

## AGENDA

REGULAR MEETING OF THE COUNCIL OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON JULY 20, 2015 AT 5:00 PM.

		<u>MOTION</u>
ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF THE AGENDA	X
ITEM No. 3.	DELEGATIONS	
ITEM No. 3.A.	DELEGATION: TABER GYMNASTICS FITNESS CLUB - PROPERTY TAX EXEMPTION	X
ITEM No. 4.	ADOPTION OF THE MINUTES	
ITEM No. 4.A.	MINUTES PUBLIC HEARING MEETING OF COUNCIL: JUNE 22, 2015	X
ITEM No. 4.B.	MINUTES SUBDIVISION AUTHORITY MEETING: JUNE 22, 2015	X
ITEM No. 4.C.	MINUTES REGULAR MEETING OF COUNCIL: JUNE 22, 2015	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 5.A.	PERFORMING ARTS CENTRE COMMITTEE RECOMMENDATION	X
ITEM No. 6.	BYLAWS	
ITEM No. 7.	ACTION ITEMS	
ITEM No. 7.A.	ENCROACHMENT AGREEMENT - 5206 47 AVE.	X
ITEM No. 7.B.	REQUEST FOR COMMENT FROM THE M.D. OF TABER FOR A LAND USE BYLAW AMENDMENT	X
ITEM No. 7.C.	M.D. OF TABER NOTICE OF LAND USE BYLAW AMENDMENT	X
ITEM No. 7.D.	RESCIND RESOLUTION 602/14	X
ITEM No. 7.E.	46TH AVENUE SIDEWALK	X
ITEM No. 7.F.	SPECIAL MEETING OF COUNCIL	X
ITEM No. 7.G.	OLD RODEO GROUNDS DRY POND REHABILITATION TENDER	X
ITEM No. 7.H.	STRATEGIC PLAN - TIMING PROPOSAL	X
ITEM No. 7.I.	LOMOND COMMUNITY SCHOOL LETTERS	X
ITEM No. 7.J.	INFORMATION FOR COUNCIL	X
ITEM No. 7.K.	DEPARTMENT REPORTS	X
ITEM No. 7.L.	MAYOR AND COUNCILLOR REPORTS (VERBAL)	X
ITEM No. 7.M.	COUNCIL BUDGET AND SERVICE REQUESTS	X



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| <b>ITEM No. 8.</b>   | <b>MEDIA INQUIRIES</b>  |          |
| <b>ITEM No. 9.</b>   | <b>CLOSED SESSION</b>   | <b>X</b> |
| <b>ITEM No. 9.A.</b> | <b>FOIPP ACT, SECTION 16: DISCLOSURE HARMFUL TO BUSINESS INTEREST OF A THIRD PARTY</b>              |          |
| <b>ITEM No. 9.B.</b> | <b>FOIPP ACT, SECTION 16: DISCLOSURE HARMFUL TO BUSINESS INTERESTS OF A THIRD PARTY: LAND TRADE</b> |          |
| <b>ITEM No. 9.C.</b> | <b>FOIPP S. 21, DISCLOSURE HARMFUL TO INTERGOVERNMENTAL RELATIONS</b>                               |          |
| <b>ITEM No. 9.D.</b> | <b>FOIPP S. 17, DISCLOSURE HARMFUL TO PERSONAL PRIVACY</b>  |          |
| <b>ITEM No. 9.E.</b> | <b>FOIPP S. 19 - CONFIDENTIAL EVALUATIONS</b>   |          |
| <b>ITEM No. 9.F.</b> | <b>FOIPP S. 19, CONFIDENTIAL EVALUATIONS</b>  |          |
| <b>ITEM No. 10.</b>  | <b>OPEN SESSION</b>   | <b>X</b> |
| <b>ITEM No. 11.</b>  | <b>CLOSE OF MEETING</b>   | <b>X</b> |



<b>Council Request for Decision</b>	
<b>Meeting Date:</b> July 20, 2015	
<b>Subject:</b> Delegation: Taber Gymnastics Fitness Club - Property Tax Exemption	
<b>Recommendation:</b>	That Council cancel the 2015 prorated tax levy for the Taber Gymnastics Fitness Club in the amount of \$1,078.81.
<b>Background:</b>	<p>On June 2, 2015 the Town received a letter, from the Taber Gymnastics Fitness Club, requesting that the club be declared exempt from taxes or that the Club's 2015 property taxes for 2015 be waived.</p> <p>In discussions with Susan Thompson from Municipal Affairs and reading of the MGA and the Community Organization Property Tax Exemption Regulation, it has been determined that under Section 362(1)(n)(ii) of the MGA, the Gymnastics Fitness Club's assessment should be prorated. The assessed value would be taxable only for the amount of time that the Gymnastics Club owned the land and would be exempt from the time the Town purchased the land (March 9, 2015). This would leave an amended tax levy of \$1,078.81.</p> <p>If Council is in favor of waiving the 2015 prorated tax levy, Council has the option of an exemption granted by bylaw as per section 364(1) of the MGA or the cancellation of taxes under section 347(1) of the MGA. Administration recommends a cancellation of taxes under section 347(1).</p>
<b>Legislation / Authority:</b>	Section 364(1), Section 347(1)(b) of the MGA
<b>Strategic Plan Alignment:</b>	Not directly aligned
<b>Financial Implication:</b>	The Town will pay the Taber Gymnastics Club portion of the School requisition in the amount of \$257.38, and the Seniors requisition in the amount of \$5.51 for a total of \$262.89.
<b>Service Level / Staff Resource Implication:</b>	Existing staff resources
<b>Justification:</b>	The gymnastics club is a recreational resource which benefits the community and waiving the 2015 taxes demonstrates additional support from Council.



<b>Alternative(s):</b>	<p>Council may choose to not cancel the prorated tax levy for the 2015 tax year.</p> <p>Council may choose to cancel a portion of the 2015 prorated tax levy in an amount specified by Council.</p>
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<b>Attachment(s):</b>	<p>Letter to Council MGA Section 362 MGA Section 347 MGA Section 364</p>
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Donna Weiss
<b>Chief Administrative Officer (CAO) or Designate:</b>	



Monday June 1, 2015

Taber Gymnastics Fitness Club  
PO Box 4494 Station Main  
Taber, Alberta T1G 2C9  
P: (403) 223-5437

Attention: Mayor De Vlieger and Members of Taber Town Council

**RE: Property Tax Exemption for 2015 Tax Year**

Dear Mayor De Vlieger and Members of Taber Town Council,

Our Board of Directors would like the opportunity to come as a delegation with the request of revisiting your decision regarding the 2015 property tax assessment for the Taber Gymnastics Fitness Club, which is a not for profit organization.

We are requesting that our club be declared exempt for the 2015 tax year, or that our club's 2015 property tax be waived, along with any 2015 supplementary tax assessment.

We look forward to hearing from you.

Warm regards,

Sharla Kane  
President – Taber Gymnastics Fitness Club  
on behalf of the TGFC Board of Directors

by means of the transmission system, the electric distribution system, or both, of the provider of the public utility;

“vpu” is the deemed value per unit quantity of electricity determined by the Alberta Utilities Commission for that year for the electricity in respect of which system access service, electric distribution service, or both, were so provided.

**(4.2)** In subsection (4.1), “electric distribution service”, “electric distribution system”, “electricity”, “system access service” and “transmission system” have the meanings given to them in the *Electric Utilities Act*.

**(5)** An agreement under this section with an operator who is subject to regulation by the Alberta Utilities Commission is of no effect unless it is approved by the Alberta Utilities Commission.

RSA 2000 cM-26 s360; 2007 cA-37.2 s82(17)

#### **Exemptions based on use of property**

**361** The following are exempt from taxation under this Division:

- (a) repealed 1996 c30 s27;
- (b) residences and farm buildings to the extent prescribed in the regulations;
- (c) environmental reserves, municipal reserves, school reserves, municipal and school reserves and other undeveloped property reserved for public utilities.

1994 cM-26.1 s361; 1996 c30 s27

#### **Exemptions for Government, churches and other bodies**

**362(1)** The following are exempt from taxation under this Division:

- (a) any interest held by the Crown in right of Alberta or Canada in property;
- (b) property held by a municipality, except the following:
  - (i) property from which the municipality earns revenue and which is not operated as a public benefit;
  - (ii) property that is operated as a public benefit but that has annual revenue that exceeds the annual operating costs;
  - (iii) an electric power system;
  - (iv) a telecommunications system;

- (v) a natural gas or propane system located in a hamlet, village, summer village, town or city or in a school district that is authorized under the *School Act* to impose taxes and has a population in excess of 500 people;
- (c) property, other than a student dormitory, used in connection with school purposes and held by
  - (i) the board of trustees of a school district, school division or regional division,
  - (i.1) the Regional authority for a Francophone Education Region established under the *School Act*,
  - (i.2) the operator of a charter school established under the *School Act*, or
  - (ii) the operator of a private school registered under the *School Act*;
- (d) property, other than a student dormitory, used in connection with educational purposes and held by any of the following:
  - (i) the board of governors of a university, technical institute or public college under the *Post-secondary Learning Act*;
  - (ii) the governing body of an educational institution affiliated with a university under the *Post-secondary Learning Act*;
  - (iii) a students association or graduate students association of a university under the *Post-secondary Learning Act*;
  - (iv) a students association of a technical institute or public college under the *Post-secondary Learning Act*;
  - (v) the board of governors of the Banff Centre under the *Post-secondary Learning Act*;
- (e) property, other than a student dormitory, used in connection with hospital purposes and held by a hospital board that receives financial assistance from the Crown;
- (f) property held by a regional services commission;
- (g) repealed by RSA 2000;

- (g.1) property used in connection with health region purposes and held by a health region under the *Regional Health Authorities Act* that receives financial assistance from the Crown under any Act;
- (h) property used in connection with nursing home purposes and held by a nursing home administered under the *Nursing Homes Act*;
- (i) repealed 1998 c24 s29;
- (j) property used in connection with library purposes and held by a library board established under the *Libraries Act*;
- (k) property held by a religious body and used chiefly for divine service, public worship or religious education and any parcel of land that is held by the religious body and used only as a parking area in connection with those purposes;
- (l) property consisting of any of the following:
  - (i) a parcel of land, to a maximum of 10 hectares, that is used as a cemetery as defined in the *Cemeteries Act*;
  - (ii) any additional land that has been conveyed by the owner of the cemetery to individuals to be used as burial sites;
  - (iii) any improvement on land described in subclause (i) or (ii) that is used for burial purposes;
- (m) property held by
  - (i) a foundation constituted under the *Senior Citizens Housing Act*, RSA 1980 cS-13, before July 1, 1994, or
  - (ii) a management body established under the *Alberta Housing Act*,  
  
and used to provide senior citizens with lodge accommodation as defined in the *Alberta Housing Act*;
- (n) property that is
  - (i) owned by a municipality and held by a non-profit organization in an official capacity on behalf of the municipality,



- (ii) held by a non-profit organization and used solely for community games, sports, athletics or recreation for the benefit of the general public,
- (iii) used for a charitable or benevolent purpose that is for the benefit of the general public, and owned by
  - (A) the Crown in right of Alberta or Canada, a municipality or any other body that is exempt from taxation under this Division and held by a non-profit organization, or
  - (B) by a non-profit organization,
- (iv) held by a non-profit organization and used to provide senior citizens with lodge accommodation as defined in the *Alberta Housing Act*, or
- (v) held by and used in connection with a society as defined in the *Agricultural Societies Act* or with a community association as defined in the regulations,

and that meets the qualifications and conditions in the regulations and any other property that is described and that meets the qualifications and conditions in the regulations;

- (o) property
  - (i) owned by a municipality and used solely for the operation of an airport by the municipality, or
  - (ii) held under a lease, licence or permit from a municipality and used solely for the operation of an airport by the lessee, licensee or permittee;
- (p) a municipal seed cleaning plant constructed under an agreement authorized by section 7 of the *Agricultural Service Board Act*, to the extent of 2/3 of the assessment prepared under Part 9 for the plant, but not including the land attributable to the plant.

**(2)** Except for properties described in subsection (1)(n)(i), (ii) or (iv), a council may by bylaw make any property that is exempt from taxation under subsection (1)(n) subject to taxation under this Division to any extent the council considers appropriate.

**(3)** A council proposing to pass a bylaw under subsection (2) must notify, in writing, any person or group that will be affected of the proposed bylaw.

(2) If a person does not indicate to which taxable property or business a tax payment is to be applied, a designated officer must decide to which taxable property or business owned by the taxpayer the payment is to be applied.

1994 cM-26.1 s343

**Penalty for non-payment in current year**

**344(1)** A council may by bylaw impose penalties in the year in which a tax is imposed if the tax remains unpaid after the date shown on the tax notice.

(2) A penalty under this section is imposed at the rate set out in the bylaw.

(3) The penalty must not be imposed sooner than 30 days after the tax notice is sent out.

1994 cM-26.1 s344

**Penalty for non-payment in other years**

**345(1)** A council may by bylaw impose penalties in any year following the year in which a tax is imposed if the tax remains unpaid after December 31 of the year in which it is imposed.

(2) A penalty under this section is imposed at the rate set out in the bylaw.

(3) The penalty must not be imposed sooner than January 1 of the year following the year in which the tax was imposed or any later date specified in the bylaw.

1994 cM-26.1 s345

**Penalties**

**346** A penalty imposed under section 344 or 345 is part of the tax in respect of which it is imposed.

1994 cM-26.1 s346

**Cancellation, reduction, refund or deferral of taxes**

**347(1)** If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax.

(2) A council may phase in a tax increase or decrease resulting from the preparation of any new assessment.

1994 cM-26.1 s347

**Exemptions granted by bylaw**

**364(1)** A council may by bylaw exempt from taxation under this Division property held by a non-profit organization.

**(1.1)** A council may by bylaw exempt from taxation under this Division machinery and equipment used for manufacturing or processing.

**(2)** Property is exempt under this section to any extent the council considers appropriate.

1994 cM-26.1 s364;1995 c24 s53

**Licensed premises**

**365(1)** Property that is licensed under the *Gaming and Liquor Act* is not exempt from taxation under this Division, despite sections 351(1)(b) and 361 to 364 and any other Act.

**(2)** Despite subsection (1), property listed in section 362(1)(n) in respect of which a licence that is specified in the regulations has been issued is exempt from taxation under this Division.

1994 cM-26.1 s365;1995 c24 s54;1996 cG-0.5 s135;1996 c30 s30;  
1998 c24 s30

**Grants in place of taxes**

**366(1)** Each year a municipality may apply to the Crown for a grant if there is property in the municipality that the Crown has an interest in.

**(2)** The Crown may pay to the municipality a grant not exceeding the amount that would be recoverable by the municipality if the property that the Crown has an interest in were not exempt from taxation under this Division.

