



AGENDA

A PUBLIC HEARING REGARDING THE BYLAWS OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, FEBRUARY 23, 2015 AT 5:00 PM.

ITEM NO. 1. CALL TO ORDER

The Chair will explain the general procedure for the hearing, which may include:

- i) Informing the public of the 10 minute time limit for a speaker that has been established.
- ii) Informing that anyone speaking shall state their name for the record.

ITEM NO. 2. LAND USE AMENDMENT BYLAW NO. 1-2015

- i) Explanation of Purpose of Proposed Bylaw No. 1-2015.
- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 1-2015.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 1-2015.

ITEM NO. 3. CLOSE OF MEETING

The Mayor shall declare the hearing closed and Council will deliberate the merits of the information and opinions provided at the Public Hearing.



Council Request for Decision	
Meeting Date: February 23, 2015	
Subject: Bylaw 1-2015 Public Hearing	
Recommendation:	That Council accepts the information received at the Public Hearing for Bylaw 1-2015.
Background:	<p>On January 26, 2015 Council passed 1st Reading of Bylaw 1-2015. The proposed Bylaw 1-2015 will rezone the southern portion of Prairie Lake Estates or Lot 1 Block 100 Plan 1012068 (5702 43rd St.) and a portion of Lot 2 Block 100 Plan 1012068 (5704 43rd St.) from Residential Condominium (RC-1), Narrow Lot Residential (R-2), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and the Narrow Lot Residential (R-2). This change not only affects the land use districts of the area but it will also affect the proposed road network of the area. The developer has taken this change into consideration in their new proposed subdivision by creating a new road and lane network to ensure proper access to each lot is maintained. Please note the Developer's consultant will be on hand to give a presentation about the proposed changes.</p> <p>In order to meet the development objectives of the developer, Section 9: Narrow Lot Residential (R-2) district in the Land Use Bylaw 4-2006 must also be amended. The amendment includes changes to the Permitted Uses, the District Requirements, and the Special Requirements sections. The Permitted Uses has been amended to include row housing, duplexes, and semi-detached housing. Many of the district requirements have undergone some slight changes with the Minimum Exterior Side Yard (Corner Lot) and Minimum Interior Side Yard receiving the biggest changes. Lastly, a parking section has been added to the Special Requirements and this section expands the parking requirements for row housing by requiring each unit to have 2 parking stalls with every 5 units having an additional parking stall for guests.</p> <p>In accordance with the Bylaw process in the MGA, a public hearing is being held as well as Administration has circulated the proposed bylaw to affected parties and advertised it for 2 weeks in the Taber Times.</p> <p>There have been no public inquiries to Administration on the proposed bylaw and Administration has not received any written submissions at the time of writing this.</p>
Legislation / Authority:	Section 692 of the MGA requires Council to hold a public hearing before 2nd reading of a bylaw and Section 606 sets out the advertising requirements for a



	public hearing.
Strategic Plan Alignment:	Strategic Plan Goal #1: Build a community that is affordable and attractive.
Financial Implication:	The financial implication for the public hearing is the advertising which cost approximately \$150.00 for 2 advertising weeks. However this expense is covered by the application fee of \$600.00.
Service Level / Staff Resource Implication:	The staff resource implication is the time required by staff to review the proposed bylaw and prepare the advertisement and documents for Council and the Public Hearing.
Justification:	By accepting the information received from the Public Hearing, Council will be able to make a more informed decision on the proposed bylaw.
Alternative(s):	Alternative #1: That Council does not accept the information received at the Public Hearing.

Attachment(s):	Bylaw 1-2015 Application for Land Use Bylaw Amendment L-IR District LR-1 District R-2 District RC-1 District Existing Land Use Proposed Land Use Advertisement for Bylaw 1-2015 External Comments Internal Comments
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APPROVALS:	
Originated By:	Katie Tyo
Chief Administrative Officer (CAO) or Designate:	

**TOWN OF TABER
BYLAW NO. 1-2015**

A BYLAW FOR THE PURPOSE OF AMENDING THE TOWN OF TABER LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS the Town of Taber adopted Land Use Bylaw No. 4-2006;

AND WHEREAS Council has received an application from the developer to amend Section 9: Narrow Lot Residential (R-2) District of the Land Use Bylaw No. 4-2006 to include Row Housing, Semi-Detached Housing, and Duplexes as a permitted use. This bylaw will also re-designate 5702 – 43rd ST; LOT 1, BLOCK 100, PLAN 1012068 and portions of 5704 – 43rd ST; LOT 2, BLOCK 100, PLAN 1012068, from Residential Condominium (RC-1), Narrow Lot Residential (R-2), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and Narrow Lot Residential (R-2) in order to better achieve the development objectives of the developer in accordance with the Town of Taber Land Use Bylaw 4-2006.

