca
- TRANS Communications/Public Affairs adam.johnson@gov.ab.ca
anna.neale@gov.ab.ca
- MLA Constituency Office (name)
http://www.assembly.ab.ca/net/index.aspx?p=mla_home
- Chamber of Commerce (name) taberchamber@gmail.com
<http://www.abchamber.ca/list/>

- Report completed by consultant, submitted prior to work commencing & sent ELECTRONICALLY to Project Admin / Sponsor for distribution.
- Attach copy of Location Plan & Order Fixing Maximum Speed (if applicable).

REPORT PREPARED BY:

CONSULTANT: Amec Foster Wheeler
 TELEPHONE: 403-329-1467
 EMAIL: mike.gerlinsky@amecfw.com
 DATE: 03 August 2016





ALBERTA
MUNICIPAL AFFAIRS

*Office of the Minister
MLA, Lesser Slave Lake*

AR85816

Dear Elected Officials:

It is my pleasure to announce that Alberta Municipal Affairs is providing \$150,000 in grant funding for the 2016/17 Emergency Management Preparedness Program. The grant guidelines and project application forms are available on the Alberta Emergency Management Agency's website, at www.aema.alberta.ca/grants. Please forward this information to your chief administrative officers and directors of emergency management.

The purpose of the grant is to facilitate training for municipal emergency response personnel and volunteers needed to protect Albertans during an emergency event. The approved projects/courses for this grant are separate from other training provided directly through the ministry.

In order to maximize resources, regional collaboration of municipalities is requested, with one municipality applying as the host. Please work closely with the Alberta Emergency Management Agency field officers in your area when applying. The officers can assist you during the application process.

Should you have questions regarding the grant applications and/or the program guidelines, please contact the Grants Coordinator at 780-422-9000, or at aema.empp@gov.ab.ca.

I wish you all the best with your training projects.

Sincerely,

Danielle Larivee
Minister Municipal Affairs



June 21, 2016

DL 0 0000077*

T. Greg Birch
Chief Administrator
4900A 50 Street
Taber AB T1G 1T1

Dear T. Greg Birch,

Transport Canada's new Grade Crossings Regulations came into effect on November 28, 2014. These regulations have a significant impact on how Railways and Road Authorities manage crossing safety. This includes defined responsibilities, an exchange of information and improved communication when changes are made near railway crossings.

The first requirement is for Railways and Road Authorities to exchange specific crossing information as outlined in Section 4 of the regulations. In order to facilitate the information exchange, CP has developed a user-friendly web based platform for Road Authorities to enter their data and view the information provided by CP.

By registering with the email address below and choosing a password, users can access CP's information for all of the crossings in their jurisdiction. Registered users can also easily input and edit all of their data as required.

<http://cprailcrossings.azurewebsites.net/Account/Login>
town@taber.ca

CP Public Works will review the submitted crossing data and then work with the Road Authority to complete joint crossing evaluations to ensure that all crossings are compliant. In the event that a crossing is found to require changes under the new regulations CP and the Road Authority will develop an action plan to correct the deficiencies.

In some cases, there may be significant capital investment required to meet the new regulations. To mitigate costs and risks, road authorities may consider closing public grade crossings. For information on crossing closure incentives, please see Transport Canada's website:
www.tc.gc.ca/eng/railsafety/menu.htm

Please refer to the enclosed brochure which details many of the changes under the new regulations as well as the responsibilities that CP shares with our community and government partners to improve crossing safety.

If you have questions regarding the regulations or how to collect the data please contact Transport Canada by phone 1-613-998-2985 or email railsafety@tc.gc.ca. If you are having problems with the website or database please contact CP Community Connect by phone 1-800-766-7912 or email community_connect@cpr.ca.

We look forward to working with you to improve crossing safety in your community.

Sincerely,
CP Public Works

NEXT STEPS

INFORMATION SHARING

Completed by CP and the Road Authorities by November 27, 2016.

INSPECTIONS

Following the Information Sharing, CP and the Road Authorities will work together to determine which crossings require joint inspections and upgrades to meet Transport Canada's new regulations, as well as determine how upgrades will be funded. Any crossings requiring upgrades will become part of an action plan to meet the terms of the new regulations by 2021.

CHANGES

Prior to making any changes at a crossing a party must provide the other party with the details of the change, in writing, not later than 60 days before the change begins. This period may

be reduced if the other party advises that the crossing currently meets the requirements of the regulations with which it must comply due to the change.