**(3)** When calculating a grant under this section, the following must not be considered as Crown property unless subsection (4) applies:

- (a) property listed in section 298;
- (b) museums and historical sites;
- (c) public works reserves;
- (d) property used in connection with academic, trade, forestry or agricultural schools, colleges or universities, including student dormitories;
- (e) property used in connection with hospitals and institutions for mentally disabled persons;



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject:</b> Minutes Public Hearing Meeting of Council: June 22, 2015	
<b>Recommendation:</b>	That Council adopts the minutes of the Public Hearing Meeting of Council held on June 22, 2015, as presented.
<b>Background:</b>	N/A
<b>Legislation / Authority:</b>	MGA, Section 208(1)(a)(c)
<b>Strategic Plan Alignment:</b>	N/A
<b>Financial Implication:</b>	N/A
<b>Service Level / Staff Resource Implication:</b>	N/A
<b>Justification:</b>	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208
<b>Alternative:</b>	That Council adopts the minutes of the Public Hearing Meeting of Council held on June 22, 2015, as amended.



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

MINUTES OF THE PUBLIC HEARING MEETING OF THE COUNCIL  
OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD  
IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON  
MONDAY, JUNE 22, 2015, AT 5:00 PM.

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**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  
Belanger, Lorraine  
Holmen, Aline  
Scherer, Gary  
Smith, Trent  
Van Ham, Kerry

**CALL TO ORDER**

Mayor De Vlieger called the Public Hearing to Order at 5:01 PM.

**LAND USE AMENDMENT BYLAW NO. 11-2015**

**i) Explanation of Purpose of Bylaw No. 11-2015**

C. Armfelt stated that on May 25, 2015, Council passed 1<sup>st</sup> Reading of Bylaw 11-2015, and subsequently amended the Bylaw through resolution on June 8, 2015. The proposed bylaw will amend Land Use Bylaw 4-2006 to create a Direct Control (DC-3) district.

## **LAND USE AMENDMENT BYLAW NO. 11-2015 – CONT'D**

### **i) Explanation of Purpose of Bylaw No. 11-2015 - Cont'd**

The district will contain approximately 10 hectares (25 acres) located in the northeast corner of NW-8-10-16-W4M and the northwest corner of NE-8-10-16W4M immediately south of 80th Avenue.

The proposed Bylaw 11-2015 will amend the Land Use Bylaw 4-2006 to include Section 31: Direct Control (DC-3) district. This section will allow for the development of a composting materials handling facility and recycling depot at the discretion of Council.

The proposed Bylaw 11-2015 will also amend the Land Use Bylaw map to rezone 10 hectares of land from Urban Reserve Industrial (UR-M) to Direct Control (DC-3). The land to be rezoned is a portion of 5190 – 80th Avenue; Block A1, Plan 7819AQ and a portion of the Block B1, Plan 7819AQ.

### **ii) Presentation of written or oral briefs AGAINST Bylaw No. 11-2015**

Mayor De Vlieger inquired if any written briefs had been received Against Bylaw No. 11-2015.

C. Armfelt advised that no written briefs had been received Against Bylaw No. 11-2015.

Mayor De Vlieger inquired if there was anyone present who wished to present an oral brief Against Bylaw No. 11-2015.

Oral briefs Against Bylaw No. 11-2015 were presented by the following person:

- Jordan Miyanaga came forward and stated that he farms north of the proposed site. Mr. Miyanaga stated that he was concerned if this proposed composting facility would accept compostable potatoes with diseases. He stated that it would affect his livelihood as he is a potato farmer.

## **LAND USE AMENDMENT BYLAW NO. 11-2015 – CONT'D**

### **ii) Presentation of written or oral briefs AGAINST Bylaw No. 11-2015 – Cont'd**

Mr. Miyanaga stated that if potatoes were a product accepted at the proposed compost facility, those potatoes could potentially contaminate blight and disease into his crop by blowing the contaminants across the road onto his crop and ruin his whole field. Mr. Miyanaga also stated that he currently takes his farm's cull potato piles and buries them so that they don't propagate disease. They also spend a lot of time and money on spraying to combat disease. He stated that even if the proposed compost site doesn't accept potatoes, there is other organic material that can directly affect him since the land he farms is in such close proximity to the proposed site.

Mayor De Vlieger inquired if there was anyone present who wished to present an oral brief Against Bylaw No. 11-2015, and there was none.

### **iii) Presentation of written or oral briefs FOR Bylaw No. 11-2015**

Mayor De Vlieger inquired if any written briefs had been received For Bylaw No. 11-2015.

C. Armfelt advised that no written briefs had been received For Bylaw No. 11-2015.

Mayor De Vlieger inquired if there was anyone present who wished to present an oral brief For Bylaw No. 11-2015.



## LAND USE AMENDMENT BYLAW NO. 11-2015 – CONT'D

### iii) Presentation of written or oral briefs FOR Bylaw No. 11-2015 – Cont'd

Oral briefs For Bylaw No. 11-2015 were presented by the following person:

- Greg Birch, speaking on behalf of the Town of Taber Administration, came forward and stated that the initial objective was to locate this facility on a site within the MD of Taber at the Town's waste transfer site. The application was made with the MD of Taber for a development permit, to which they refused. That left the Town of Taber Council to search for alternate sites to accommodate recycling and composting facilities to maximize the system in efficiency, while gaining economical and environmental benefits. The premise was to find a site that was remote, and Mr. Birch stated that it should be noted that there is a strong belief that this facility will not create odour. The proposed site has several attributes such as its remote location, a good road between Highway 36 and Highway 864, and easy access. Even though the application is for 10 hectares, the intention is not to start with the whole 10 hectare site, but to gradually grow it. Mr. Birch also stated that the land is currently leased to a farmer; the lessee's opinion was taken into account for his operation, and the leaseholder is satisfied.
- Don Francis, representing Bio-Can, spoke in favour of the amendment. Mr. Francis stated that the vision for the facility would be to develop a regional recycling facility which would include fibre, plastics, and refundables from Taber and surrounding communities. The site would also be recycling organic material. The company would like to develop and install depackaging technology, which would be a critical part of helping to divert organics from the waste stream and help to control nutrients recovered from those materials and alleviate challenges in the composting process. He stated that Bio-Can has a footprint and design engineered to provide this community and surrounding area with a recycling solution which would provide a revenue stream, jobs, a sustainability culture, and a brand for the Town of Taber.

Councillor Strojwas asked if Mr. Francis had the concern about potato blight brought to his attention before at any of the company's other locations.

**LAND USE AMENDMENT BYLAW NO. 11-2015 – CONT'D**

**iii) Presentation of written or oral briefs FOR Bylaw No. 11-2015 – Cont'd**

Mr. Francis stated that he would like to explore the matter brought up by Mr. Miyanaga directly with him, as Mr. Miyanaga is the subject matter expert around this disease. Mr. Francis stated that the process with temperatures and aeration have had zero concerns with spreading disease at all. Mr. Francis stated that he was confident when he discusses the process with the concerned neighbours, the concerns would be alleviated.

Mayor De Vlieger inquired if there was anyone present who wished to present an oral brief For Bylaw No. 11-2015, and there was none.

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject:</b> Minutes Subdivision Authority Meeting: June 22, 2015	
<b>Recommendation:</b>	That Council adopts the minutes of the Subdivision Authority Meeting held on June 22, 2015, as presented.
<b>Background:</b>	N/A
<b>Legislation / Authority:</b>	MGA, Section 208(1)(a)(c)
<b>Strategic Plan Alignment:</b>	N/A
<b>Financial Implication:</b>	N/A
<b>Service Level / Staff Resource Implication:</b>	N/A
<b>Justification:</b>	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208
<b>Alternative:</b>	That Council adopts the minutes of the Subdivision Authority Meeting held on June 22, 2015, as amended.



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

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, JUNE 22, 2015, AT 5:00 PM., IMMEDIATELY FOLLOWING THE PUBLIC HEARING MEETING AT 5:00 PM.

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**Members**

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

**Staff**

Armfelt, Cory  
Belanger, Lorraine

**CALL TO ORDER**

Mayor DeVlieger called the meeting to order at 5:20 PM.

CARRIED UNANIMOUSLY

**ADOPTION OF AGENDA**

Res.297/2015 Moved by Councillor Ross-Giroux the Agenda be adopted as presented.

CARRIED UNANIMOUSLY

**SUBDIVISION APPLICATION(S)**

**Subdivision TT 15 0 003 - Town of Taber- Eureka Phase 1**

C. Armfelt summarized the application. He briefly explained the Town of Taber's history in developing the land in the Eureka Subdivision. He noted the application in question had originally be circulated to the public and MPC for a larger portion of land, but at this time, the Town was looking only to break out 2 lots to facilitate an immediate sale. He added the conditions attached would be the same as any other

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6/22/2015

developer, but suggesting adding one condition. This condition would be in regard to transferring the TID irrigation acres NE 8-10-16 W4M. Discussion among Subdivision Authority Members included the following:

- 1) The appraisal and negotiation process,
- 2) Servicing costs of the entire parcel,
- 3) Process to transfer off-site levies,

Res.298/2015 *Moved* by Councillor Ross-Giroux that this approval shall apply to proposed Subdivision of closed road, Plan 0113587 and part of Lot 10, Block 2, Plan 0712104, (SE ¼ Sec 8-10-16-4) with the following conditions:

1. 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,
2. The subdivision shall be registered in a manner satisfactory to the Land Titles Office,
3. 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,
4. Individual water service and sanitary service connections are to be verified for each lot. Servicing drawings are to be provided to the Town of Taber and approved by the Public Works Department to be adequate prior to endorsement,
5. In the event the water service and sanitary connections to each lot are not adequate or need to be established, the applicant shall supply drawings showing a servicing plan. The drawings are to be approved by the Town of Taber Public Works Department and the applicant shall enter into a servicing agreement with the Town for completion of this installation prior to endorsement. The agreement may be registered on title by Caveat and the applicant shall post security related to the agreement in an amount as determined by the Planning and Economic Development Department,

6. Municipal Reserve requirements from this subdivision will be dealt will be deferred to the northern balance of the parcel across 69<sup>th</sup> Ave,
7. Off Site levies will be paid based on the appropriate Off Site levy bylaws at the time of endorsement,
8. Irrigation acres are to be transferred to NE 8-10-16-4.

CARRIED UNANIMOUSLY

**CLOSE OF MEETING**

Res.299/2015 *Moved* by Councillor Popadynetz the meeting be closed at 5:35pm.

CARRIED UNANIMOUSLY

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MAYOR

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CHIEF ADMINISTRATIVE OFFICER



<b>Council Request for Decision</b>	
<b>Meeting Date: June 20, 2015</b>	
<b>Subject:</b> Minutes Regular Meeting of Council: June 22, 2015	
<b>Recommendation:</b>	That Council adopts the minutes of the Regular Meeting of Council held on June 22, 2015, as presented.
<b>Background:</b>	N/A
<b>Legislation / Authority:</b>	MGA, Section 208(1)(a)(c)
<b>Strategic Plan Alignment:</b>	N/A
<b>Financial Implication:</b>	N/A
<b>Service Level / Staff Resource Implication:</b>	N/A
<b>Justification:</b>	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208
<b>Alternative:</b>	That Council adopts the minutes of the Regular Meeting of Council held on June 22, 2015, as amended.





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

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, JUNE 22, 2015, AT 5:36 PM., IMMEDIATELY FOLLOWING THE THE PUBLIC HEARING MEETING AND SUBDIVISION AUTHORITY MEETING AT 5:00 PM.

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**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  
Holmen, Aline  
Munshaw, Steve  
Scherer, Gary  
Smith, Trent  
Van Ham, Kerry

**CALL TO ORDER**

Mayor De Vlieger called the Regular Meeting of Council to Order at 5:36 PM.

**ADOPTION OF THE AGENDA**

Mayor De Vlieger inquired if there were any additions or deletions to the Agenda, and advised that there were none.

RES.300/2015      MOVED by Councillor Prokop that Council adopts the Agenda as presented.

CARRIED UNANIMOUSLY

158/2015

Meeting Date  
6/22/2015

## DELEGATIONS

### **A) Delegation: Mr. John Manuel Andrade, 2015 Fire Services Exemplary Service Medal Presentation**

Chief Munshaw stated that Mr. John Andrade, of Taber Emergency Services, received the 2015 Fire Services Exemplary Service Medal, which was presented to him on May 24, 2015 in Red Deer by Alberta Municipal Affairs.

Mayor De Vlieger stated that Council, on behalf of the citizens of Taber, wishes to recognize and thank Mr. Andrade for his service to his Community.

RES.301/2015      MOVED by Councillor Sparks that Council celebrates and commemorates the presentation of the 2015 Fire Services Exemplary Service Medal to Mr. John Manuel Andrade, which took place on May 24, 2015 by Alberta Municipal Affairs.

CARRIED UNANIMOUSLY

### **B) Delegation: Taber Child Care Center Society**

Kasey Hoskins, Program Director, from Taber Child Care Centre Society provided Council with details of the Society's request for financial or labour supplies.

Council noted that a decision on this item would be provided later in the Agenda.

RES.302/2015      MOVED by Councillor Sparks that Council accepts the details of the request provided by Taber Child Care Centre Society for information purposes.

CARRIED UNANIMOUSLY

## **DELEGATIONS – CONT'D**

### **C) Delegation: Angels in the Outfield**

Scott Takaguchi, Tournament organizer, presented a request to Council for consideration of the Council Discretionary Fund to waive the cost of the fees for their tournament that is held annually at Ken McDonald Memorial Sportsfield Complex.

Council noted that a decision on this item would be provided later in the Agenda.

RES.303/2015      MOVED by Councillor Prokop that Council accepts the information provided by the Angels in the Outfield Delegation, for information purposes.

CARRIED UNANIMOUSLY

## **ADOPTION OF THE MINUTES**

### **A) Minutes Regular Meeting of Council: June 8, 2015**

RES.301/2015      MOVED by Councillor Sparks that Council adopts the minutes of the Regular Meeting of Council held on June 8, 2015, as presented.

CARRIED UNANIMOUSLY

### **B) Minutes Special Meeting of Council: June 11, 2015**

RES.305/2015      MOVED by Councillor Popadynetz that Council adopts the minutes of the Special Meeting of Council held on June 11, 2015, as presented.

CARRIED UNANIMOUSLY

## **BUSINESS ARISING FROM THE MINUTES**

### **A) Old Rodeo Grounds Dry Pond Rehabilitation**

A. Holmen stated that Council at their meeting held May 25, 2015 reviewed a petition from local residents regarding their concerns about the Old Rodeo Grounds Detention Pond. Council directed Administration to follow up with local experts to identify possible corrective actions.