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw amendment application, believes that the amendment of the Land Use Bylaw 4-2006 should be allowed in order to achieve the orderly, economical and beneficial use of land in the Municipal District;

NOW THEREFORE, the Council of the Town of Taber in the Province of Alberta, duly assembled in Council hereby amends Bylaw 4-2006 as follows:

1. That Section 9: Narrow Lot Residential (R-2) District is amended to allow Row Housing, Semi-Detached Housing, and Duplexes as permitted uses as per “Schedule A”.
2. That the District Requirements of Section 9: Narrow Lot Residential (R-2) District is amended as per “Schedule A”.
3. That Section 9: Narrow Lot Residential (R-2) District is amended to include Special Requirements: Parking as per “Schedule A”.
4. The Land Use Map contained in Land Use Bylaw No. 4-2006 is amended by the re-districting of:
CIVIC ADDRESS 5702 – 43rd ST
LOT 1
BLOCK 100
PLAN 1012068
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND PORTIONS OF:
CIVIC ADDRESS 5704 – 43rd ST;
LOT 2
BLOCK 100
PLAN 1012068

EXCEPTING THEREOUT ALL MINES AND MINERALS

as identified in the attached figure, "Schedule B", from Residential Condominium (RC-1), Narrow Lot Residential (R-2), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and Narrow Lot Residential (R-2).

5. The remainder of Bylaw 4-2006 is not amended by this Bylaw 1-2015 and remains in full force and effect.
6. 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.

RES. ____ **READ** a first time this ____ day of _____, 2014.

RES. ____ **READ** a second time this ____ day of _____, 2014.

RES. ____ **READ** a third time this ____ day of _____, 2014.

Mayor

Chief Administrative Officer

“SCHEDULE A”

SECTION 9: Narrow Lot Residential (R-2) DISTRICT

(As amended Bylaw 1-2015, Xxxxxx xx, 2015)

1. Purpose

This district is intended to allow for low density, medium density and narrow lot housing styles in both established and developing neighbourhoods. Development legally approved prior to adoption of this Bylaw that does not conform to these regulations is intended to be legal non-conforming development.

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.

Permitted Uses

- (a) Garage
- (b) Park
- (c) Single detached dwelling
- (d) Row housing
- (e) Duplex
- (f) Semi-detached dwelling
- (g) Utilities

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Home Occupation
- (c) Modular Home
- (d) Public Use
- (e) Sign

3. District Requirements

In addition to the general Land use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	<u>Single Detached</u>	<u>Semi-Detached</u>	<u>Row Housing</u>
Minimum Lot Area per Dwelling Unit:	350 m ²	220 m ²	180 m ²
Minimum Lot Width:	11 metres	9 metres	6 metres
Minimum Front Yard:	5.5 metres	6 metres	6 metres
Minimum Rear Yard:	6 metres	5 metres	5 metres
Minimum Exterior Side Yard (corner lot):	5 metres	5 metres	5 metres
Minimum Interior Side Yard:	1.2 metres*	1.2 metres*	1.2 metres*
Maximum Building Height:	10.5 metres	10.5 metres	10.5 metres
Maximum Building Coverage:	50%	65%	65%
Minimum Landscape Area:	25%	25%	25%

SECTION 9: Narrow Lot Residential (R-2) DISTRICT

*Note: The interior side yard requirement may be reduced to 0 metres setback for semi-detached and row housing on common lot lines (partywalls).

4. Special Requirements: Garages, Accessory Buildings and Structures

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 0.6 metre (2 feet). This special requirement shall not be applied to garages;
- (b) Garages accessed from a lane shall be setback a minimum of 1.5 metres from the lane right-of-way.

5. Special Requirements: Building Design

Further to Section 3 (19) regarding building design, when this district is applied to existing communities new infill housing shall be designed to complement the existing neighbourhood character and nearby housing designs, to the satisfaction of the Development Authority.

6. Special Requirements: Parking

Notwithstanding the parking requirements for residential uses identified in Section 3 of this by-law, two (2) parking stalls per unit are required for row housing units plus one (1) stall per five units assigned for guest parking.