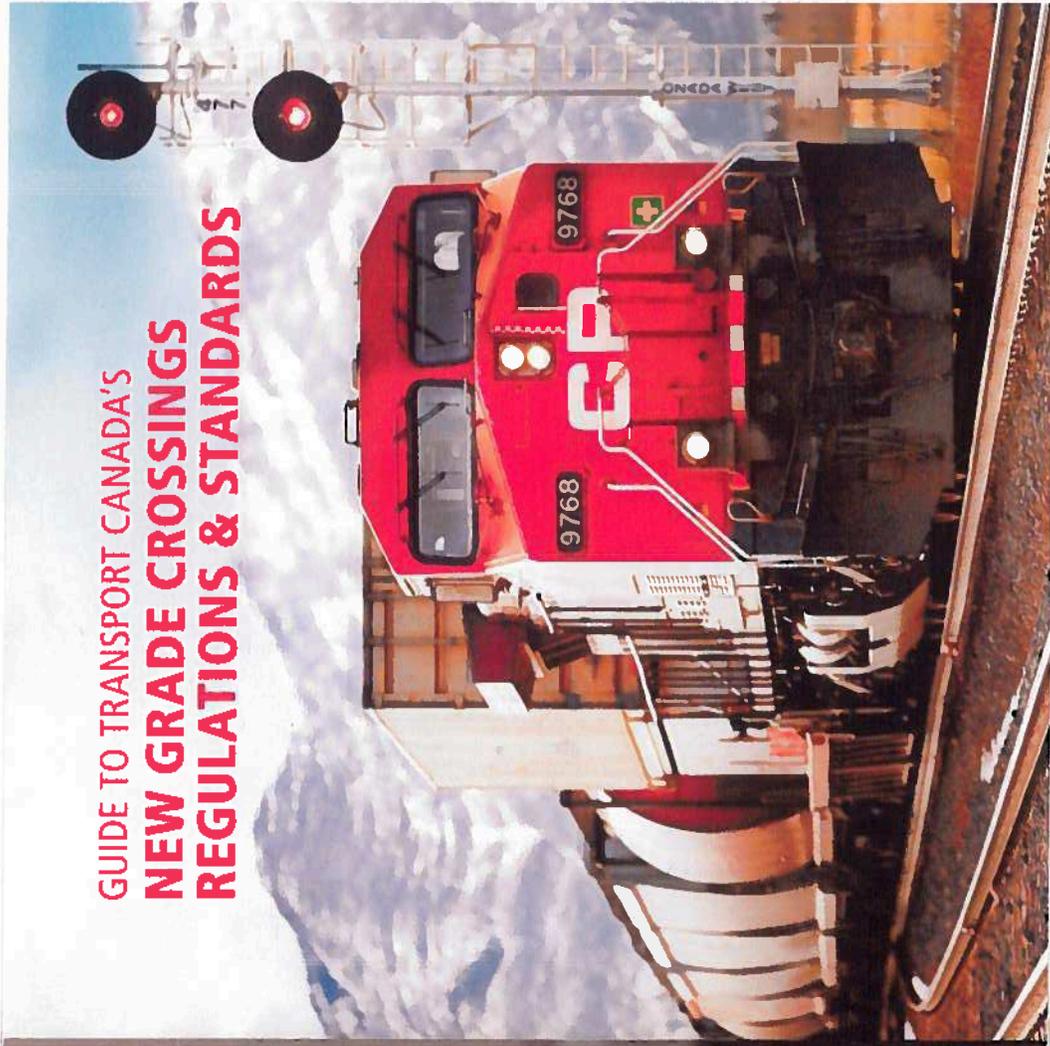
FUNDING

Transport Canada provides funding for the permanent closure of Public and Private Railway crossings.

Transport Canada also provides a limited amount of funding for crossing safety improvements.

Details on these programs can be found on Transport Canada's website.

GUIDE TO TRANSPORT CANADA'S NEW GRADE CROSSINGS REGULATIONS & STANDARDS



CROSSING SAFETY IS A SHARED RESPONSIBILITY

For more than 130 years Canadian Pacific (CP) has been part of the fabric of this great nation. The same application of experience and ingenuity that allowed us to build a railway through some of the toughest terrain on earth continues to power our business solutions.

Our focus has changed since we began binding a nation together in 1881, but we continue to fulfill our original mandate – linking people to each other and to the world. Today we move the goods that move North America's economy.

This Guide was produced by CP to assist Road Authorities in understanding how to work with CP to address Transport Canada's new crossings regulations and standards and progress our mutual objective to improve railway crossing safety.

Crossing safety can be improved through crossing closures.

Crossing closure grants are available from Transport Canada.

Check Transport Canada's website for funding opportunities.

THE SAFEST CROSSING IS NO CROSSING AT ALL.

SUMMARY OF NEW REGULATIONS

GOALS OF NEW REGULATIONS:

- Improve crossing safety.
- Provide consistent safety standards for new and existing public and private grade crossings.
- Define responsibilities to improve the safety of public and private grade crossings.
- Promote collaboration between Railways and Road Authorities.
- Implement regulations for a consistent level of safety for all classes of crossings.

Between 2009 and 2015, there were an average of 178 incidents, resulting in 24 fatalities and 25 serious injuries per year (Source: TSB Canada). The Transportation Safety Board raised concerns that the risk of trains colliding with vehicles was too high. Mandated reviews of the Railway Safety Act emphasized the challenges of managing safety at grade crossings. As a result, Transport Canada has raised the standards and issued new regulations for railway grade crossings.

CROSSING STANDARDS

New crossings must meet Transport Canada's new regulations and standards effective November 28, 2014. If upgrading or changing an existing crossing, it must meet the new regulations and standards immediately. Information on any changes must be shared between parties.

Other existing private and public crossings must be inspected and upgraded, or closed, if required to meet the new regulations and standards by 2021. Landowners with private crossings are also impacted by this regulation and should review Transport Canada's website for more information.

ROLES & RESPONSIBILITIES

RAILWAY: Under Transport Canada's new regulations CP is responsible for sharing the following information with the respective Road Authority for each crossing by November 27, 2016:

- Location of the crossing
- Number of tracks
- Average annual daily railway movements
- Railway design speed
- Type of warning system

- Location of a stop sign
- The requirement for whistling when railway equipment is approaching the grade crossing

CP IS ALSO RESPONSIBLE FOR THE FOLLOWING:

- The installation and maintenance of the Railway Crossing, Number of Tracks and Emergency Notification signs;
- The maintenance of a stop sign that is installed on the same post as a Railway Crossing sign;
- The design, maintenance and inspections of the crossing warning system;
- The installation and maintenance of the crossing surface between the ends of ties;
- The maintenance of sightlines within the Railway right-of-way and over land adjoining the Railway right-of-way, including the removal of trees and brush that obstruct the sightlines.