Three companies were contacted to provide their professional opinion of options for addressing the issue. Two of the companies outline a very similar plan of action that involves a complete overhaul of the area. The third is similar but recommends a different outcome. The recommendations include excavating the old soil, ensuring the existing clay liner is not damaged, install new weeping tile/rock, replacing irrigation system, adding topsoil and enhancing drainage to the weeping tile, and replace the sod.

Council discussed the suitability of the solutions.

MOVED by Councillor Sparks that That Council approves the tendering of the complete excavation and rehabilitation of the Old Rodeo Ground water detention pond, and allocates \$100,000 plus a 10% contingency from capital reserves for this project.

Mayor De Vlieger requested a friendly amendment to include a timeline of the tendering by the July 20, 2015 Council Meeting.

Councillor Sparks accepted the friendly amendment.

RES.306/2015 MOVED by Councillor that Council approves the tendering of the complete excavation and rehabilitation of the Old Rodeo Ground water detention pond, allocates \$100,000 plus a 10% contingency from capital reserves for this project, and requests the tender be brought back to Council for the July 20, 2015 Council Meeting.

CARRIED UNANIMOUSLY

161/2015

Meeting Date  
6/22/2015

## **BYLAWS**

### **A) Bylaw 11-2015 2nd and 3rd Reading**

Council discussed and considered the statements made at the Public Hearing Meeting that was held prior to the Council Meeting.

RES.307/2015      MOVED by Councillor Sparks that Council gives 2<sup>nd</sup> Reading to Bylaw 11-2015 as amended to reflect moving Items A, F, G and H from Discretionary Use to Permitted Use.

CARRIED UNANIMOUSLY

RES.308/2015      MOVED by Councillor Popadynetz that Council gives 3<sup>rd</sup> and Final Reading to Bylaw 11-2015.

CARRIED UNANIMOUSLY

## **ACTION ITEMS**

### **A) Response to Delegation: Taber Child Care Center Society**

RES.309/2015      MOVED by Councillor Sparks that Council thanks the Taber Child Care Center Society for the information provided and does not support the requested projects at this time.

CARRIED

### **B) Angels in the Outfield - Council Discretionary Fund Request Response to Delegation**

RES.310/2015      MOVED by Councillor Popadynetz that Council approve the Community Grant Application – Council Discretionary Fund for the 2015 Angels in the Outfield Tournament, with the funding source to be accumulated surplus.

CARRIED

## **ACTION ITEMS – CONT'D**

### **B) Angels in the Outfield - Council Discretionary Fund Request Response to Delegation – Cont'd**

RES.311/2015      MOVED by Councillor Sparks that Council directs future Community Grant Applications be presented to the Recreation Board for input prior to being presented to Council for the remainder of 2015.

CARRIED UNANIMOUSLY

### **C) Performing Arts Centre Committee Phase 2 Report**

Councillor Strojwas left the meeting at 6:17 PM.

G. Birch stated that on March 10, 2014, Town Council decided to re-examine the effort that had been on-going for many years to develop a performing arts centre in Taber. Council subsequently adopted a terms of reference for a comprehensive review and appointed seven persons to the Taber Performing Arts Centre Committee (PACC).

Councillor Strojwas returned to the meeting at 6:19 PM.

On November 24, 2014, Council received the Phase 1 Report from the PACC and gave direction to proceed to Phase 2.

The Phase 2 Report to Council from the PACC was presented by Dr. Ryan Torrie and Robert Hirano. The presentation included the theatre design and site, key attributes and proposed design, economic development benefits, potential user group, and a path forward to achieve a new theatre and convention centre complex.

Council discussed the project.

RES.312/2015      MOVED by Councillor Strojwas that Council receives the Taber Performing Arts Centre Phase 2 Report as information and ask that the Report be placed on the next Regular Meeting of Council agenda so that Council can decide how best to proceed.

CARRIED UNANIMOUSLY

163/2015

Meeting Date  
6/22/2015

## **ACTION ITEMS – CONT'D**

RES.313/2015      MOVED by Councillor Brewin that Council recesses for 20 minutes.

CARRIED UNANIMOUSLY AT 6:54 PM

Mayor De Vlieger reconvened the meeting at 7:27 PM.

### **D) Policy and Procedure PLN-2**

C. Armfelt stated that Policy and Procedure PLN-2 currently regulates and outlines Development Agreements for the Town. Administration has brought this policy and procedure to the attention of Council based on a concern by a subdivision applicant regarding the required security for development agreement. To give Council a clear understanding of development agreement security. Administration has done research on security required by other municipalities as well as the risks of not requiring security.

Council discussed the security required by other municipalities.

RES.314/2015      MOVED by Councillor Popadynetz that Council amends PLN-2 Policy and Procedure to include a statement where developers with outstanding performance will be rewarded for such practices and the security will be reduced from 125% of the total cost of installing and constructing municipal improvements to 100%. Specifically Appendix A Section 20.1b and Appendix B Section 14.3b is amended to:

b)            the security in respect of the Subdivision Area, shall be in one of the following forms:

(i)            an irrevocable letter of credit payable to the Town with a face amount equivalent to an amount equaling ONE HUNDRED (100%) percent of the estimated cost of constructing and installing the Municipal Improvements, including Landscaping (the "Letter of Credit"), and such other amounts as are required elsewhere under the provisions of this Agreement; or



## **ACTION ITEMS – CONT'D**

### **D) Policy and Procedure PLN-2**

(ii) for developers who have a proven track record within the Town of Taber where previous developments have no lingering deficiency issues and quality construction has occurred, an irrevocable letter of credit payable to the Town with a face amount equivalent to an amount equaling THIRTY (30%) percent of the estimated cost of constructing and installing the Municipal Improvements, including Landscaping (the "Letter of Credit"), and such other amounts as are required elsewhere under the provisions of this Agreement;

and Appendix A Section 20.6b and Appendix B Section 14.8b is amended to:

b) either ONE HUNDRED (100%) or THIRTY (30%) percent of the estimated costs of constructing and installing all of the Municipal Improvements yet to be completed, being all those portions of the Municipal Improvements for which no Construction Completion Certificate has been issued (as per Section \_\_\_\_\_).

CARRIED UNANIMOUSLY

### **E) Job Fair**

C. Armfelt stated that this Job Fair is being organized by Community Futures who will be holding the Job Fair at the Town of Taber Community Centre.

The estimated cost of the event is \$1,250.00 which has been split on a per capita basis of the respective Councils of the JEDC. The Town of Taber's portion is \$590.00. Community Futures has asked the Town of Taber's Council to write a letter of support for the Job Fair.

## **ACTION ITEMS – CONT'D**

### **E) Job Fair**

RES.315/2015      MOVED by Councillor Strojwas that Council agrees to write a letter of support for the Job Fair and contribute \$590.00 to the overall cost of the Job Fair to be funded out of the Economic Development line item in the Land Use Planning, Zoning, and Development budget.

CARRIED UNANIMOUSLY

### **F) Highway 36 & 69th Avenue Intersection Tender Award**

G. Scherer stated that Associated Engineering has been working with Alberta Transportation in the development of the Highway 36 Intersection into the Town's new industrial subdivision Eureka.

There were many challenges through the process the length of turnoffs, street lighting, raised curbs, road structure and line painting.

The tender results are as follows:

1. Tollestrup Construction (2005) Inc.      \$1,422,132.33
2. McNally Contractors (2011) Ltd.      \$1,627,684.62

The bid submitted by Tollestrup Construction Inc. was the lowest cost, but they failed to include the supplemental forms with their bid submission. Therefore their submission is non-compliant.

Council discussed the specifics of the budget for this project.

RES.316/2015      MOVED by Councillor Prokop that Council rejects all bids on the basis that they exceeded the project budget, and requests Administration works with AB Transportation to lower the requirements and tender the amended project at a later date.

CARRIED

## **ACTION ITEMS – CONT'D**

### **G) Taber Rodeo Association: Request for Additional Land, Event Livestock Grazing**

G. Birch stated that a request was received from the Taber Rodeo Association for use of lands adjacent to the group's existing lease land on Highway 864. The additional land will be used to pasture contractor's rough stock for the purposes of the rodeo being held from July 2-6, 2015.

RES.317/2015      MOVED by Councillor Sparks that Council authorizes the Taber Rodeo Association the utilization, for the purpose of short term use, of approximately 15 additional acres of land adjacent to the existing leased lands located on the Portion of NE ½ 1-10-17W4. This authorization is specific to July 2-6, 2015, subject to the Taber Rodeo Association providing liability insurance, assuring that the fence on the adjacent property being utilized is in good order and complies with all other aspects to ensure public safety, and additionally supplying proof that it is properly registered under the Societies Act, while adhering to all other terms and conditions of the Associations lease dates November 2012.

CARRIED UNANIMOUSLY

### **H) Engagement of MNP LLP Services: Whistleblower Hotline, Ethics Alert**

G. Birch stated that at its May 25, 2015 meeting, Council resolved to affect the Whistleblower Policy and Procedure ADM-6. Since that time, Administration has been in touch with representatives from MNP LLP to determine the next course of action. It has been determined that once the engagement terms and conditions are executed, the engagement can commence.

## **ACTION ITEMS – CONT'D**

### **H) Engagement of MNP LLP Services: Whistleblower Hotline, Ethics Alert – Cont'd**

RES.318/2015      MOVED by Councillor Strojwas that Council authorizes the Mayor and CAO to execute the MNP LLP Engagement letter for services pertaining to the Whistleblower Hotline and Ethics Alert in accordance with the Whistleblower Policy and Procedure ADM-6 contained in this agenda item.

CARRIED

### **I) Tri-Partite Fire Services Agreement Review Committee: Alternate Member**

G. Birch stated that at Council's January 12, 2015 meeting, Council appointed Mayor De Vlieger, Councillor Brewin and Councillor Sparks to the Tri-Partite Fire Services Agreement Review Committee.

Council discussed appointing an alternate member to this Committee.

RES.319/2015      MOVED by Councillor Brewin that Council appoints Councillor Strojwas as an alternate member to the Tri-Partite Fire Services Agreement Review Committee.

CARRIED UNANIMOUSLY

### **J) Information For Council**

RES.320/2015      MOVED by Councillor Ross-Giroux that Council accepts the material received in this Agenda Item as information.

CARRIED UNANIMOUSLY

## **ACTION ITEMS – CONT'D**

### **K) Department Reports**

Councillor Brewin left the meeting at 8:37 PM.

Council discussed the departmental activities.

RES.321/2015      MOVED by Councillor Sparks that Council accepts the Department Reports for information.

CARRIED UNANIMOUSLY

Councillor Brewin returned to the meeting at 8:39 PM.

CARRIED UNANIMOUSLY

### **L) Mayor and Councillor Reports (Verbal)**

Council provided updates on their recent activities in the community.

RES.322/2015      MOVED by Councillor Ross-Giroux that Council accepts the Mayor and Councillor Reports for information.

CARRIED UNANIMOUSLY

### **MEDIA INQUIRIES**

None.

### **CLOSED SESSION**

RES.323/2015      MOVED by Councillor Prokop to extend this meeting of Council to no later than 9:30 PM.

CARRIED UNANIMOUSLY

**CLOSED SESSION – CONT'D**

RES.324/2015      MOVED by Councillor Sparks that Council moves into Closed Session to discuss items subject to “Disclosure harmful to economic and other interests of a public body” (FOIPP Act, Section 25), and “Disclosure harmful to business interests of a third party” (FOIPP Act, Section 16).

CARRIED UNANIMOUSLY AT 8:45 PM

**OPEN SESSION**

RES.325/2015      MOVED by Councillor Prokop that Council reconvenes into Open Session.

CARRIED UNANIMOUSLY AT 9:40 PM

RES.326/2015      MOVED by Councillor Sparks that Council does not lease land at the Taber waste transfer site to Heavy Metal Demolition.

CARRIED

**CLOSE OF MEETING**

RES.327/2015      MOVED by Councillor Ross-Giroux that this Regular Meeting of Council is hereby Closed.

CARRIED UNANIMOUSLY AT 9:42 PM

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

## Council Request for Decision

**Meeting Date:** July 20, 2015

**Subject:** Performing Arts Centre Committee Recommendation

**Recommendation:**

That Council:

- a) approves the five steps recommended by the Performing Arts Centre Committee as the path forward to achieve the theatre and convention centre complex proposed in the Committee's Phase 2 Report;
- b) appoints Darrell Croft, Doug Emek, Laura Ross-Giroux, Tom Machacek, Ray Sheen, Pat Shimbashi and Ryan Torrie to a new committee with the assigned goal of having the complex built by September 1, 2020; and
- c) directs administration to develop a draft terms of reference for the new committee based on the five steps listed in the Phase 2 Report and present it to Council for consideration for approval by October 2015.

**Background:**

At its June 22, 2015 meeting, Council received the Taber Performing Arts Centre Phase 2 Report as information and asked that the Report be placed on this agenda for discussion and a decision on how best to proceed. In this regard, note that the Performing Arts Centre Committee (PACC) has made a suggestion as to the next steps in the process. Those are contained in the attachment to this Request for Decision, which is an excerpt from the Phase 2 Report. Also note that the PACC members are willing to lead the Town through those steps provided Council makes a firm commitment to the project. This is stated in the Report's conclusion, also contained in the attached excerpt.

**Legislation / Authority:**

MGA s. 3, Municipal Purposes

**Strategic Plan Alignment:**

Goal: Foster cultural opportunities in Taber through improved venues, support of special events, and recognition of our cultural diversity.  
Strategic Initiative: Revisit the Centre Court for the Arts proposal in order to determine a more holistic approach to the project.



<b>Financial Implication:</b>	Council has allocated \$20,000 to get the project to the current state. The initial financial impact of adopting the recommendation above is the cost of the viability study referenced as Step 2 of the Report. The theatre and convention centre complex as proposed is estimated to cost about \$7 million.
<b>Service Level / Staff Resource Implication:</b>	There would be a need for administrative support for the new committee. This could be accommodated within the existing staffing levels.
<b>Justification:</b>	There is significant anecdotal evidence that Taber needs a performing arts centre to successfully compete with other municipalities in terms of attracting new businesses, employees and residents. The development of a convention centre along with a theatre likely makes the project a lot more feasible, especially from an operating viewpoint.
<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1. Council could postpone the decision to a later date.</li> <li>2. Council could abandon the initiative and devote the Town's resources to other initiatives.</li> <li>3. Council could wait to adopt a terms of reference for the committee before establishing it.</li> </ol>
<b>Attachment(s):</b>	"A Path Forward" recommendation from the Performing Arts Centre Committee

<b>APPROVALS:</b>	
<b>Originated By:</b>	Greg Birch
<b>Chief Administrative Officer (CAO) or Designate:</b>	



## 5. Potential User Groups

One of the committee members took on the task of identifying the number of users the theatre and convention centre complex might generate. The member looked at the user types and the number of uses (bookings each group might make in the course of a year). Again the committee cautions that there should be a professional assessment of the demand for such a facility. Nonetheless, the member found that there a variety of potential Users:

- Musical event promoters and groups
- Theatre groups
- School boards
- Agriculture societies
- Agricultural corporations
- Oil and gas companies
- Professional associations
- Community groups including sport associations
- Multi-jurisdictional government associations and partnerships
- Municipal governments
- Individuals (weddings etc.)