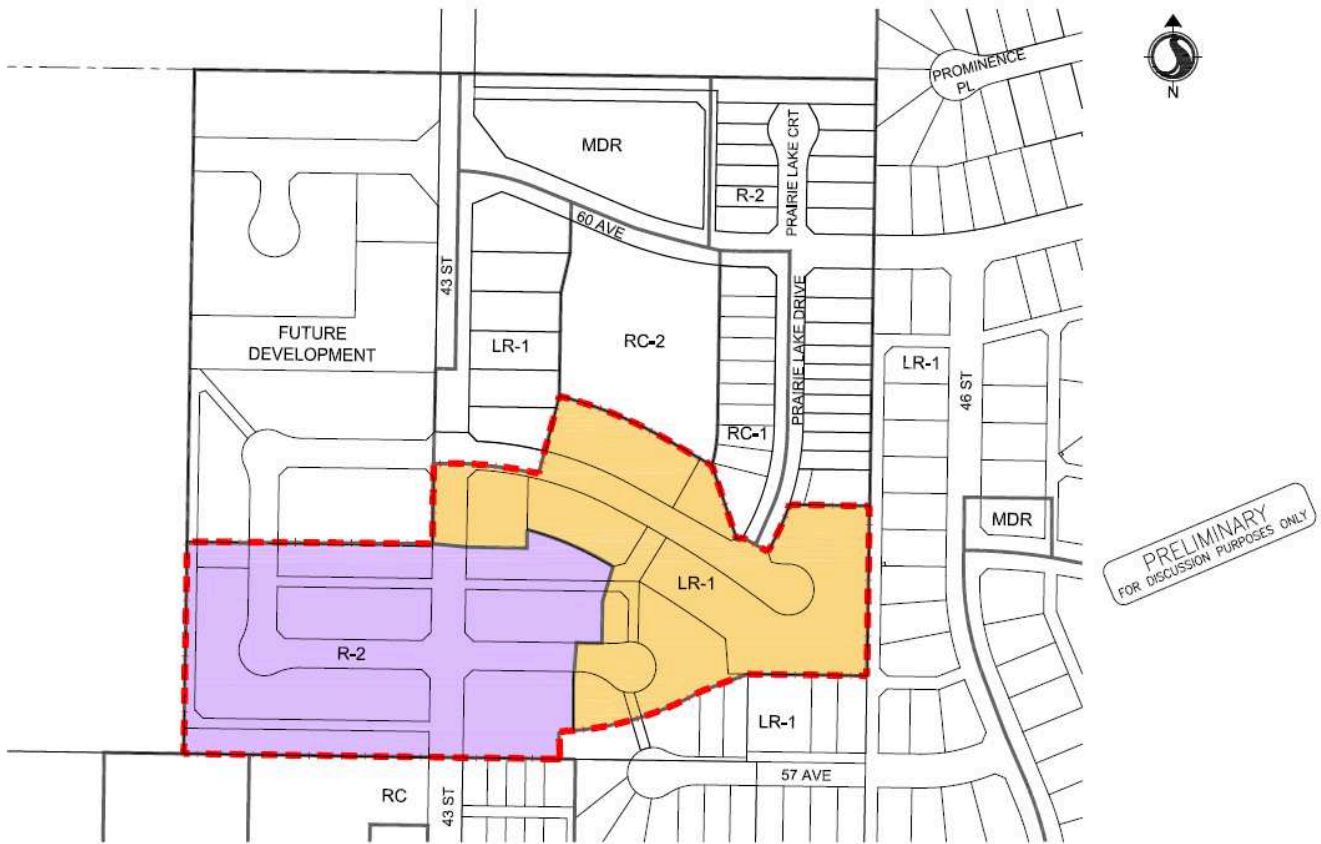
7. Special Requirements: Modular Home

Modular homes may only be approved by the Development Officer if the proposal meets the following criteria:

- 1) Where a developer's architectural controls, guidelines or standards are registered on title, the Development Officer shall address those guidelines when issuing a development permit on the property and may use these as a basis for refusal of modular construction where the proposal does not comply with those controls, guidelines or standards;
- 2) The proposed roof pitch of a proposed modular home must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 3) Exterior finishing materials (i.e. siding, brick, stucco, or combinations thereof) and the amount used must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 4) Modular homes must have a foundation consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer.

Proposals not meeting these requirements for Modular Homes in this district may be forwarded by the Development Officer to the Municipal Planning Commission for a decision. The Municipal Planning Commission may use these criteria as a basis for refusing the proposal but may also approve non-compliant proposals based on the merits of each particular application.

“SCHEDULE B”



Subject portion of 5702 – 43rd ST; LOT 1, BLOCK 100, PLAN 1012068 and portions of 5704 – 43rd ST; LOT 2, BLOCK 100, PLAN 1012068

**From: Residential Condominium (RC-1), Narrow Lot Residential (R-2), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1)
To: Low Density Residential (LR-1) and Narrow Lot Residential (R-2)**

**Land Use Bylaw Amendment
FORM F**



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

APPLICATION NO: _____ BYLAW NO: _____
RECEIVED DATE: _____ ROLL NO: _____
FEE RECEIVED: _____

Applicant

I/We hereby make application to amend the Land Use bylaw:

Name: Sid Tams Phone: _____

Address: _____

Legal Description of Land Subject to Amendment:

Municipal Address: Prairie Lake Estates

Legal Description: Lot: NW¼-6-10-16-W4M

Block: _____ Plan: _____

Amendment Proposed: From: RC-1, LR-1 and L-1R, R-2


To: LR-1 and R-2

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

See attached : Existing Land Use, Figure 1.0
Proposed Land Use, Figure 2.0
Section 9: Narrow Lot Residential (R-2) District text edits

Reasons In Support of Application *(in order to properly evaluate an application for amendment, the Town must be provided with a complete concept for the land. Please indicate everything which is presently built on the land, and any use or development proposed for that land and provide whatever maps, diagrams, and text you feel are needed)*

To allow for low density, medium density and narrow lot housing styles as dictated by market conditions.
See the above attached.