Road Authority: To meet the Information Sharing requirements of Transport Canada's new regulations, CP recommends that Road Authorities provide the following information through the CP crossing database by November 27, 2016:

- Location of crossing
- Number of lanes of traffic
- Average annual daily traffic (AADT)
- Road crossing design speed
- Road specifications and standards
- Width of each lane and shoulder(s)
- The design vehicle
- Vehicle stopping sight distance
- Average approach gradient
- Crossing angle, referred to in article 6.5 of the Grade Crossings Standards
- Departure, activation, and pre-emption times
- Any sidewalks, paths, or trails and if so, whether it is accessible

To set up an account for the CP crossing database the Road Authority must provide CP with a contact name and email. Contact CP Community Connect for assistance.

THE ROAD AUTHORITY IS RESPONSIBLE FOR THE FOLLOWING:

- The design, construction and maintenance of the road approaches;
- The maintenance of traffic control devices, except for the maintenance of a stop sign that is installed on the same post as a Railway Crossing sign;
- The width of the crossing approaches to design the crossing surface;
- The maintenance of sightlines within the land on which the road is situated and over land in the vicinity of the grade crossing, including the removal of trees and brush that obstruct the sightlines.



RESOURCES

CP Community Connect
E community_connect@cpr.ca
P 1-800-766-7912

Transport Canada Rail Safety
E railsafety@tc.gc.ca
P 1-613-998-2985

cpr.ca/crossing-safety

IMPLEMENTATION OF NEW REGULATIONS

Transport Canada has developed a phased in approach to implementing the regulations. To ensure compliance, Road Authorities and Railways must work together on the following:

STEP 1 | SHARING INFORMATION

Must be completed by November 27, 2016. Applicable to all existing public crossings. To facilitate the information exchange, CP has been inspecting all grade crossings and building a crossing database, website and interactive map. CP has also been communicating with Road Authorities to develop a contact list and provide information regarding the requirements of the regulations. CP recommends Road Authorities use CP's crossing database to share the required information by the deadline. To set up an account for the CP crossing database, the Road Authority needs to provide CP with a contact name and email.

STEP 2 | INSPECTIONS & UPGRADES TO CROSSINGS

Must be completed by November 27, 2021. Applicable to all existing private and public crossings. CP and Road Authorities must ensure that required upgrades to existing crossings are completed by November 27, 2021. This will include an emphasis on signage, sightlines, warning devices, vehicle use and pedestrian access. CP will be working directly with landowners / private authorities to address private crossings.

Birch, Greg

From: Alberta Volunteer Awards <ABVolunteerAwards@gov.ab.ca>
Sent: Wednesday, July 27, 2016 9:48 AM
Subject: STARS of Alberta Volunteer Awards 2016



Each day, in communities across the province, volunteers are at work; their efforts helping to build strong families and communities and making Alberta a better place to live and visit. Volunteers are shining stars in our community who make all our lives brighter.

It is the invaluable contributions of skills, time and energy delivered with passion and compassion by dedicated volunteers that fuel the cultural, social and recreational programs that matter to Albertans. That same passion and compassion was also seen as Albertans welcomed Syrian refugees fleeing the civil war. Albertans will also long remember the vital role of volunteers who immediately stepped up in support of those impacted by the devastating Fort McMurray wildfires. Only through a massive volunteer effort could a city of 90,000 people be relocated, housed and provided with the necessary services to deal with the uncertainty and stress of evacuation.

From delivering the day-to-day programs and services that we have come to expect, to responding to the immediate needs brought on by unforeseen disasters, Alberta volunteers are there when needed. Now is the time to say thank you, to show your appreciation for a volunteer in your community who has gone above and beyond to make a difference in the lives of their friends and neighbours – in the lives of people they may never meet. Now is the time to nominate that special volunteer in your community for a Stars of Alberta Volunteer Award.

The Stars of Alberta Volunteer Awards were created to honour Albertans whose outstanding volunteer contributions have made a lasting impact on their communities and the lives of their fellow citizens. Six awards are presented annually, two in each category of youth, adult and senior. The 2016 awards will be presented in a special ceremony in Edmonton on December 5, part of celebrations marking International Volunteer Day.

For more information, please visit www.culturetourism.alberta.ca/stars. The deadline for nominations is Tuesday, September 20.

Thank you for your support.