The committee member estimated that the theatre and convention centre could easily be booked for hosting a major event over 120 times per year

## 6. A Path Forward to Achieve a New Theatre and Convention Centre Complex

The final task established in the terms of reference for this performing arts centre study was to identify a means to achieve the objective. In approving the terms of reference, Council did not want to simply obtain an updated design for new theatre. To this end, the Performing Arts Centre Committee recommends that Council approve the steps set out below and acts upon them.

### Step 1: Establish a Committee to Guide the Process

The Performing Arts Centre Committee is concerned that the theatre initiative will die if the current effort is not continued, and that such an end would be regrettable after all of the time and energy spent on this report. In this regard, the Committee views both Town Council and its administration as being too busy to be effective in pursuing the project.

Therefore, the Committee asks that Council re-establish the Committee with a new goal, that being to have the theatre complex built within five years. **The Committee members volunteer to continue to work on this initiative if appointed by Council.**

Step 2: Hire an Expert to Assess the Theatre and Convention Centre Viability

Intuitively, the Committee members believe that the proposed theatre complex will work. It would be unique in Southern Alberta and would have indirect economic benefits to the community as discussed above. The Committee also believes that because of the diversity of hosting opportunities offered by such a facility, that the revenue stream will come close to offsetting the operating stream; much more so than is the case with the existing auditorium and meeting rooms, or a stand-alone theatre. However, before undertaking too much work on the project, the Committee recommends that a professional consultant with knowledge in this industry be hired to assess the viability of the proposed theatre complex and project revenue and operating streams. **This theatre and convention centre complex viability assessment should be undertaken as soon as possible.**

Step 3: Establish a Fund Raising Committee

If this facility is to be constructed in five years, the Committee believes that there needs to be a group dedicated to the task of fundraising. There should be research and lobbying for senior government grants but the Committee expects that a well-organized group can raise a lot of money from within the region if the fundraising program is properly designed. For instance, there should be opportunities for major donations to be properly recognized as well as the possibility for smaller donations (an example of the smaller contribution opportunity is, like the \$35 donation that bought a kilometer of the TransCanada Trail). There should also be opportunities for contributions to be made over several years - e.g., \$25,000 per year over four years - and donations need to be tax deductible. Also, the possibility of a sponsor being able to buy the naming rights to the theatre should be contemplated. **The Committee offers to organize a community group to serve as a fundraising sub-committee for the project provided the Town ensures that donations can be tax deductible.**

#### Step 4: Initiate the Community Centre Redesign if the Canada 150 Grant is Received

On the premise that the Town is awarded a significant amount from the federal government's Canada 150 Infrastructure Program, the Committee recommends that the Community Centre upgrade be undertaken as soon as possible. The Committee believes that this will be seen as a commitment to the project and will help support the fundraising initiative. It also believes that the auditorium needs to be upgraded regardless of the theatre proposal and could be undertaken independently if flexibility was incorporated into the design. This step is entirely dependent on the Canada 150 grant and should be skipped if the grant award is small, but **If the Canada 150 Infrastructure Program grant is received, start the Community Centre upgrade ahead of the theatre project.**

#### Step 5: Move to Detailed Design as Soon as Possible

There is enough of a project design for the Committee to keep moving with the project, especially in terms of fundraising. More discussion needs to occur regarding that design in order to finalize it but that can wait until later. The important thing is to not lose momentum. With this in mind, the Committee recommends that Council set some benchmark target for fundraising and commits to undertaking the project once that target is met. There is a lot of design discussion still to occur, especially with small but critical issues such as acoustics, and it will be important to keep everything moving to sustain momentum. **Council should move to detailed architectural and construction design once approximately 50% of the total project funding has been raised.**

## **7. Conclusion**

The Committee strongly recommends to Council that work on this theatre and convention centre project be continued as suggested above. There is an opportunity to build an integrated facility that does not currently exist in Southern Alberta and that would give Taber a competitive advantage. The Committee's belief in this is so strong that it offers to undertake the heavy lifting of the next steps PROVIDED Council makes a firm commitment to the project. Conversely, the Committee members do not want to expend any additional time or energy if Council does not support the project.



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject:</b> Encroachment Agreement- 5206 47 Ave.	
<b>Recommendation:</b>	That Council authorize the Mayor and CAO to endorse the Encroachment Agreement for Taber Special Needs Society, regarding 5206 47 Ave, Block 2, Plan 9210689.
<b>Background:</b>	<p>The subject property was recently purchased by the Taber Special Needs Society. It previously was used as the Fields retail store. As illustrated in the attached RPR, there are encroachments from the front of the building into the north sidewalk, varying from 0.03m to 0.21m.</p> <p>To date, these encroachments have not been the subject of any complaints. Administration sees no issues in allowing the encroachments to remain, subject to the terms of the attached encroachment agreement. As the Town is currently reviewing and updating policies in regard to signing authority for agreements, cheques and other legal instruments, this document has been brought to Council for endorsement.</p>
<b>Legislation / Authority:</b>	MGA 18, Traffic Safety Act 13(1)(o)
<b>Strategic Plan Alignment:</b>	No close alignment.
<b>Financial Implication:</b>	The endorsement agreements have been prepared by the landowner's lawyer and the Town charges \$100 for these requests.
<b>Service Level / Staff Resource Implication:</b>	Processing agreements is part of the ongoing responsibility of the Planning and Economic Development Department.
<b>Justification:</b>	There have not been any complaints in regard to the existing encroachments and there does not appear to be a need to have the encroachments removed.



<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1) Council could amend the terms of the encroachment agreement.</li> <li>2) Council could not endorse the encroachment agreement.</li> </ol>
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<b>Attachment(s):</b>	Encroachment Agreement Real Property Report Overhead Map
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Lorraine Belanger
<b>Chief Administrative Officer (CAO) or Designate:</b>	

## **ENCROACHMENT AGREEMENT**

THIS AGREEMENT made the 19 day of June, A.D., 2015.

BETWEEN:

**THE TOWN OF TABER**

A Municipal Corporation in the Province of Alberta  
(hereinafter called the "Town")

OF THE FIRST PART

- and -

**TABER SPECIAL NEEDS SOCIETY**

5206 – 47 AVENUE, TABER, ALBERTA, T1G 1R1  
(hereinafter called the "Grantee")

OF THE SECOND PART

PLAN 9210689

BLOCK 2

CONTAINING 0.368 HECTARES (0.91 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN	NUMBER	HECTARES	(ACRES)	MORE OR LESS
SUBDIVISION	0311500	0.119	0.29	

EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter referred to as "the premises")

WHEREAS Section 533 of the Municipal Government Act, Chapter M-26, provides in part as follows:

A Municipality is not liable for damage caused

- (b) by or on account of any construction, obstruction or erection or any situation, arrangement or disposition of any earth, rock, tree or other material or thing adjacent to or in, along or on a road that is not on the travelled portion of the road.

NOW THIS AGREEMENT WITNESSETH:

1. The Town hereby grants to the Grantee permission for the sign on the premises to encroach 0.21 meters into the sidewalk along the north side of the premises (47<sup>th</sup> Avenue). The Town also hereby grants to the Grantee permission for the overhang on the premises to encroach 0.07 into the sidewalk along the north side of the premises (47<sup>th</sup> Avenue).
2. The privilege granted herein may be terminated at any time by the Town upon thirty (30) days notice in writing delivered to the Grantee or posted upon the lands or mailed prepaid addressed to the Grantee at 5206 – 47 AVENUE, TABER, ALBERTA, T1G 1R1.
3. THE GRANTEE COVENANTS AND AGREES WITH THE TOWN:
  - a) It is agreed by the parties hereto that they may respectively file a Caveat against the Title to protect their interest under this Agreement.
  - b) The Town shall not be liable nor responsible in any way, for any loss of, or damage or injury to, any property belonging to the Grantee, or to any agent, or employee of the Grantee, or to any person, nor shall the Town be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Grantee, or any agent or employee of the Grantee, or any other person who may be or come upon the said premises. The Grantee shall

indemnify and save harmless the Town of and from all liabilities, fines, suites, claims, demands and actions of any kind or nature which may be brought against the Town, its agents or employees, arising from this agreement, whether arising by reason of any breach, violation or non-performance by the Grantee of any of the covenants, terms or provisions hereof, or arising by reason of the act or neglect of either the Grantee, its agents or employees. The Grantee's indemnification of the Town shall survive any termination of this Agreement, notwithstanding anything herein contained to the contrary.

c) If the building is damaged or destroyed to the extent of more than 75% of the value of the building above its foundation, the building may not be repaired except in accordance with the Land Use Bylaw.

4. This Agreement shall enure to the benefit of and be binding upon the parties hereto, their respective heirs, executors, administrators, administrators, successors and assigns.

IN WITNESS WHEREOF the parties hereto have affixed their signatures and seals this day, month and year first above written.

**TOWN OF TABER**

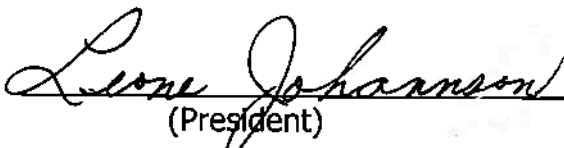
\_\_\_\_\_  
CHIEF ELECTED OFFICER


\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER

**TABER SPECIAL NEEDS SOCIETY**

Witness  \_\_\_\_\_

Witness  \_\_\_\_\_

  
\_\_\_\_\_  
(President)

  
\_\_\_\_\_  
(Secretary)  
Treasurer

BLOCK 2  
LOT 1  
PLAN 031 1500

164°37'40"  
22.89

Fd. Iron Post  
of Concrete  
S.W. Curb Corner

Drill Hole  
Concrete  
Sidewalk

BLOCK 2  
PLAN 921 0689  
AREA = 0.247 ha. (0.61 ac.)

52.72  
246°22'25"  
ASSUMED

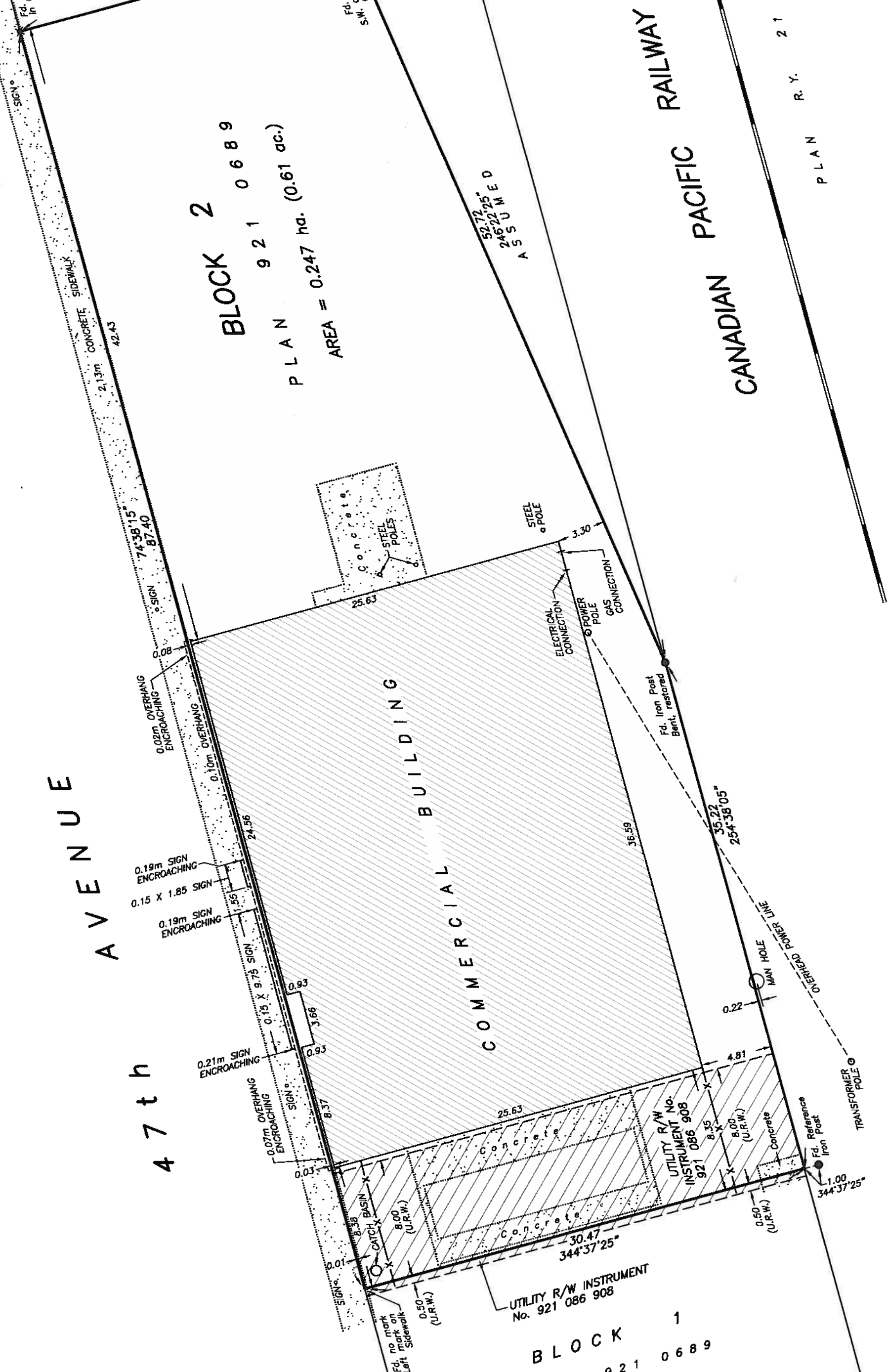
CANADIAN PACIFIC RAILWAY

PLAN R.Y. 21

AVENUE

47th

COMMERCIAL BUILDING









<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject:</b> Request for Comment from the M.D. of Taber for a Land Use Bylaw Amendment	
<b>Recommendation:</b>	That Council gives direction to administration to write an opinion letter to the M.D. of Taber regarding the proposed Land Use Bylaw amendment and subdivision at the airport.
<b>Background:</b>	<p>Administration has received a Request for comment from the Municipal District (M.D.) of Taber in regards to a Land Use Bylaw Amendment to the airport. This has been received as the south portion of the subdivision is in the Intermunicipal Development Plan fringe area.</p> <p>The airport is experiencing a growing demand, and to accommodate the demand the M.D. of Taber has proposed a lease lot subdivision for the airport. This would allow for the creation of lease lots for development such as private hangars and for businesses such as spray planes. The subdivision would create 20 lots however the development would occur in 2 phases with the 10 northernmost lots developed in the first phase.</p> <p>The expansion of the airport would encompass a portion of land, SE¼ 13-10-17-4, which is currently zoned as Urban/Rural Fringe. This zoning does not allow for airport uses and in order to accommodate the expansion of the airport, the M.D. of Taber would be required to rezone this portion from Urban/Rural Fringe to Rural Agricultural.</p>
<b>Legislation / Authority:</b>	The Intermunicipal Development Plan Section 3.1 indicates the M.D. of Taber must consider any comments from the Town of Taber before giving any bylaw 3rd reading, rezoning any land in the Intermunicipal Development Plan area.
<b>Strategic Plan Alignment:</b>	N/A
<b>Financial Implication:</b>	There is not financial implication to the Notice of a Public Hearing, Administration received from the M.D. of Taber.
<b>Service Level / Staff Resource Implication:</b>	Staff time would be required to write an opinion letter to the M.D. of Taber regarding the proposed bylaw.