Date: _____ Signed: 


The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

Registered Owner(S) Or Person Acting On Their Behalf

I, Sid Tams hereby certify that I:

X is the registered owner, **or**
 are authorized to act on behalf of the registered owner(s)


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

Signed 
Phone (hm): 

Date Jan. 12/15
Phone (wk):

Authorization From Registered Owner(S) Of Land Subject To Amendment

I/We, _____, the registered owner(s) of the land subject to this amendment, do hereby authorize _____ to act on our behalf with respect to this proposal to amend the Land Use Bylaw.

Registered Owners' Signature  Date Jan 12/15

The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about the collection, contact our FOIP Coordinator at (403) 223-5500

SECTION 24: Limited Institutional / Recreation (L-IR) DISTRICT

1. Purpose

This district is to provide zoning primarily for schools and institutional uses with limited recreation uses in the Town.

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:

Permitted Uses

- (a) Park
- (b) School, Elementary
- (c) Utilities

Discretionary Uses

- (a) Accessory Building or Structure
- (b) Cemetery
- (c) Clinic
- (d) Community Hall
- (e) Day Care Facility
- (f) Institutional Use
- (g) Museum
- (h) Office, Medical/Dental
- (i) Public Use
- (j) Recreation Facility, Indoor
- (k) Recreation Facility, Outdoor
- (l) Religious Assembly*
- (m) School, Secondary
- (n) Senior Citizens' Complex

*Note Section 3(26) of this Bylaw.

3. District Requirements

The district requirements (lot area, yard requirements) shall be at the discretion of the Development Authority.

SECTION 5: Low Density Residential (LR-1) DISTRICT

1. PURPOSE

This District provides for single detached dwelling units.

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:

Permitted Uses

- (a) Single Detached Dwelling Unit
- (b) Garage (attached)
- (c) Utilities
- (d) Park

Discretionary Uses

- (a) Accessory Use, Building or Structure
- (b) Garage (detached)
- (c) Home Occupation
- (d) Public use
- (e) Sign
- (f) Modular Home (**Bylaw amendment 24-2007, January 28, 2008**)

3. DISTRICT REQUIREMENTS

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

Minimum Lot Area:	450 m ²
Minimum Lot Width:	14 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	
a) Rear Lanes:	1.2 metres
b) Laneless:	1.2 metres if garage attached; 3 metres on one side and 1.2 metres on the other if no attached garage
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	45%

SECTION 5: Low Density Residential (LR-1) DISTRICT

Minimum Landscaped Area:	30%
Minimum Floor Area (excludes basement):	80 m ²

4. SPECIAL REQUIREMENTS: GARAGES, ACCESSORY BUILDINGS AND STRUCTURES

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be a minimum of 1.5 metres from the lane right-of-way.

5. SPECIAL REQUIREMENTS: MODULAR HOME

Modular homes may only be approved by the Development Officer if the proposal meets the following criteria:

- 1) Where a developer's architectural controls, guidelines or standards are registered on title, the Development Officer shall address those guidelines when issuing a development permit on the property and may use these as a basis for refusal of modular construction where the proposal does not comply with those controls, guidelines or standards.
- 2) The proposed roof pitch of a proposed modular home must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 3) Exterior finishing materials (i.e. siding, brick, stucco, or combinations thereof) and the amount used must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 4) Modular homes must have a foundation consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer.

Proposals not meeting these requirements for Modular Homes in this district may be forwarded by the Development Officer to the Municipal Planning Commission for a decision. The Municipal Planning Commission may use these criteria as a basis for refusing the proposal but may also approve non-compliant proposals based on the merits of each particular application”.

- 6. The remainder of By-Law 24-2007 amended by this By-Law remains in full force and effect.

SECTION 9: Narrow Lot Residential (R-2) DISTRICT

(As amended Bylaw 5-2008, April 28, 2008)

1. Purpose

This district is intended to allow for low density, narrow lot housing styles in both established and developing neighbourhoods. Development legally approved prior to adoption of this Bylaw that does not conform to these regulations is intended to be legal non-conforming development.

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.

Permitted Uses

- (a) Garage
- (b) Park
- (c) Single detached dwelling
- (d) Utilities

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Duplex
- (c) Home Occupation
- (d) Modular Home
- (e) Public Use
- (f) Semi-detached dwelling
- (g) Sign

3. District Requirements

In addition to the general Land use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	<u>Single Detached</u>	<u>Semi-detached / Duplex</u>
Minimum Lot Area:	350 m ²	225 m ²
Minimum Lot Width:	11 metres	15 metres (7.5m / side)
Minimum Front Yard:	5.5 metres	5.5 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a) Rear Lanes:	1.2 metres	
b) Laneless:	1.2 metres when garage attached	
	3 metres on one side if no attached garage and 1.2 metres on the	

SECTION 9: Narrow Lot Residential (R-2) DISTRICT

other, except semi-detached must have 3 metres on both sides with zero (0) metres for semi-detached dwelling units on common lot line only.

Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Building Coverage:	50%	50%
Minimum Landscaped Area:	25%	25%

4. Special Requirements: Garages, Accessory Buildings and Structures

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1 metre (3 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be setback a minimum of 1.5 metres from the lane right-of-way.