Ricardo Miranda
Minister

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Mailing address:

STARS of Alberta Volunteer Awards
907 Standard Life Centre
10405 - Jasper Avenue
Edmonton, AB T5J 3N4

Email: ABVolunteerAwards@gov.ab.ca
Phone: 780-415-8139



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Standing Item - Council Requests	
Recommendation:	That Council uses this standing agenda item opportunity to address administration about their concerns, ask questions and direct municipal resources.
Background:	<p>The Municipal Government Act only allows Mayor and Council to act by resolution or bylaw, not separately through individual direction to administration. If one member wishes to see action on a certain item that requires the deployment or diversion of municipal resources, that does not mean all or even a majority of the other six members want Town resources used in that manner. Also, it is likely that all of Council and the public want to know about issues of concern and interest in Taber, so this conversation should be shared for better governance.</p> <p>To assist in this information sharing and ensure agreement on the relative importance of activities, and to facilitate a common understanding, Council established a standing item on Council agendas that would allow the Mayor and Councillors to raise issues of individual concern. This allows discussion amongst Council and with administration on how best to deal with these concerns. It is an opportunity for Council to provide suggestions or direction to administration as to how best to proceed.</p> <p>The intention of this RFD is for items to be brought forward from the floor at the meeting.</p>
Legislation / Authority:	MGA s. 153 (General Duties of Councillors), s. 154 (General Duties of Chief Elected Official, s. 180 (Methods in Which Council May Act); s. 249 (Civil Liability of Councillors)
Strategic Plan Alignment:	Goal: Make the Town of Taber an employer of choice, where employees are self-assured, valued, respected and viewed as the corporation's strongest asset.
Financial Implication:	The financial implication will vary depending on the discussion outcomes but should consider the alignment of Town facility and service provision with the approved budget.



Service Level / Staff Resource Implication:	Having a regular Council discussion about service levels will improve the ability of administration to meet the expectations of Council rather than dealing with the requests of individuals on an ad hoc basis.
Justification:	This will bring administration efficiencies and the better alignment of services and expenditures with the budget. It will also help improve communication protocols and adherence to the Municipal Government Act.
Alternative(s):	Alternatives will vary based on the discussion.

Attachment(s):	None.
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Department Reports	
Recommendation:	That Council accepts the Department Reports for information.
Background:	The Department Reports are supplied for Council information. In most cases, this communication is provided simply as information to Council and no comment is needed. In some cases, though, Council may wish to seek clarification on the matter from its administration, fellow Committee Members or from the originator of the communication, or even to challenge the matter through Council discussion. Placing the communication on Council's agenda allows these opportunities.
Legislation / Authority:	MGA, Section 207(c)
Strategic Plan Alignment:	Governance: Make the Town of Taber an employer of choice, where employees are self-assured, valued, respected and viewed as the corporation's strongest assets.
Financial Implication:	N/A
Service Level / Staff Resource Implication:	The service level will remain status quo.
Justification:	To keep Council informed of departmental happenings.
Alternative:	Council could seek clarification on any of the matters from Administration or fellow Committee Members.



Attachment(s):	Fire Department Report Engineering & Public Works August Report Administrative Services Finance Department Report - August Planning and Economic Development Recreation Report CAO Department Report - August 2016
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	

Taber Fire Department Activity Report 2016

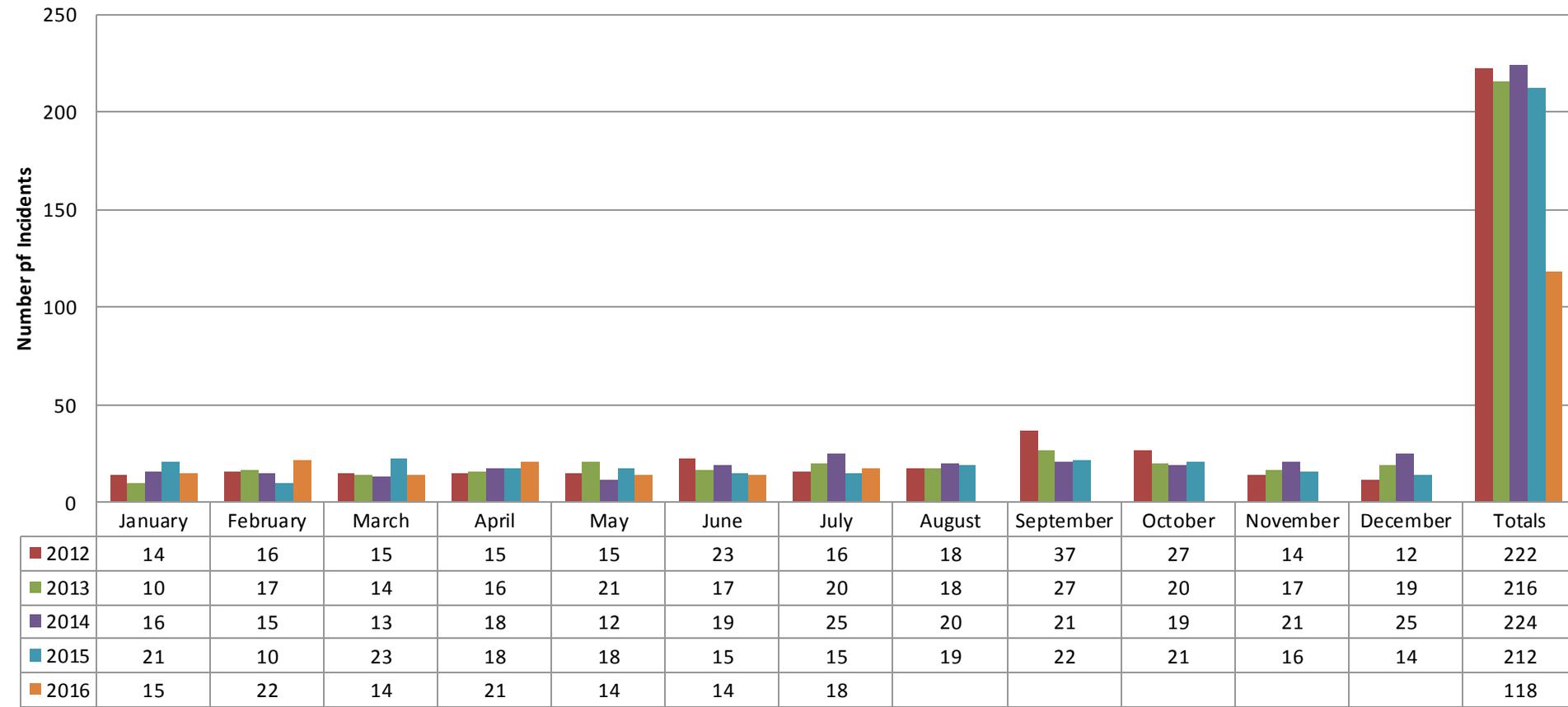
**Fire Department Incidents
July 2016 Incidents: 18**