<b>Justification:</b>	By sending an opinion letter to the M.D. of Taber, the Town of Taber can provide comments on the proposed Land Use Bylaw amendment and subdivision.
<b>Alternative(s):</b>	<p>Alternative #1: That Council does not write an opinion letter to the Municipal District of Taber.</p> <p>Alternative #2: That Council passes a resolution supporting the Municipal District of Taber's Land Use Bylaw Amendment.</p> <p>Alternative #3: That Council passes a resolution not supporting the Municipal District of Taber's Land Use Bylaw Amendment.</p>

<b>Attachment(s):</b>	Land Use Bylaw Amendment Package Rural Agriculture and Urban/Rural Fringe Districts
-----------------------	--

<b>APPROVALS:</b>	
<b>Originated By:</b>	Katie Tyo
<b>Chief Administrative Officer (CAO) or Designate:</b>	

July 9, 2015

File: 4A-253  
VIA e-mail

Cory Armfeld  
Director of Planning and Economic Development  
Town of Taber  
A-4900 50 St.  
Taber AB T1G 1T2

Dear Mr. Armfeld:

**RE: Request for comment**

As discussed, the MD of Taber is considering a lease lot subdivision at the MD of Taber Airport. The proposal would result in the creation of 20 lease lots for airport use such as private hangars, spray plane businesses, etc., and roadways for hangar access. The additional lease lots will help meet the growing demand for airport uses at this location; there are no lease lots currently available at the airport. While the intention is to register the plan in one phase, development would be undertaken in two phases, with phase one comprising the 10 northernmost lots and hangar access.

Due to design considerations, a negligible portion of the the proposed development extends into the SE¼ 13-10-17-4 (see attached). The zoning designation for the SE¼ 13-10-17-4 is Rural/Urban Fringe, within which airport uses are not contemplated. As such, the MD of Taber is investigating the possibility of redesignating the approximately 1.8 acres of land within the proposed development area that extends into the SE¼ from Rural/Urban Fringe to Rural Agricultural to accommodate the proposal. The adjacent airport land in the NE¼ 13-10-17-4 is currently designated Rural Agricultural. Airport uses are a discretionary use in the Rural Agricultural land use district. Before proceeding with a redesignation, the MD of Taber would like to request comment from the Town of Taber regarding the matter.

Should you have any questions regarding this proposal please do not hesitate to contact me at (403) 329-1344 or by e-mail at [bonniebrunner@orrsc.com](mailto:bonniebrunner@orrsc.com). Thank you for your comments on this matter.

Sincerely,



Bonnie Brunner  
Planner

Enclosures  
cc: MD of Taber





## RURAL AGRICULTURAL – "RA"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) ensure that better agricultural land is protected from fragmentation and conserved for extensive agricultural use;
- (b) accommodate intensive agricultural and suitable isolated non-agricultural uses wherever possible on poor or low capability land, providing the Development Authority or Subdivision and Development Appeal Board is satisfied that:
  - (i) the use complies with the pertinent standards and requirements outlined in this District and the Schedules of this bylaw;
  - (ii) conflicts with vicinity land uses, particularly agriculture, are avoided or minimized by utilizing a minimum distance separation to confined feeding operations when siting a development or approving a subdivision.

### 1. LAND USES:

#### (a) Permitted

The following uses shall be permitted within this land use district upon receipt of a completed development application:

Ancillary residential structures or uses  
Primary single family dwelling  
Shipping container<sup>1</sup>

#### (b) Discretionary

Airports and airstrips  
Intensive horticultural operations/facilities  
Isolated (single lot) rural industrial Class A  
Isolated (single lot) rural industrial Class B  
Isolated (single lot) rural industrial Class C  
Isolated (single lot) country residential  
Manufactured home  
Mobile home  
Moved-in dwelling  
Public and institutional  
Rural home occupation  
Secondary single family dwelling  
Sectional or modular dwelling  
Shipping container<sup>2</sup>  
Signs  
Similar uses  
Wetland project  
Wind energy conversion system

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12 and/or a maximum of 2 shipping containers associated with extensive agriculture or grazing on parcels of 5 acres or greater in accordance with section 3, Schedule 12.

<sup>2</sup> All other shipping containers.

**(c) Prohibited**

Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, a building/structure associated with agriculture or a building/structure associated with a use classified as non-residential (e.g., intensive horticultural operations/facilities, rural industrial class A, B and C, public and institutional) in accordance with the land use bylaw

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

**2. LOT SIZE REQUIREMENTS**

All uses requiring septic field systems - one acre or greater as required by the Development Authority.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with General Standards of Development, Schedule 5.

**4. SECONDARY FARM RESIDENCE REQUIREMENTS**

Development of more than one farm residence per title shall comply with section 640 of the Act and, wherever possible, shall be located:

- (a) within an existing definable farmstead; or
- (b) on that portion of the parcel which has the lowest capability for extensive agricultural use.

**5. LOCATIONAL CRITERIA FOR SPECIFIED DEVELOPMENTS**

(a) Isolated rural industrial Class A, B and C development shall not be approved if, in the opinion of the Development Authority or Subdivision and Development Appeal Board, a more suitable, compatible, serviceable and/or accessible hamlet industrial, grouped rural industrial or alternative rural lot is reasonably available.

(b) Isolated Class B and C rural industrial development shall be discouraged:

- (i) within two miles of Taber or Vauxhall;
- (ii) within one mile of Barnwell, a designated hamlet, locality or grouped country residential district;
- (iii) within one mile of a public park, recreation area or private commercial recreation district;
- (iv) within one-half mile of an existing or approved rural residence, public institutional use or intensive agricultural operation;
- (v) within one-half mile either side of a provincial highway, designated tourist, scenic or recreational access road;
- (vi) adjacent to a waterbody;

unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures and high operational standards will be undertaken and maintained to minimize any nuisance, hazard or noxious effect on vicinity land uses.

(c) Isolated country residential development shall not be approved if located within the minimum distance separation as calculated from an existing or approved confined feeding operation, Class B rural industry or any other activity potentially detrimental to a residential environment.



- (d) Public institutional uses shall not be approved if, in the opinion of the Development Authority or Subdivision and Development Appeal Board, a more suitable, compatible, serviceable or accessible hamlet or alternative rural lot is reasonably available.

**6. DEVELOPMENT REFERRAL REQUIREMENTS**

- (a) All development other than extensive agriculture proposed within one-half mile of a provincial highway (except within a designated hamlet) shall be referred to Alberta Transportation for comment prior to a decision being rendered.
- (b) All Class B rural industrial development proposals should be referred to Alberta Environment and the Chinook Health Region for comment prior to a decision being rendered.
- (c) All rural industrial development proposed adjacent to a regionally significant area or within one-half mile of a provincial highway (except within a designated hamlet) should be referred to the planning advisor for comment prior to a decision being rendered.
- (d) Any development proposed within a one mile radius of a licensed airport which may, in the municipality's opinion, either compromise the safe, efficient operation of these facilities (e.g. Class B rural industrial uses) or be negatively affected by airport activities (e.g. public/institutional, or country residential) shall be referred to the Planning Branch of Alberta Municipal Affairs and local Airport Commission for comment prior to a decision being rendered.

**7. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**8. MOBILE HOME STANDARDS OF DEVELOPMENT**

See Schedule 6.

**9. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING REQUIREMENTS**

See Schedule 8.

**10. RURAL HOME OCCUPATION STANDARDS**

See Schedule 9(b).

**11. SIGN STANDARDS**

See Schedule 10.

**12. ADDITIONAL STANDARDS FOR COUNTRY RESIDENTIAL DWELLINGS**

The Development Authority may place additional conditions from those specified in Section 17 on a development permit for a dwelling as required to ensure that all activities conducted on the land in question complement the residential nature of the area. Conditions may also include, but are not limited to, control over livestock, home occupations, accessory buildings or fencing.

**13. WETLAND PROJECT**

The Subdivision and Development Authority may delay a decision on an application for a wetland project for the purpose of advertising and conducting a Development Hearing on the proposed project.

**14. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

## RURAL / URBAN FRINGE – "R/UF"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) provide coordinated, mutually satisfactory management of land uses within one-half mile of incorporated urban municipal boundaries via development application referrals;
- (b) ensure that better agricultural land is protected from fragmentation and conserved for extensive agricultural use until such time as it is needed for urban expansion;
- (c) accommodate suitable non-agricultural developments wherever possible on poor or low capability agricultural land providing the Development Authority or Subdivision and Development Appeal Board is satisfied that:
  - (i) land use conflicts are minimized by utilizing a minimum distance separation calculation to a confined feeding operation when siting a development or approving a subdivision;
  - (ii) orderly and economic urban expansion strategies are not unduly compromised; and
  - (iii) the use complies with the pertinent development standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

The following uses shall be permitted within this land use district upon receipt of a completed development application:

Ancillary residential structures or uses  
Primary single family dwelling  
Shipping container<sup>1</sup>

#### (b) Discretionary

Abattoirs and animal processing plants  
Intensive horticultural operations/facilities  
Isolated (single lot) country residential  
Isolated (single lot) rural industrial Class A  
Isolated (single lot) rural industrial Class C  
Manufactured home  
Mobile home  
Moved-in dwelling  
Public and institutional  
Rural home occupation  
Secondary single family dwelling  
Sectional or modular dwelling  
Shipping container<sup>2</sup>  
Signs  
Similar uses  
Wind energy conversion system

---

<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12 and/or a maximum of 2 shipping containers associated with extensive agriculture or grazing on parcels of 5 acres or greater in accordance with section 3, Schedule 12.

<sup>2</sup> All other shipping containers.

**(c) Prohibited**

Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, a building/structure associated with agriculture or a building/structure associated with a use classified as non-residential (e.g., intensive horticultural operations/facilities, rural industrial class A, B and C, public and institutional) in accordance with the land use bylaw

Isolated (single lot) rural industrial Class B, except abattoirs and animal processing plants which are classified as a discretionary use

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

**2. LOT SIZE REQUIREMENTS**

All uses requiring septic field systems - one acre minimum or greater as required by the Development Authority.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with Schedule 5.

**4. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**5. DEVELOPMENT REFERRAL REQUIREMENTS**

(a) All development applications which could, in the opinion of the Development Authority, have an impact on an adjoining urban municipality or its fringe area expansion strategy, shall be referred to the urban municipality for comment prior to a decision being rendered.

(b) All development, other than extensive agriculture, proposed within one-half mile of a provincial highway (except within a designated hamlet) shall be referred to Alberta Transportation for comment prior to a decision being rendered.

(c) All rural industrial development proposed adjacent to a regionally significant area or within one-half mile of a provincial highway (except a designated hamlet) should be referred to the planning advisor for comment prior to a decision being rendered.

**6. DEVELOPMENT CRITERIA**

(a) All development decisions for this land use district should take into account the direct and indirect effects of the proposed use on the immediate and surrounding areas as well as the future growth and development of the adjacent urban municipality as outlined in an adopted general municipal plan.

(b) All development proposed within the urban fringe land use district shall be subject to the applicable standards criteria and requirements established for such uses in the rural agricultural land use district. Abattoirs and animal processing plants are subject to the locational criteria for isolated rural industrial Class B developments specified in the rural agricultural land use district.

**7. MOBILE HOME STANDARDS OF DEVELOPMENT**

See Schedule 6.

**8. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING REQUIREMENTS**

See Schedule 8.

**9. RURAL HOME OCCUPATION STANDARDS**

See Schedule 9(b).

**10. SIGN STANDARDS**

See Schedule 10.

**11. SECONDARY FARM RESIDENCE REQUIREMENTS**

See "RA" District Schedule.

**12. ADDITIONAL STANDARDS FOR COUNTRY RESIDENTIAL DWELLINGS**

The Development Authority may place additional conditions from those specified in Section 17 on a development permit for a dwelling as required to ensure that all activities conducted on the land in question complement the residential nature of the area. Conditions may also include, but are not limited to, control over livestock, home occupations, accessory buildings or fencing.

**13. SHIPPING CONTAINER STANDARDS**

See Schedule 12.