5. Special Requirements: Building Design

Further to Section 3 (19) regarding building design, when this district is applied to existing communities new infill housing shall be designed to complement the existing neighbourhood character and nearby housing designs, to the satisfaction of the Development Authority.

6. Special Requirements: Modular Home

Modular homes may only be approved by the Development Officer if the proposal meets the following criteria:

- 1) Where a developer's architectural controls, guidelines or standards are registered on title, the Development Officer shall address those guidelines when issuing a development permit on the property and may use these as a basis for refusal of modular construction where the proposal does not comply with those controls, guidelines or standards.
- 2) The proposed roof pitch of a proposed modular home must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 3) Exterior finishing materials (i.e. siding, brick, stucco, or combinations thereof) and the amount used must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 4) Modular homes must have a foundation consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer.

Proposals not meeting these requirements for Modular Homes in this district may be forwarded by the Development Officer to the Municipal Planning Commission for a decision. The Municipal

SECTION 9: Narrow Lot Residential (R-2) DISTRICT

Planning Commission may use these criteria as a basis for refusing the proposal but may also approve non-compliant proposals based on the merits of each particular application.

SECTION 11: Residential Condominium (RC-1) DISTRICT

1. Purpose

The purpose of this district is to provide for serviced residential condominium communities that may include manufactured and modular housing units.

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:

Permitted Uses

- (a) Single Detached Dwelling
- (b) Semi-detached Dwelling
- (c) Attached Garage

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Home Occupation
- (c) Modular Home
- (d) Park
- (e) Public Use
- (f) Row Housing Dwelling
- (g) Sign
- (h) Utilities
- (i) Detached Garage

3. District Requirements

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

Minimum Condominium Lot Area:	0.2 ha
Minimum Condominium Block Width:	25 metres
Minimum Front and Exterior Side Yard:	6.0 metres
Minimum Rear Yard:	6.0 metres
Maximum Building Height:	10.5 metres
Minimum Interior Side Yard:	3.0 metres
Minimum Separation Between Buildings:	3.0 metres

SECTION 11: Residential Condominium (RC-1) DISTRICT

Minimum Common Landscaped Area:	5%
Maximum Site Density:	30 units/ha
Maximum Site Coverage:	45%

	<u>Single Detached</u>	<u>Semi-Detached</u>
Minimum Unit Area (Land)	350 m ²	300 m ²
Minimum Unit Width (Land):	10.5 metres	9 metres
Minimum Landscaped Area/Unit:	25%	25%
Minimum Depth for Internal Yards:		
(a) Side Yards:	1.2 metres	1.2 metres
(b) Front and Rear Yards:	6 metres	6 metres
Maximum Coverage:	45%	45%

4. Special Requirement: Accessory Buildings on Land Units

No accessory building or structure shall be erected in any yard of a land unit other than the interior side yard or rear yard and shall be no closer to any lot line than 1.0 metres (3.3 feet). The maximum floor area for each accessory building on a land unit shall be 25m². Larger accessory buildings are allowed only on common property within the condominium block.

5. Special Requirement: Measuring Front Yard Setbacks

The front yard setback for a condominium land unit may be measured from the edge of asphalt of a private condominium road but not a public road.

6. Special Requirement: Site Design/Exterior Finish of Buildings/Structures

Where site development guidelines/standards are in effect for a condominium complex and have been provided to the Development Authority by members of the relevant condominium association, the Development Authority shall address those guidelines when issuing any development permit within the boundaries of the condominium project. These may be used as a basis for refusal of certain discretionary uses. Conditions of approval may address landscape design, elevation features of the building or structure including exterior finish/cladding, roof lines, and any other matter intended to ensure consistent and complementary site, building and finishing materials throughout the condominium complex.