Town
3-Alarms
2-EMS Assist
4-Rubbish Fire
2-Public Assist

MD
1-Structure Fire
4-MVC
1-Other Rescue
1-Alarm Call

Barnwell
0-Calls

Comparison by Year by Month with Totals 2012 - 2016



Year to Date Incidents 118 Total Calls

Same Time last year 120 Total Calls

Fire Chief Department report

- 15 firefighters continued with the NFPA 1001 Level 1 &2 training with completion expected in March 2017. Certification will be done through the Office of the Fire Commissioner. Students are attending from Taber, Grassy Lake, Picture Butte, Milk River, and Manyberries.
- Attended Mutual Aid Agreement meeting in Lethbridge July 15
- Canada Day truck tours at Confederation Park
- Canada Day Fireworks
- Firefighter Annual Campout
- 25 Children for Summer Program Tours
- Town Summer Camp – Water Study Day at Confederation Park approx. 30 children
- Fire Truck Visit at Taber Day Care Center approx. 25
- 2 Sessions of Fire Extinguisher Training for Parks and Rec Staff
- Budget prep being completed.
- Fire Chief attended Office of the Fire Commissioners review of the NFPA 1031 inspection program only 7 people in the province asked to take part
- Fire Chief asked to verify the new Alberta Safety codes Councils Fire inspection program by the Safety codes Council
- **CTV News Lethbridge show cased a 27 minute News special on PTSD in witch Taber was highlighted on the Chaplin program.**

Inspections

- 5 business inspected
- 3 plans reviews completed

Safety

- 0 incident reported.

Training Centre

- NFPA 1001 training used training center for weekly firefighter training

Taber Fire Department 2016 Monthly Report - Town of Taber

Month July

ID:	SF	MV	GF	RF	AC	OR	EA	PS	FA
Summary: Total Number	Structure Fire	MVC	Grass Fire	Rubbish Fire	Alarm Call	Other Rescue	EMS Assist	Public Assist	FALSE Alarm
18	1	4	0	4	4	1	2	2	0

Date	Time	Location	ID	Details	Injuries	Fatality
7/1/2016	11:12:15	162017 Twp Rd 130	SF	Mutual Aid Call to Vauxhall for working structure fire. Extinguishment and return to service.		
7/2/2016	8:23:12	5303 45 Av	PA	Power lines down. Secure perimeter await Fortis.		
7/3/2016	3:04:31	4024 48 Av	PA	Power outage caused back-up generator to start, exhaust fumes from generator trigger CO alarm.		
7/6/2016	10:49:11	SW 9-13-13W4	OR	Mutual aid call to Hays area for water rescue. Used RCMP boat to recover 1 male patient.		
7/6/2016	11:23:48	NE 35-9-17W4	AC	Called to a business where a truck that was being warmed up and exhaust triggered an alarm.		
7/13/2016	11:19:45	5702 60 St	AC	Alarm triggered by steam from industrial dryer.		
7/17/2016	23:03:06	Twp 94A and RR 175	MV	Single vehicle rollover, 4 passenger, low speed. Vehicle rolled after negotiating corner.		
7/17/2016	23:32:42	4728 51 Av	RF	Backyard firepit in conformance with Bylaw. Call simultaneous to MVC, redirected 1 engine.		

7/19/2016	20:25:51	5014 53 St	EA	Called to a medical assist for cardiac arrest. Elderly female patient, 1 crew attended, AHS on scene.		1
7/21/2016	22:29:14	5004 57 St	RF	Backyard firepit non-conforming, residents very cooperative, extinguished fire themselves.		

Date	Time	Location	ID	Details	Injuries	Fatality
7/23/2016	22:51:28	Highway #3 approx. 2km east of Taber	MV	Vehicle vs. deer, cancelled while enroute by RCMP Duty Officer confirmed and cancelled crews.		
7/25/2016	12:58:33	Twp 100 and RR 130	MV	2 vehicle MVC. Large trucks hauling bee hives. 3 trapped joint call with Bow Island and Burdett.	3	
7/27/2016	20:33:36	5104 48 St	EA	EMS lift assist for mildly combative patient.		
7/28/2016	12:04:11	RR 185 3 miles North of Highway #3	MV	Single vehicle MVC. No injuries, joint call with Coaldale.		
7/28/2016	20:00:03	5124 57 St	AC	Called to a structure fire with smoke showing. Burnt chicken, obstructed by occupant - charges pending.		
7/28/2016	21:20:11	5405 64 St Sugar Factory	RF	Called to large flames at Sugar Factory, controlled burn confirmed. No crews sent only Duty Officer.		
7/30/2016	21:32:10	5506 47 St	RF	Backyard firepit non-conforming, residents very cooperative, extinguished fire themselves.		
7/31/2016	17:38:07	4710 50 Av Harmony Home	AC	Burnt food on the stove. Crews required for smoke removal, all 3 floors checked and cleared.		