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject: M.D. of Taber Notice of Land Use Bylaw Amendment</b>	
<b>Recommendation:</b>	That Council gives Administration direction in writing an opinion letter to the M.D. of Taber regarding the proposed Bylaw No. 1772.
<b>Background:</b>	<p>Administration is in receipt of a Notice of a Public Hearing from the Municipal District (M.D) of Taber for a Land Use Bylaw Amendment. Proposed Bylaw No. 1883 would amend Land Use Bylaw No. 1722, rezoning Lot 1 Block 3 Plan 0713841 and a portion of SE ¼ Sec. 36, Twp. 9, Rge. 17, W4M from Rural Agriculture (RA) to Grouped Country Residential (GCR). Currently there are 2 parcels with 1 single family dwelling on each parcel. However following the Land Use Bylaw Amendment, the M.D. of Taber will be supporting a subdivision to subdivide the larger parcel into 2 parcels, creating an additional residential lot.</p> <p>Administration does not feel this proposed bylaw would negatively impact the Town of Taber and considers the rezoning appropriate for the intended use. Johnson's Addition is also located directly to the north and an additional residential lot would be consistent with the use in of the area. The M.D. of Taber will be holding a Public Hearing on August 11, 2015 at 1:00p.m. in the M.D. of Taber Council Chambers. If the Town of Taber wishes to make a presentation regarding the proposed bylaw, comments must be provided to the Municipal Administrator by 12:00p.m. on August 6, 2015.</p> <p>Please note in the attachments, a Concept Plan Land Use map indicating the Grouped Country Residential area as per the proposed bylaw and the adjacent land shown as a Public and Institutional use. Administration has had verbal conversations with the M.D. of Taber regarding the Public and Institutional use and the M.D. of Taber have indicated the possibility of a group septic field servicing Johnson's Addition being located there.</p>
<b>Legislation / Authority:</b>	The Intermunicipal Development Plan Section 3.1 indicates the M.D. of Taber must consider any comments from the Town of Taber before giving any bylaw 3 <sup>rd</sup> reading, rezoning any land in the Intermunicipal Development Plan area.
<b>Strategic Plan Alignment:</b>	N/A



<b>Financial Implication:</b>	There is not financial implication to the Notice of a Public Hearing, Administration received from the M.D. of Taber.
<b>Service Level / Staff Resource Implication:</b>	Staff time would be required to write an opinion letter to the M.D. of Taber regarding the proposed bylaw.
<b>Justification:</b>	By sending an opinion letter to the M.D. of Taber, the Town of Taber can express support for the rezoning two parcels to Group Country Residential and comment of the possibility of a water treatment septic field.
<b>Alternative(s):</b>	<p>Alternative #1: That Council does not write an opinion letter to the Municipal District of Taber.</p> <p>Alternative #2: That Council passes a resolution supporting the Municipal District of Taber's Land Use Bylaw Amendment.</p> <p>Alternative #3: That Council passes a resolution not supporting the Municipal District of Taber's Land Use Bylaw Amendment.</p>

<b>Attachment(s):</b>	Notice of Public Hearing for a Land Use Bylaw Amendment Rural Agriculture and Grouped Country Residential Districts
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Katie Tyo
<b>Chief Administrative Officer (CAO) or Designate:</b>	





**NOTICE OF PUBLIC HEARING  
MUNICIPAL DISTRICT OF TABER  
IN THE PROVINCE OF ALBERTA**

**PROPOSED BYLAW NO. 1883**

To be held at 1:00p.m., August 11, 2015  
Municipal District of Taber Council Chambers

PURSUANT to Sections 230, 606 and 692 of the Municipal Government Act, Revised Statutes of Alberta 2000, Chapter M-26, as amended, the Council of the Municipal District of Taber in the Province of Alberta, hereby gives notice of its intention to consider adoption of Bylaw No. 1883, being a bylaw to amend the existing Land Use Bylaw No. 1722.

THE PURPOSE of proposed Bylaw No. 1883 is to redesignate land described as:

**Lot 1, Block 3, Plan 0713841**

**AND**

**A portion of SE¼ Sec. 36, Twp. 9, Rge. 17, W4M**

from "Rural Agricultural - RA" to "Grouped Country Residential - GCR" as shown on the location sketch attached hereto to accommodate future country residential subdivision.

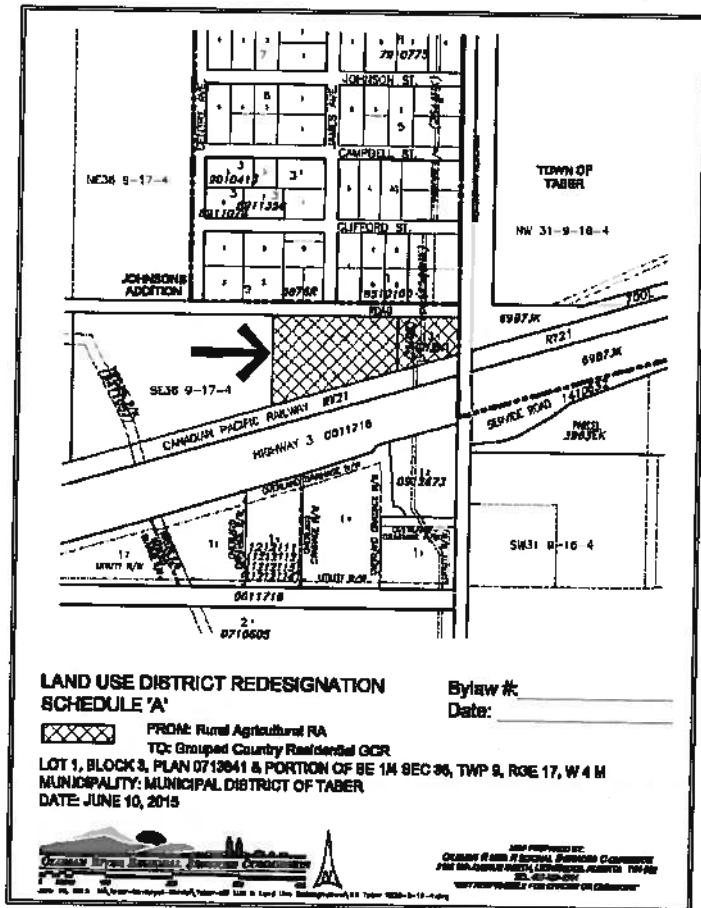
THEREFORE, TAKE NOTICE THAT a Public Hearing to consider proposed Bylaw No. 1883 will be held in the Municipal District of Taber Council Chambers at 1:00p.m. on August 11, 2015.

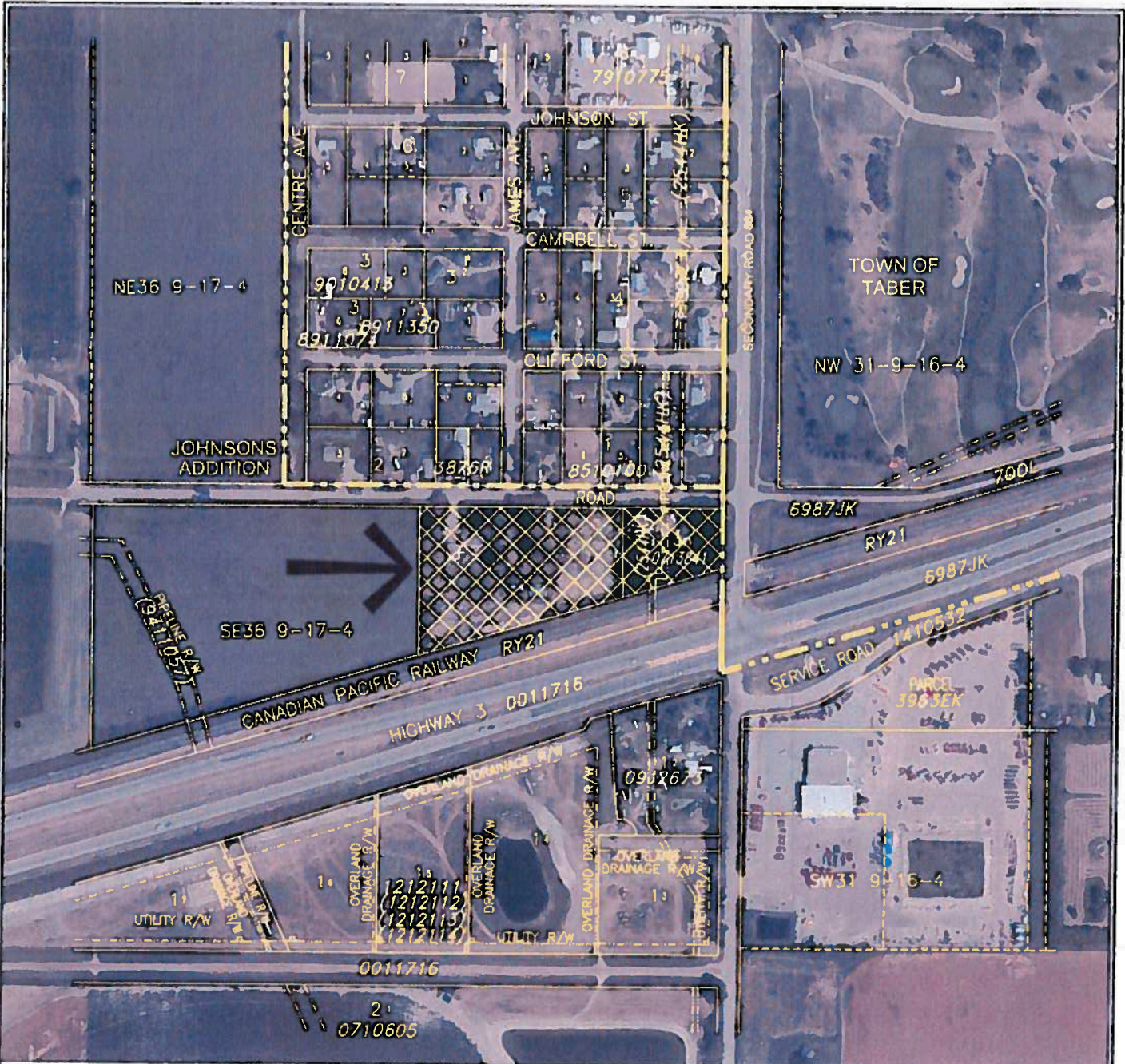
AND FURTHER TAKE NOTICE THAT anyone wishing to make a presentation regarding the proposed Bylaw should provide written comments to the Municipal Administrator no later than 12:00 p.m. on August 6, 2015. Council may, in their sole discretion, hear from persons who did not indicate in writing to the Municipal Administrator their intention to make a submission five (5) days prior the Public Hearing.

Copies of all written submissions and a list of proposed speakers will be made available to the public for viewing during regular office hours and copies will be provided at a cost of \$5.00.

DATED at the Municipal District of Taber, in the Province of Alberta, this 22 day of July, 2015.

Derrick Krizsan  
Municipal Administrator  
Municipal District of Taber  
4900B - 50 Street  
Taber, AB T1G 1T2





**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**



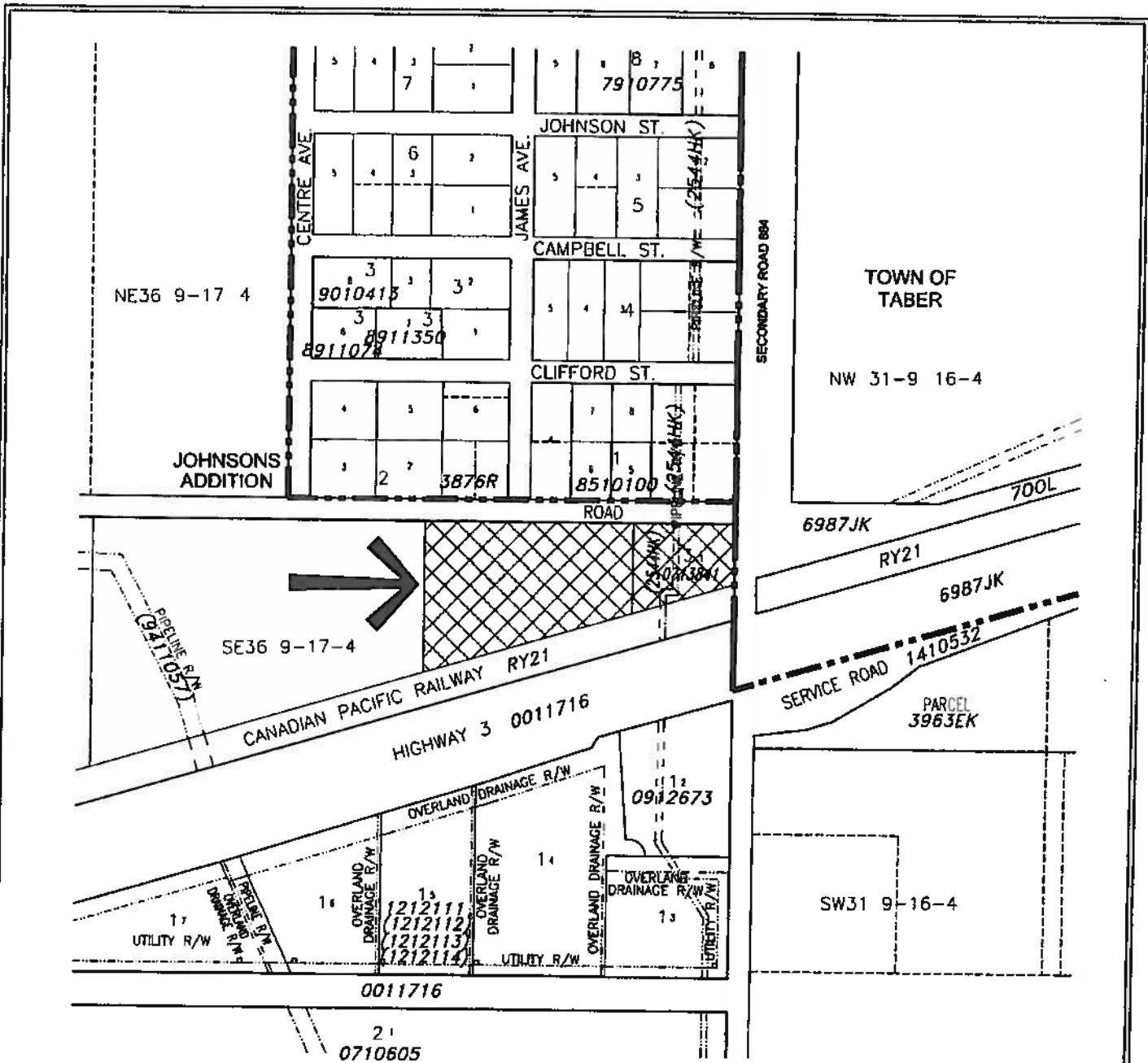
**FROM: Rural Agricultural RA  
TO: Grouped Country Residential GCR**

**LOT 1, BLOCK 3, PLAN 0713841 & PORTION OF SE 1/4 SEC 36, TWP 9, RGE 17, W 4 M  
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER  
DATE: JUNE 10, 2015  
PHOTO DATE: 2013**

**Bylaw #: \_\_\_\_\_  
Date: \_\_\_\_\_**



MAP PREPARED BY  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-328-1344  
**"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"**