#290, 240 - 4th Street South
 Lethbridge, Alberta, Canada
 www.stantec.com

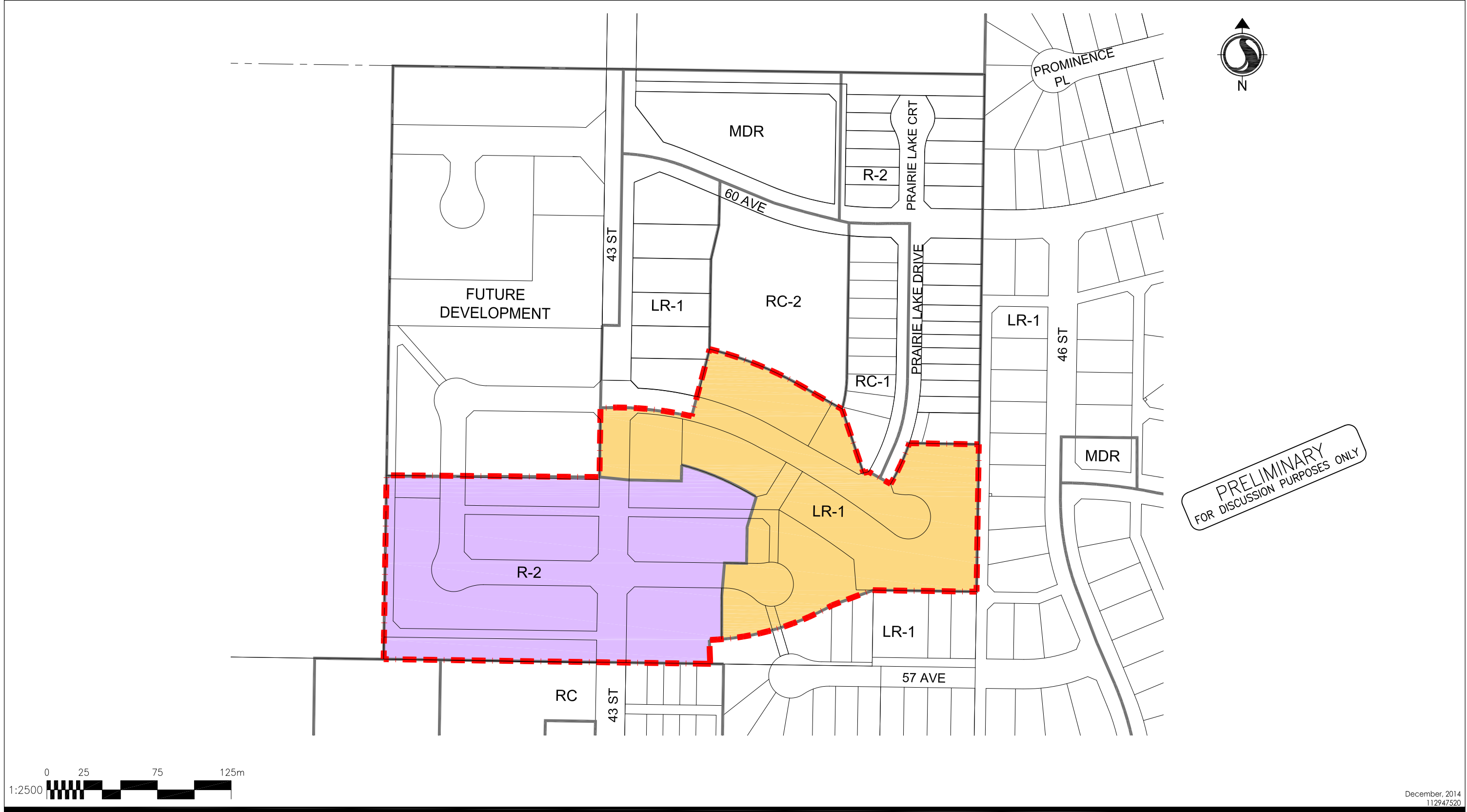
- LEGEND**
- Land Use Amendment Boundary
 - R-2
 - RC-1
 - LR-1
 - L-IR

Client/Project
 SOUTH ALTA TRADING COMPANY LTD.
 PRAIRIE LAKE ESTATES

Figure No.
 1.0

Title
 PHASE 2
 EXISTING LAND USE

October, 2014
 112947520



- LEGEND**
- Land Use Amendment Boundary
 - R-2 Area=3.0ha
 - LR-1 Area=2.6ha

#290, 240 - 4th Street South
 Lethbridge, Alberta, Canada
 www.stantec.com

Client/Project
 SOUTH ALTA TRADING COMPANY LTD.
 PRAIRIE LAKE ESTATES

Figure No.
 2.0

Title
 PHASE 2
 PROPOSED LAND USE
 WITH BACK LANE

December, 2014
 112947520

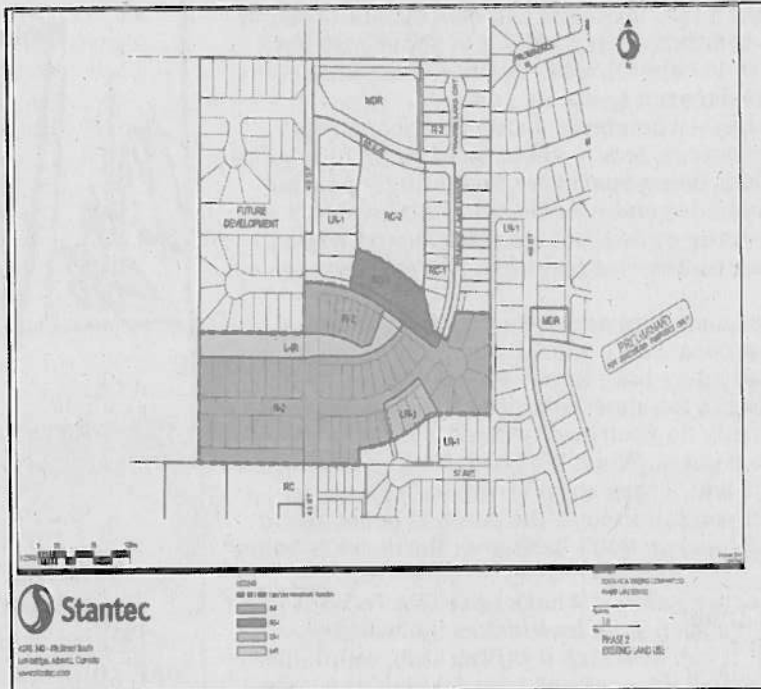
downloaded from the town's website at the following location:

<http://www.taber.ca/DocumentCenter/View/581>

Further information may be obtained by contacting
Kerry Van Ham, Council and CAO Assistant at 403-223-5519.