Town of Taber

Engineering and Public Works Department Report August, 2016

General Info

- 50th Ave. from 57th Street to 54th Street asphalt has been resurfaced.
- Sidewalk replacement 80% complete under the 2016 concrete replacement tender.
- Developing an infrastructure assessment map (Roads and sidewalks).
- Created a sign inventory for updated Bylaw current locations on a map uploaded to the Towns web site.
- Planned, designed and constructed 48 St and 62 Ave storm system.
- Started looking at a 10 year infrastructure replacement plan for public works projects.
- Developing 5 year plan for equipment replacement.
- Developing 3 year operational budgets.
- Construction of East trail and it is completed bollards and benches to be installed.
- Rail road has installed padding on the tracks for South trail extension. Sidewalk construction started the first week in August and should be complete by August 12.
- Working with the Chamber of Commerce to develop a recycling and organics program for 2016 Corn Fest.

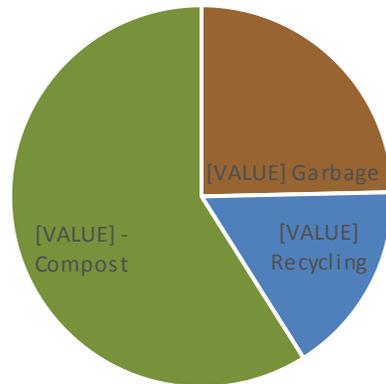
Transportation

- Painted street lines, school crosswalks to be done in late August.
- Applied dust control to gravel roads in industrial area and to landfill roads.
- Grade roads (to transfer station, Dog run and Golf course).
- Cut Ditches and mowed grass around the Town.
- Dig graves and fill graves.
- Do inspections for planning.
- Fill pot holes as needed.
- Street sweeping as required.
- Monthly Health and Safety Meeting.

Solid Waste Collection and Transfer Station

- Developed a plan to; review, assess, modernize and implement a new waste management system for commercial/industrial areas.
- Pick up on all new residential carts garbage, recycling and organics.
- Total tonnes for residential garbage, recycling and organics is on chart below, for Councils review.
- Monthly Health and Safety Meeting.

Residential Collection 3 Month - 3-Stream Percentages



Capital Projects

- Highway 36 intersection into Eureka industrial subdivision – This project has started and 75% of the project is completed.
- 50th street asphalt overlay is completed.
- Eureka industrial subdivision underground – Water pipe installation is complete. Sanitary pipe installation is complete. 64th Street sub-base granular material is installed. Base gravel is installed. Rough Grading is complete. The remainder is to be completed after gas lines are relocated in the spring. Topsoil placement and seeding of the storm pond, North swale, and 64th Street ditches is completed.
- Eureka industrial subdivision surface works project, asphalt, curb and gutter project was awarded to McNally Construction with work started and to be completed mid-August.
- Storm Water master plan- It was sent to Alberta Environment for approval.
- Industrial Lagoons Upgrade – Finalizing the design and specifications.

EPCOR Capital Projects

- Wastewater flow monitoring started looking at two problem areas as identified by EPCOR.
- Sanitary Master Plan – Started with investigation of current applicable CCTV's, overall plan started modeling.
- North Pump Station Upgrades – Project is completed.
- Water meter replacement - ongoing throughout the year.



Town of Taber

Administrative Services Department Reports for July 19th, 2016 to August 17th, 2016

Administrative Services

- Attended the regular Council Meetings.
- Attended the monthly Management Team Meeting.
- Attended weekly meetings with Administration Services staff to review and assign projects and timelines.
- Conducted a site tour of the Curling Club and Legion Youth Centre Town's Fire Chief and Maintenance Co-ordinator.
- Contacted and worked on various license and lease arrangements/renewals, liaising with user groups.
- Worked on the Council agendas for Regular Meetings.
- Managed several cemetery inquiries.
- Continued to work with consultant to oversee and specify the Oil and Gas Lease inventory audit, making arrangements for the lease negotiation process.
- Arranged for Subdivision and Development Appeal Board (S/DAB) Training.
- Completed the required eCompliance Training and program requests.
- Attended my performance evaluation with Mr. Birch.
- Attended the monthly Health and Safety meeting for the Administration Building.
- Conducted Cemetery Research in response to discerning if the Cemetery Act, Cemetery Regulations, Town's Cemetery Bylaw, the Town's Fee Bylaw, and the appropriate forms are meeting best practice standards.
- Responded to various historical research requests.
- Constructed the monthly CUPE meeting agenda and documents.
- Completed various Commissioner for Oaths documents.
- Attended a meeting regarding the Old Police Station, Old Library and Courthouse.
- Made arrangements for the Mayor's attendance to a reception of the Consulate-General for Japan in Calgary.
- Reviewed all Board/Committee/Commission vacancies and constructed the applicable renewal letters.

Communications and Projects Coordinator

Activity Report

Communications Activities:

- Submitted all Taber Times weekly ads and a few Special Ads.
- Released August Corn Husk Chronicles.
- Monitored growing Social Media presence.
- Respond to the public when they interact with the Town on social media.
- Continuing to update website.
- Promoted Cornfest on our social media sites.
- Attended Media Crisis Training in Calgary. Stemming from this training, consideration towards a Crisis Communications Plan is being given.
- Registered for the Media Relations for Municipalities Webinar.