**LAND USE DISTRICT REDESIGNATION  
SCHEDULE 'A'**

Bylaw #: \_\_\_\_\_  
Date: \_\_\_\_\_



FROM: Rural Agricultural RA  
TO: Grouped Country Residential GCR

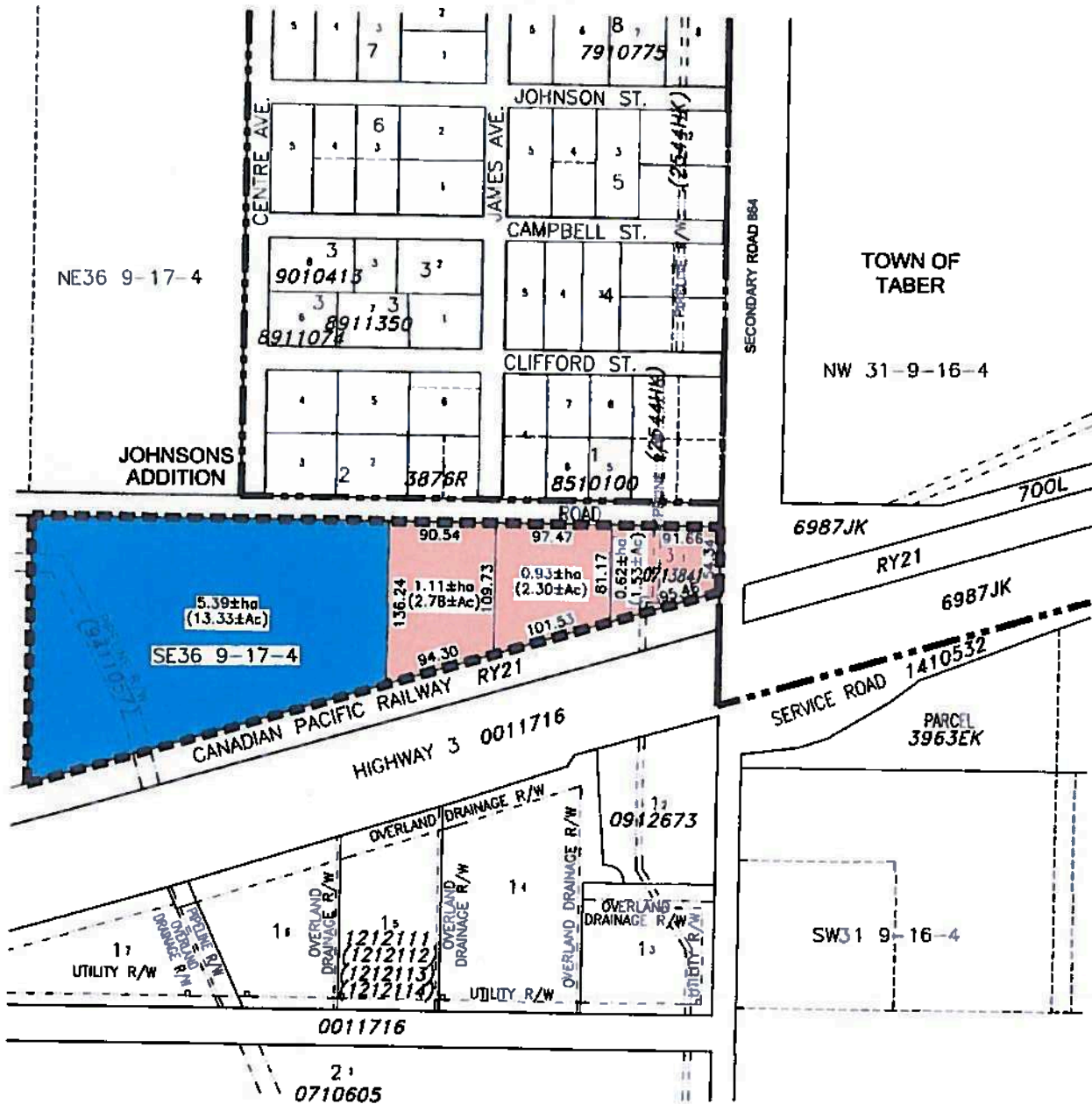
LOT 1, BLOCK 3, PLAN 0713841 & PORTION OF SE 1/4 SEC 36, TWP 9, RGE 17, W 4 M  
MUNICIPALITY: MUNICIPAL DISTRICT OF TABER  
DATE: JUNE 10, 2015



0 100 200 300 400  
Metres



MAP PREPARED BY:  
OLDMAN RIVER REGIONAL SERVICES COMMISSION  
3105 18th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
TEL. 403-329-1344  
"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



### CONCEPT PLAN

PORTION OF SE 1/4 SEC 36, TWP 9, RGE 17, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF TABER

DATE: JUNE 10, 2015

#### CONCEPT PLAN LAND USE

- Grouped Country Residential
- Public & Institutional



OLDMAN RIVER REGIONAL SERVICES COMMISSION

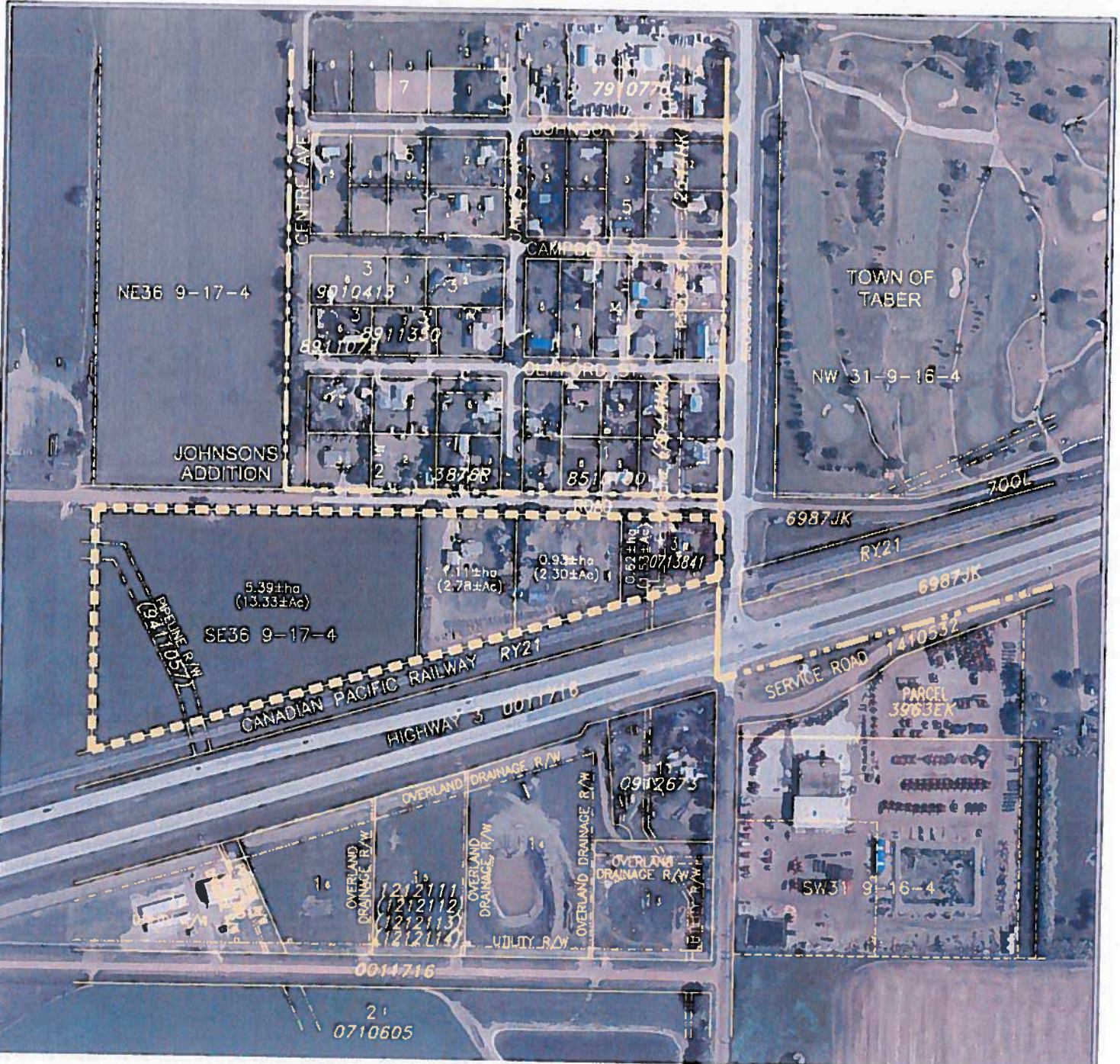
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June 11, 2015 N:\Taber-Municipal-District\Taber-MD LUP & Land Use Redesignations\MD Taber SE36-9-17-4.dwg



MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
 TEL. 403-329-1344

"NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



**CONCEPT PLAN**

PORTION OF SE 1/4 SEC 36, TWP 9, RGE 17, W 4 M

MUNICIPALITY: MUNICIPAL DISTRICT OF TABER

DATE: JUNE 10, 2015

PHOTO DATE: 2013

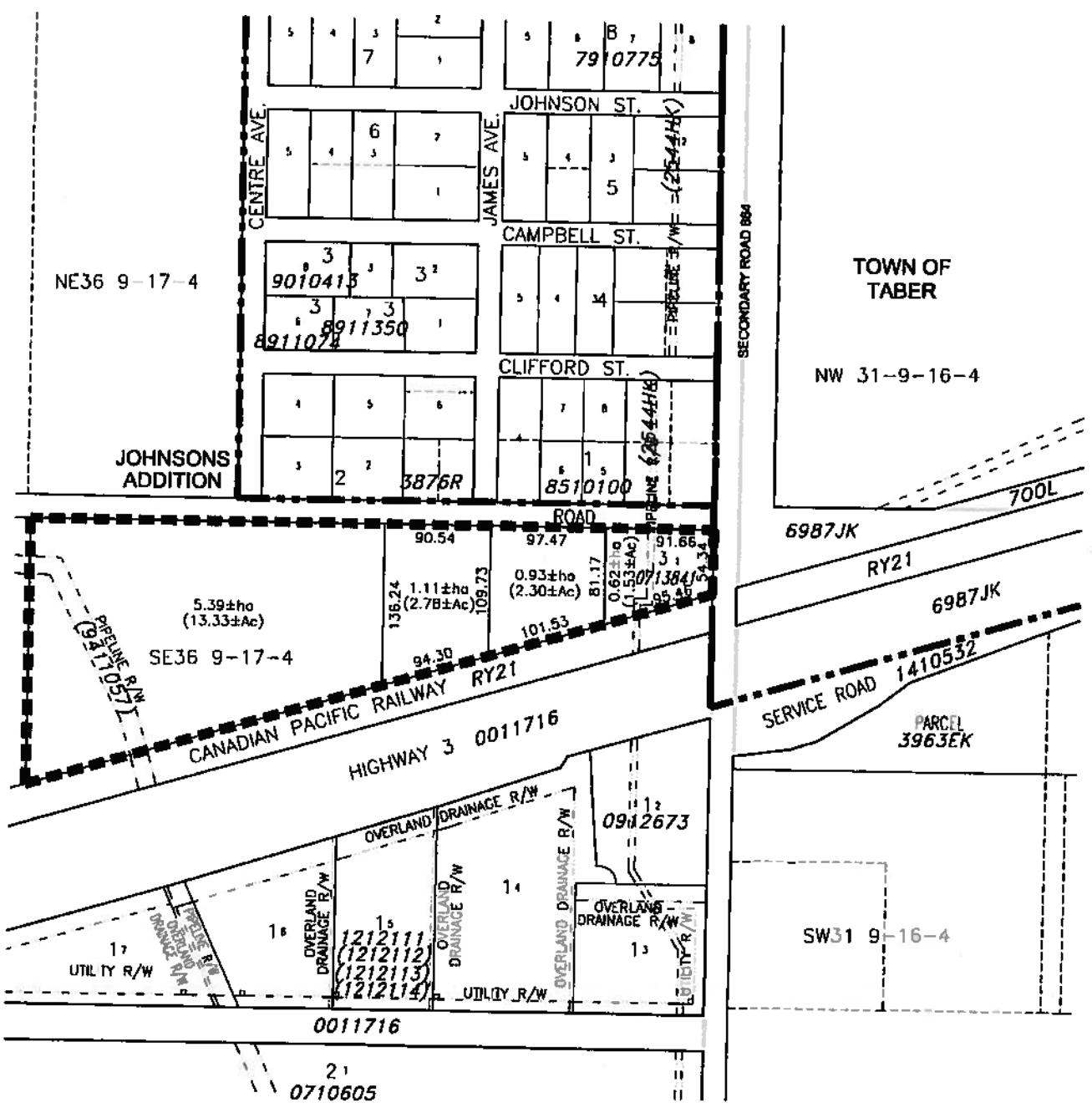


0 100 200 300 400  
Metres

June 11, 2015 N:\Taber-Municipal-District\Taber-MD LUD & Land Use Redesignations\MD Taber SE36-9-17-4.dwg



MAP PREPARED BY:  
**OLDMAN RIVER REGIONAL SERVICES COMMISSION**  
 3105 1801 AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
 TEL. 403-328-1344  
 "NOT RESPONSIBLE FOR ERRORS OR OMISSIONS"



**CONCEPT PLAN**  
 PORTION OF SE 1/4 SEC 36, TWP 9, RGE 17, W 4 M  
 MUNICIPALITY: MUNICIPAL DISTRICT OF TABER  
 DATE: JUNE 10, 2015



MAP PREPARED BY:  
 OLDMAN RIVER REGIONAL SERVICES COMMISSION  
 3105 16th AVENUE NORTH, LETHBRIDGE, ALBERTA T1H 5E8  
 TEL. 403-326-1344  
 \*NOT RESPONSIBLE FOR ERRORS OR OMISSIONS\*

## RURAL AGRICULTURAL – "RA"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to:

- (a) ensure that better agricultural land is protected from fragmentation and conserved for extensive agricultural use;
- (b) accommodate intensive agricultural and suitable isolated non-agricultural uses wherever possible on poor or low capability land, providing the Development Authority or Subdivision and Development Appeal Board is satisfied that:
  - (i) the use complies with the pertinent standards and requirements outlined in this District and the Schedules of this bylaw;
  - (ii) conflicts with vicinity land uses, particularly agriculture, are avoided or minimized by utilizing a minimum distance separation to confined feeding operations when siting a development or approving a subdivision.

### 1. LAND USES:

#### (a) Permitted

The following uses shall be permitted within this land use district upon receipt of a completed development application:

Ancillary residential structures or uses  
Primary single family dwelling  
Shipping container<sup>1</sup>

#### (b) Discretionary

Airports and airstrips  
Intensive horticultural operations/facilities  
Isolated (single lot) rural industrial Class A  
Isolated (single lot) rural industrial Class B  
Isolated (single lot) rural industrial Class C  
Isolated (single lot) country residential  
Manufactured home  
Mobile home  
Moved-in dwelling  
Public and institutional  
Rural home occupation  
Secondary single family dwelling  
Sectional or modular dwelling  
Shipping container<sup>2</sup>  
Signs  
Similar uses  
Wetland project  
Wind energy conversion system

---

<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12 and/or a maximum of 2 shipping containers associated with extensive agriculture or grazing on parcels of 5 acres or greater in accordance with section 3, Schedule 12.

<sup>2</sup> All other shipping containers.