Take notice that the Town of Taber has received an application to amend Land Use Bylaw 4-2006 by introducing proposed Bylaw 1-2015. If proposed Bylaw 1-2015 is passed by Council, Lot 1 Block 100 Plan 1012068 (5702 43rd St.) and a portion of Lot 2 Block 100 Plan 1012068 (5704 43rd St.) would be rezoned from Narrow Lot Residential (R-2), Residential Condominium (RC-1), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and the Narrow Lot Residential (R-2).

**5702 43rd St.; Lot 1 Block 100 Plan 1012068 and a portion of 5704 43rd St.;
Lot 2 Block 100 Plan 1012068
indicated in the sketch below:**



If you have any comments on the Bylaw 1-2015, Council would like to hear from you. On Monday, February 23rd, 2015 at 5:00 pm, Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider proposed Bylaw 1-2015. Copies of the bylaw may be obtained at the Town of Taber Administration building. If you are unable to attend the public hearing but would like to submit your comments/concerns in writing, please submit them to the Town Office no later than noon on February 23rd, 2015.

Any questions regarding this amendment can be directed to:
Katie Tyo
Planner/Economic Development Officer
Town of Taber
A - 4900 50 St., Taber, AB T1G 1T1
Phone: (403)223-5500 ext 5527

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

DP 15-02: South Country Co-Op; 6400 46 Ave; Lot 5, Block 4, Plan 0514126; Portable Sign, Discretionary Use, (CC, Comprehensive Commercial).

TAKE NOTICE THAT THE FOLLOWING APPLICATION FOR A HOME OCCUPATION BUSINESS LICENSE HAS BEEN CONDITIONALLY APPROVED SUBJECT TO AN APPEAL PERIOD

HO 15-01: 1576975 AB Ltd; 5815 47 St.; Lot 47, Block 43, Plan 7710608, Office only or a painting contractor. Discretionary Use, (LR-1, Low Density Residential).

Any person affected by the above decisions may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$250.00 to the office of the Development Officer no later than February 26, 2015.

Our Reference: 2512-NW 6-10-16-W4M (864)
Your Reference: Bylaw 1-2015

February 13, 2015

Katie Tyo
Planner/Economic Development Officer
Town of Taber
4900A – 50 Street
Taber AB T1G 1T1

Dear Ms. Tyo:

**RE: PROPOSED LAND USE REDESIGNATION
LOTS 1 & 2, BLOCK 100, PLAN 1012068
PORTION OF THE NW 6-10-16-W4M
TOWN OF TABER**

Reference your file to re-designate the above noted parcels of land from “Narrow Lot Residential (R-2), Residential Condominium (RC-1), Limited Institutional/Recreation (L-IR) and Low Density Residential (OR-1) to Low Density Residential (LR-1) and Narrow Lot Residential (R-2)!”.

Should the approval authority find sufficient merit to ratify the proposed redesignation the subsequent subdivision would be contrary to Section 14 and subject to the requirements of Section 15(2) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002 (“the regulation”).

The department’s primary objective is to allow subdivision and development of adjacent properties in a manner that will not compromise the integrity and associated safe operational use or the future expansion of the provincial highway system.

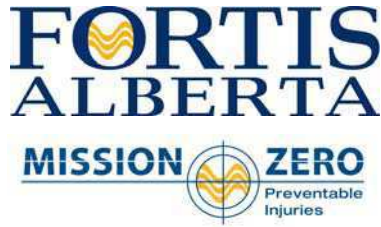
To that end, the parcels to be created will be well removed from Highway 864 with indirect access to the highway being gained solely by way of the town’s internal street system. As such, strictly from Alberta Transportation’s point of view, we do not anticipate that the creation of the residential parcels as proposed would have any appreciable impact on the highway.

Therefore, pursuant to Section 16 of the regulation, in this instance the department would grant a waiver of said Sections 14 and 15(2) at the time of subdivision.

The applicant would also be advised that any development within the right-of-way or within 300 metres beyond the limit of the highway (864) or within 800 metres from the centre point of the intersection of the highway (864) and another highway would require the benefit of a permit from our department. This requirement is outlined in the Highways Development and Protection Regulation, being Alberta Regulation 326/2009.



.../2



Lesley Malo
Land Department

FortisAlberta Inc.
320 - 17 Ave SW
Calgary, AB
T2S 2V1
Phone# 587-775-6216
www.fortisalberta.com
Email: lesley.malo@fortisalberta.com

February 17, 2015

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

Attention: Katie Tyo

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320008124

MD File No.: 1-2015

Location: NW 6-10-16 W4M

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Lesley Malo', is written over a light blue horizontal line.