Projects and Various other Activities:

- Attended regular Management Meetings.
- Attended regular Health and Safety Meetings.
- Attended Performing Arts Centre Committee meetings.
- Creating application for Canada Cultural Spaces Fund for the Performing Arts Centre.
- Met with Solar Optix regarding energy conservation for Town buildings and solar options.
- Researching signage considerations for the Taber Memorial Gardens.

July 19th to August 8th 2016 Cemetery

July 19th to August 8th

Burials	6
pre-planning cemetery	4
Columbarium Transactions	5
grave search clarification - monuments	6
grave searches - public - monument companies - funeral chapels	
Grave searches – public	
public concerns and searches	3
monument permit applications	4
Disinter/Reinter	
Transfer of Burial Rights	
Inquiries – other municipalities	



Town of Taber

FINANCE DEPARTMENT REPORT For July 19, 2016 – August 9, 2016

Finance Department

- Participated in regularly scheduled management meetings that follow Council meetings.
- Attended the monthly health and safety meetings.
- Responding to various insurance claims.
- Preparing and reviewing monthly financial reports.
- Reviewing on-going capital projects
- Analyzing current procurement policies and procedures.
- 6 month ending Audit Committee Report.
- Started having budget discussions with Directors and Managers to ensure that they understand what they would need in order to complete this year's budget cycle.

Information Technology Department

The Evergreening program has been completed, and 5 more of the computers that were replaced by Evergreening have been re-staged for use as trickle-down workstations in less vital applications.

The town experienced a ransomware attack in August, which required some time spent in issue management to clear up the effects of this attack. This is a reminder of how easy it is to accidentally run malware on your computer. The I.T. Department reminds everyone to be vigilant when operating computer equipment. Do not open unanticipated email, plug in unknown USB sticks or DVDs, attempt to download apps that have not been pre-approved by the I.T. Department and keep your access credentials confidential at all times. If you

suspect you have a security problem, please contact the I.T. Department for assistance right away.

Highlights from our activities:

- Repairs:
 - Repaired the Arena printer, both Xerox copiers, and our VPN software configuration.
 - Replaced two broken telephone handsets
 - Troubleshooting land line phone system problems
- Installations:
 - Installed a new debit machine, 2 direct phone lines at Public Works, a number of PROS computers, and a new printer at the Aquafun Centre.
- Software installs & upgrades:
 - Updated Symantec Antivirus software
 - Updated backup software & backup jobs

Training:

- Delivered one-on-one telephone training to various employees

Currently working on:

- Main switch repairs
- UPS replacement at Administration Building

Town of Taber



Planning and Economic Development Department Report August 2016



Besides the standard permitting and development permit evaluation duties the Planning and Economic Development Department has engaged in, the following activities have been undertaken:

Land Sales

- Following up with land titles and solicitors regarding finalizing land transfers,
- Working with stakeholders regarding the trading of land.

Economic Development

- Finalizing reports for the potential MRF and researching the available water licences for Taber,
- Meeting with the Beet Growers Association Executive Director to establish a working relationship,
- Working with Economic Development Lethbridge, SouthGrow, the County of Lethbridge, and Alberta Southwest to attract and entertain a Chinese Delegation during the Southern Alberta-China Investment and Trade Initiative.
- Working with Alberta Economic Development and Trade and a local businesses to resolve issues impacting their success.

Bylaws and Policies

- Amending development agreement documents to incentivize attainable housing based on Council motions,

Subdivision

- Working with applicants to get subdivisions endorsed.

Development

- Working with Superior Safety Codes on a number of larger building permit applications,
- Developing a spreadsheet of Development Permits, Building Permits and Subdivisions,
- Performing a Final Acceptance Certificate and Construction Completion Certificate inspection in Prairie Lakes,
- Organizing the Municipal Planning Commission meeting,
- Working with Westview Developers regarding expectations for fencing,
- Working with Bylaw Enforcement regarding weeds in Westview,
- Answering consultant queries for the Northwest Residential Area Structure Plan,
- Working with a landscape architect regarding private landscaping enhancements in the downtown core,
- Working with TID regarding a crossing agreement for a swale in Westview,
- Working with a non-compliant business and issuing a stop order,
- Facilitating the payment of Offsite Levies from Co-op.

Other

- Attending budget deliberation meetings,
- Working with Administration and a Developer regarding a new location for the Fire Hall,
- Working with the newly hired Administrative Assistant,
- Facilitating discussions with AXIA regarding the installation of fibre optic to Town facilities,
- Working with ORRSC on a GIS training date and updates to the GIS program,
- Responding to intermunicipal development circulations,
- Providing updated information for the Emergency Management Plan,

- Final coordination with the consultant, Alberta Transportation and CP regarding the sidewalk at 50th street and highway 3.

RECREATION Report - August 2016

General:

- Continue to assist and work with eCompliance Health and Safety software. The system has been working well for Administration and Aquafun Centre staff and will roll out to additional departments later this month.
- Working with AMHSA regarding planning for the Southern AB Council meeting being held in Taber on Sept. 15th.
- Working with SARA (Southern AB Recreation Association) members on the planning for annual retreat in October and follow up from Lethbridge Summer Games.
- Sent out Community Grant Program Accounting follow-ups for 2016 approvals. Advertising underway for 2017 applications.
- Working on grant follow-up and future grants for Canada Day.
- Fire Extinguisher training has occurred for staff.
- Assisting AMHSA with review of AMHSA Audit Tool.
- Working on budget process for Operating and Capital projects.

Aquafun Centre:

- Advanced courses are underway this summer for National Lifeguard and Bronze Medallion/Bronze Cross. Our Bronze Medallion/Cross course was full with people as far as Medicine Hat attending.
- Summer swim lessons are winding down. Not all classes were full but registration was average with other years. Planning for fall lessons – registration is Sept. 10th.
- Promotions have been occurring including Tuesday night free swims, Watergun fun nights, etc.
- Planning underway for 25th Anniversary celebration that will occur in Sept.

Arena/Auditorium:

- Large ice plant was turned on July 20th for the VerSet Hockey School. The Hockey School is going well thus far. Discussion to occur regarding future Hockey School activity.
- Prior to the Hockey School, staff were very busy getting ready for the hockey season with cleaning and painting of arena.

Parks/Sportsfields

- Field maintenance is ongoing to accommodate the various user groups.
- Coordinating fall clean up with Communities in Bloom. Assisted with tour for the Communities in Bloom annual judging that occurred July 22nd.
- Some preliminary work being done on the new basketball court at Heritage Estates playground.
- New sod has been placed in the area around the Confederation Park playground to finish off that area.
- Attended site meeting regarding Legion Youth Centre August 9th regarding future upgrades.
- Second gate has been added at Dog Park.
- KMMSC – maintenance on going including road maintenance. North and South field has been top dressed – South field closed for August to allow grass to fill in for fall football season. Aeration completed on all fields.
- Spraypark vandalism addressed regarding washrooms and reported.

Cemetery:

- Continue with the maintenance tasks in this area. A lot of tree trimming has been occurring. All of the 2015 graves have had the sod placed. Continue to address section regarding adjusting headstones and top dressing.

Summer Programs:

- Evaluations completed and sent in regarding Summer Games.
- Met with staff and members of Taber Legion and Taber Peacekeeping members regarding Canada 150 celebration for next year. Ideas discussed for next year's event and grant applications and request letters will be sent out this month.
- Programs are nearly completed for the summer and have been going very well. We have received very positive feedback from participants/parents.
- Planning is complete for the Fun Run and registrations are now open. We are following up on last minute items.

Chief Administrative Officer
Department Report
July 8 – August 5, 2016

- With Deputy Mayor Ross-Giroux, Councillor Strojwas, Mr. Emek and Mrs. Birch, helped represent the Town of Taber on the Higashiomori City cultural exchange. A report on this experience and recommendations for Council's consideration will be provided on the September 15, 2016 Council agenda.
- Took some vacation time.
- Continued the dialogue with EPCOR regarding the agreement it has with the Town for operation of the Town of Taber's water, sanitary sewer and storm water systems, and explored paths forward given the interests of Town Council and EPCOR.
- Monitored the composting and recycling container system recently implemented in the Administration Building. It seems to be going well although there is still some confusion about what goes in the different containers.
- Attended a meeting of the Regional Waste Management Authority and discussed and then re-drafted the proposed waste services agreement between the Town and MD regarding operation of the Town-owned waste transfer site.
- Completed several performance reviews of Town managers.
- Helped deal with a FOIPP issue.
- Discussed dispatch service provision in light of the MD's decision to withdraw from the Fire Service Agreement. Dispatch service is dealt with in that agreement so we are working to see if it can be dealt with in a different manner.
- Attended the Administration Building regular health and safety meeting at the end of July.
- Met with CUPE representatives for the regular monthly meeting to discuss work-related issues, and separately to discuss items of special concern.
- Helped deal with a couple of concerns raised about bylaw enforcement.
- Was very appreciative of our IT personnel when we experienced a major malware attack (likely ransom-ware). Our computer system was affected for a couple of days but the damage was limited.
- Held the usual organizational meetings with the management team as well as strategic planning meetings with senior managers.
- Discussed some proposed changes in staff positions with related managers.
- Continued negotiations with the Taber Police Association regarding the collective agreement.
- Signed various contracts and agreements.
- Worked with others on providing more information on a Canada 150 Community Infrastructure Program grant application.
- Met with Town landowner regarding drainage issues.
- Met with Town resident and another interested person regarding the Town's coat of arms, and discovered how special these are in Canada.
- Assisted in preparation and approval of Council agenda package.
- Attended the following Council and council committee meetings:
 - > Council
 - > Traffic Committee
 - > Performing Arts Centre Committee



Council Request for Decision	
Meeting Date: August 15, 2016	
Subject: Mayor and Councillor Reports (Verbal)	
Recommendation:	That Council accepts the Mayor and Councillor Reports for information.
Background:	Updates are provided verbally to inform Council of individual elected official activity. This could come in the form of meeting attendance to Council's Boards, Commissions, Committees, ad hoc organizations or meetings intended to strengthen municipal reputation and visibility.
Legislation / Authority:	MGA, Section 207(c)
Strategic Plan Alignment:	Governance: Build partnerships with other governments and organizations where synergies may exist.
Financial Implication:	N/A
Service Level / Staff Resource Implication:	The service level will remain status quo.
Justification:	To keep all of Council informed of elected official activity.
Alternative:	Council could seek clarification on any of the matters.



Attachment(s):	None.
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APPROVALS:	
Originated By:	Kerry Van Ham
Chief Administrative Officer (CAO) or Designate:	