Lesley Malo

RE: 320008124

The subject property is within the noted control lines however given that development setbacks will be maintained by default and all access to the highway is indirect by way of the local street system, in this instance a permit from the department will not be required and development of the residential parcels could proceed under the direction, control and management of the town. The applicant could contact the undersigned, at Lethbridge 403/381-5426, in this regard.

The department accepts no responsibility for the noise impact of highway traffic upon any development or occupants thereof. Noise impact and the need for attenuation should be thoroughly assessed. The applicant is advised that provisions for noise attenuation are the sole responsibility of the developer and should be incorporated as required into the subdivision/development design.

Any peripheral lighting (yard lights/area lighting) that may be considered a distraction to the motoring public or deemed to create a traffic hazard will not be permitted.

Yours truly,



Leah Olsen
Development/Planning Technologist

LO/kc

February 5, 2015



Proposed Bylaw 1-2015

INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT

Subject: **LUB AMENDMENT 1-2015;**
Lot 1 Block 100 Plan 1012068 (5702 43rd St.) and a portion of Lot 2
Block 100 Plan 1012068 (5704 43rd St.), Taber, AB.

Proposed LUB Amendment: The application proposes to amend the current zoning from Narrow Lot Residential (R-2), Residential Condominium (RC-1), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and the Narrow Lot Residential (R-2). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

- Greg Birch, CAO
Phil Abel
- Rob Cressman, PSD
- D. Culler, CSD
- Superior Safety Codes

- Jordi Nickolet / Gary Scherer/
- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Alf Rudd, Chief of Police

Your Comments:

ABC 2006 & HIRE REGULATIONS APPLY.

Please return comments to Planning Department by February 17, 2015.
cc: Tax & Utility Clerk

February 5, 2015



Proposed Bylaw 1-2015

INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT

Subject: LUB AMENDMENT 1-2015;
Lot 1 Block 100 Plan 1012068 (5702 43rd St.) and a portion of Lot 2
Block 100 Plan 1012068 (5704 43rd St.), Taber, AB.

Proposed LUB Amendment: The application proposes to amend the current zoning from Narrow Lot Residential (R-2), Residential Condominium (RC-1), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and the Narrow Lot Residential (R-2). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
Phil Abel

Jordi Nickolet / Gary Scherer/

Rob Cressman, PSD

Chris Zuidhof, Epcor

D. Culler, CSD

Steve Munshaw, Fire Chief

Superior Safety Codes

Alf Rudd, Chief of Police

Your Comments:

February 12, 2015

- No concerns w/ Land Use Designation changes proposed

Q: The diagrams in schedule 'B' appear to me to indicate what I believe is the existing "park + stormwater collection pond", but are depicted as RC-2 land use designation. Is this simply a typographical error or have I mis-interpreted the sketches?

Rob C

Please return comments to Planning Department by February 17, 2015.

cc: Tax & Utility Clerk

February 5, 2015



Proposed Bylaw 1-2015

INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT

Subject: LUB AMENDMENT 1-2015;
Lot 1 Block 100 Plan 1012068 (5702 43rd St.) and a portion of Lot 2
Block 100 Plan 1012068 (5704 43rd St.), Taber, AB.

Proposed LUB Amendment: The application proposes to amend the current zoning from Narrow Lot Residential (R-2), Residential Condominium (RC-1), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and the Narrow Lot Residential (R-2). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

- Greg Birch, CAO
Phil Abel
- Rob Cressman, PSD
- D. Culler, CSD
- Superior Safety Codes

- Jordi Nickolet / Gary Scherer/
- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Alf Rudd, Chief of Police

Your Comments:

No police concerns.

Please return comments to Planning Department by February 17, 2015.
cc: Tax & Utility Clerk

February 6, 2015



Proposed Bylaw 1-2015

INTERNAL REFERRAL
FOR PROPOSED LAND USE BYLAW (LUB) AMENDMENT

Subject: **LUB AMENDMENT 1-2015;**
Lot 1 Block 100 Plan 1012068 (5702 43rd St.) and a portion of Lot 2
Block 100 Plan 1012068 (5704 43rd St.), Taber, AB.

Proposed LUB Amendment: The application proposes to amend the current zoning from Narrow Lot Residential (R-2), Residential Condominium (RC-1), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and the Narrow Lot Residential (R-2). If the application is successful, the attached concept drawing has been proposed on a preliminary basis.

Preliminary Stage:

Application Submitted:

- Greg Birch, CAO
- Phil Abel
- Rob Cressman, PSD
- D. Culler, CSD
- Superior Safety Codes

- Jordi Nickolet / Gary Scherer/
- Chris Zuidhof, Epcor
- Steve Munshaw, Fire Chief
- Alf Rudd, Chief of Police

Your Comments:

No concerns; final approval will be based on review of engineering drawing.
Jordi Nickolet

Please return comments to Planning Department by February 17, 2015.
cc: Tax & Utility Clerk