**(c) Prohibited**

Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, a building/structure associated with agriculture or a building/structure associated with a use classified as non-residential (e.g., intensive horticultural operations/facilities, rural industrial class A, B and C, public and institutional) in accordance with the land use bylaw

All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

**2. LOT SIZE REQUIREMENTS**

All uses requiring septic field systems - one acre or greater as required by the Development Authority.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

As required by the Development Authority in accordance with General Standards of Development, Schedule 5.

**4. SECONDARY FARM RESIDENCE REQUIREMENTS**

Development of more than one farm residence per title shall comply with section 640 of the Act and, wherever possible, shall be located:

- (a) within an existing definable farmstead; or
- (b) on that portion of the parcel which has the lowest capability for extensive agricultural use.

**5. LOCATIONAL CRITERIA FOR SPECIFIED DEVELOPMENTS**

(a) Isolated rural industrial Class A, B and C development shall not be approved if, in the opinion of the Development Authority or Subdivision and Development Appeal Board, a more suitable, compatible, serviceable and/or accessible hamlet industrial, grouped rural industrial or alternative rural lot is reasonably available.

(b) Isolated Class B and C rural industrial development shall be discouraged:

- (i) within two miles of Taber or Vauxhall;
- (ii) within one mile of Barnwell, a designated hamlet, locality or grouped country residential district;
- (iii) within one mile of a public park, recreation area or private commercial recreation district;
- (iv) within one-half mile of an existing or approved rural residence, public institutional use or intensive agricultural operation;
- (v) within one-half mile either side of a provincial highway, designated tourist, scenic or recreational access road;
- (vi) adjacent to a waterbody;

unless the Development Authority or Subdivision and Development Appeal Board is satisfied that adequate measures and high operational standards will be undertaken and maintained to minimize any nuisance, hazard or noxious effect on vicinity land uses.

(c) Isolated country residential development shall not be approved if located within the minimum distance separation as calculated from an existing or approved confined feeding operation, Class B rural industry or any other activity potentially detrimental to a residential environment.



- (d) Public institutional uses shall not be approved if, in the opinion of the Development Authority or Subdivision and Development Appeal Board, a more suitable, compatible, serviceable or accessible hamlet or alternative rural lot is reasonably available.

**6. DEVELOPMENT REFERRAL REQUIREMENTS**

- (a) All development other than extensive agriculture proposed within one-half mile of a provincial highway (except within a designated hamlet) shall be referred to Alberta Transportation for comment prior to a decision being rendered.
- (b) All Class B rural industrial development proposals should be referred to Alberta Environment and the Chinook Health Region for comment prior to a decision being rendered.
- (c) All rural industrial development proposed adjacent to a regionally significant area or within one-half mile of a provincial highway (except within a designated hamlet) should be referred to the planning advisor for comment prior to a decision being rendered.
- (d) Any development proposed within a one mile radius of a licensed airport which may, in the municipality's opinion, either compromise the safe, efficient operation of these facilities (e.g. Class B rural industrial uses) or be negatively affected by airport activities (e.g. public/institutional, or country residential) shall be referred to the Planning Branch of Alberta Municipal Affairs and local Airport Commission for comment prior to a decision being rendered.

**7. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**8. MOBILE HOME STANDARDS OF DEVELOPMENT**

See Schedule 6.

**9. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING REQUIREMENTS**

See Schedule 8.

**10. RURAL HOME OCCUPATION STANDARDS**

See Schedule 9(b).

**11. SIGN STANDARDS**

See Schedule 10.

**12. ADDITIONAL STANDARDS FOR COUNTRY RESIDENTIAL DWELLINGS**

The Development Authority may place additional conditions from those specified in Section 17 on a development permit for a dwelling as required to ensure that all activities conducted on the land in question complement the residential nature of the area. Conditions may also include, but are not limited to, control over livestock, home occupations, accessory buildings or fencing.

**13. WETLAND PROJECT**

The Subdivision and Development Authority may delay a decision on an application for a wetland project for the purpose of advertising and conducting a Development Hearing on the proposed project.

**14. SHIPPING CONTAINER STANDARDS**

See Schedule 12.

## GROUPED COUNTRY RESIDENTIAL – "GCR"

### PURPOSE:

In accordance with the objectives and policies of the Municipal District of Taber Municipal Development Plan to accommodate clustered country residential development within comprehensively planned multi-lot districts designated on fragmented or poor agricultural land having special scenic or efficient location and servicing attributes providing the Development Authority or Subdivision and Development Appeal Board are satisfied that the use will:

- (a) not conflict with the agricultural, recreational or rural industrial capability of vicinity lands and uses by utilizing a minimum distance separation calculation from any confined feeding operation when siting a development or approving a subdivision or redesignation;
- (b) not compromise the safe, efficient operation of the road network or urban expansion strategies; and
- (c) comply with the pertinent development standards and requirements outlined in this district and the Schedules of this bylaw.

### 1. LAND USES:

#### (a) Permitted

Primary single family dwellings  
Shipping container<sup>1</sup>

#### (b) Discretionary

Ancillary residential structures  
Home occupations  
Manufactured homes  
Mobile home parks  
Mobile homes  
Moved-in dwellings  
Public or private (non-commercial) recreation facilities and areas  
Public utilities installations  
Sectional or modular dwelling  
Similar uses

#### (c) Prohibited

Dwelling unit or living quarters of any type located within or attached to an ancillary building/structure, a building/structure associated with agriculture or a building/structure associated with a use classified as non-residential (e.g., intensive horticultural operations/facilities, rural industrial class A, B and C, public and institutional) in accordance with the land use bylaw  
Rural industrial  
Shipping container<sup>2</sup>  
All other uses not deemed similar by the Development Authority to any listed above as permitted or discretionary

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<sup>1</sup> Temporary shipping container in accordance with section 2, Schedule 12.

<sup>2</sup> All other shipping containers.

**2. LOT SIZE REQUIREMENTS**

Minimum two acres or greater as required by the Development Authority in accordance with an Municipal District of Taber approved area structure plan, comprehensive land use plan or hamlet replotting scheme.

**3. SETBACK, YARD AND ACCESS REQUIREMENTS**

- (a) All grouped country residential developments shall be sited by utilizing a minimum distance separation calculation from any existing or approved confined feeding operation.
- (b) All grouped country residential developments shall be located further than 1000 feet from an existing or approved Class B rural industry, or any other activity which, in the opinion of the Development Authority or Subdivision and Development Appeal Board, may be potentially detrimental to a residential environment.
- (c) Public roadway, yard, coulee and waterbody setbacks and access as required by the Development Authority or Subdivision and Development Appeal Board in accordance with Schedule 5.

**4. GENERAL STANDARDS OF DEVELOPMENT**

See Schedule 5.

**5. AREA STRUCTURE PLAN REQUIREMENTS**

See Schedule 5.

**6. "GCR" DISTRICT DESIGNATION CRITERIA**

The designation of grouped country residential districts within:

- (a) five miles of Taber;
- (b) two miles of Vauxhall;
- (c) one mile of Barnwell or a designated hamlet or locality;

should be encouraged in keeping with the intent of the municipality's Municipal Development Plan provided the requirements of that plan and the following can be satisfied:

- (i) the suitability of the land for the use;
- (ii) the availability of alternative land for the use (i.e. hamlets);
- (iii) the relationship of the use to vicinity uses;
- (iv) the environmental impact of the use;
- (v) the provision of direct, safe, legal and physical access;
- (vi) the impact of the use on the road network;
- (vii) the comments and concerns of any municipality, public agency or department or nearby landowner which, in the opinion of the Municipal District of Taber, may be affected.

The designation of grouped country residential districts within one mile of a licensed airport and one-half mile of a confined feeding operation, Class B industry or regionally significant area should be discouraged unless the above criteria can be met to the satisfaction of the Municipal District of Taber.

**7. DEVELOPMENT AND REDESIGNATION REFERRAL REQUIREMENTS**

- (a) The district designation or development of grouped country residential uses within one-half mile of a provincial highway shall be referred to Alberta Transportation for comment prior to a decision being rendered.
- (b) The designation or development of grouped country residential uses within the distances criteria of Section 6 shall be referred to the affected municipality, agency or landowner for comment prior to a decision being rendered.

**8. MOBILE HOME STANDARDS OF DEVELOPMENT**

See Schedule 6.

**9. MOVED-IN DWELLING / PREVIOUSLY OCCUPIED DWELLING STANDARDS**

See Schedule 8.

**10. HAMLET AND GCR HOME OCCUPATION STANDARDS**

See Schedule 9(a).

**11. MAXIMUM HEIGHT AND SQUARE FOOTAGE OF BUILDINGS**

- (a) Unless stipulated otherwise in an adopted area structure plan, the maximum height and square footage of buildings shall be as follows:

Use	Maximum Height (feet)	Maximum Square Footage Per Structure (square feet)
Dwellings	33 (ground to peak)	not applicable
Ancillary residential structures	20 (ground to peak)	1,600

- (i) The combined total of all ancillary residential structures on a lot shall not exceed 1,800 square feet.
- (ii) A maximum of 3 ancillary structures may be permitted per lot at the discretion of the Development Authority.
- (b) For all grouped country residential subdivisions approved after January, 2013, the maximum square footage of ancillary residential structures shall be as stipulated in an area structure plan adopted by Council.

**12. KEEPING OF ANIMALS**

The keeping of animals will be addressed in an area structure plan for all grouped country residential subdivisions approved after October, 2006.

**13. SHIPPING CONTAINER STANDARDS**

See section 2, Schedule 12.



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject: Rescind Resolution 602/14</b>	
<b>Recommendation:</b>	<p>That Council rescinds Resolution 602/14 and replaces it with the following motion:</p> <p>That Council sells 2.45 +/- acres of land to Federated Co-op and 3.06 +/- acres to South Country Co-op from Lot 10 Block 2 Plan 0712104 for the price of \$145,000.00 per acre with the following conditions:</p> <ul style="list-style-type: none"> <li>A) Federated Co-op and South Country Co-op shall pay any off-site levies applicable to the property, to be paid at the time of development;</li> <li>B) Federated Co-op and South Country Co-op shall enter into a building commitment for 2016 or be subject to an option to purchase (buy-back) clause in favour of the Town; and</li> <li>C) The Town will subdivide Lot 10, at its sole expense, to establish the roadway that will bisect Lot 10.</li> </ul>
<b>Background:</b>	<p>On December 15, 2014 Council made the following resolution:</p> <p><i>RES. 602/14 MOVED by Councillor Sparks that the Town sells Lot 10, Block 2, Plan 0712104, excepting therefrom land needed for development of an east-west road bisecting said Lot 10 and connecting to Highway 36, to Federated Co-op for the price of \$145,000.00 per acre with the following conditions:</i></p> <ul style="list-style-type: none"> <li><i>a) Federated Co-op shall pay any off-site levies applicable to the property, to be paid at the time of development;</i></li> <li><i>b) Federated Co-op shall enter into a building commitment for 2015 or be subject to an option to purchase (buy-back) clause in favour of the Town; and,</i></li> <li><i>c) The Town subdivide Lot 10, at its sole expense, to establish the roadway that will bisect Lot 10.</i></li> </ul> <p><b>CARRIED UNANIMOUSLY</b></p> <p>Since the original resolution from December 15, 2014 was made, there have been several changes which affect the motion. The main change includes a second buyer and only a portion of Lot 10 being sold.</p> <p>The new proposal is Federated Co-op would buy 2.45 acres and South</p>

	<p>Country Co-op would by 3.06 acres. This leaves 5.61 acres of the original lot unsold.</p> <p>In order to properly facilitate the land sale to Federated Co-op and South Country Co-op, Administration is recommending that Council rescinds Resolution 602/14 and passes a new motion.</p>
<b>Legislation / Authority:</b>	Section 6 of the MGA states a municipality has natural person powers, allowing the Town of Taber to sell land.
<b>Strategic Plan Alignment:</b>	Strategic Plan Economic Goal #1: Create conditions for business success and economic development, taking advantage of the Town's unique climate and location in Southern Alberta.
<b>Financial Implication:</b>	This is not budgeted for however the Town would not lose any money as the land sale has not closed yet.
<b>Service Level / Staff Resource Implication:</b>	Staff time would be required to facilitate the land sale between the two buyers.
<b>Justification:</b>	By changing Resolution 602/14, the Town will be able to facilitate a land sale to two purchasers.
<b>Alternative(s):</b>	Alternative #1: That Council does not change Resolution 602/14.

<b>Attachment(s):</b>	Resolution 602/14 Map of the Proposed Subdivision
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Katie Tyo



<b>Chief Administrative Officer (CAO) or Designate:</b>	
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**OPEN SESSION – CONT'D**

RES. 602/14 MOVED by Councillor Sparks that the Town sells Lot 10, Block 2, Plan 0712104, excepting therefrom land needed for development of an east-west road bisecting said Lot 10 and connecting to Highway 36, to Federated Co-op for the price of \$145,000.00 per acre with the following conditions:

- a) Federated Co-op shall pay any off-site levies applicable to the property, to be paid at the time of development;
- b) Federated Co-op shall enter into a building commitment for 2015 or be subject to an option to purchase (buy-back) clause in favour of the Town; and,
- c) The Town subdivide Lot 10, at its sole expense, to establish the roadway that will bisect Lot 10.

**CARRIED UNANIMOUSLY**

RES. 603/14 MOVED by Councillor Ross-Giroux that Council authorizes the Mayor and Chief Administrative Officer to execute the recreation sponsorship contract between the Town and Taco Time for the period February 15, 2015 through February 14, 2016, as presented.

**CARRIED UNANIMOUSLY**

RES. 604/14 MOVED by Councillor Sparks that Council accepts the resignation of Mr. Garrett Simmons from the Taber Recreation Board effective December 31, 2014 and thanks Mr. Simmons for his effective contributions during his tenure.

**CARRIED UNANIMOUSLY**

RES. 605/14 MOVED by Councillor Ross-Giroux that Council accepts the resignation of Mr. Philip Zadnik from the Taber Library Board effective December 31, 2014 and thanks Mr. Zadnik for his effective contributions during his tenure.

**CARRIED UNANIMOUSLY**

259/2014

MEETING DATE 12/15/2014

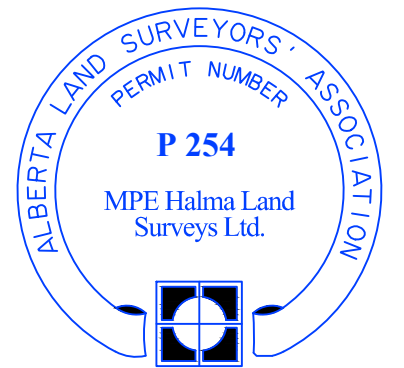
*g*  
TBS

SCHEDULE OF AREAS				
PARENT PARCEL	NEW PARCEL	AREA		
		ha	ac	
LOT 10, BLOCK 2, PLAN 071 2104	LOT 1, BLOCK 15	1.24	3.06	
LOT 10, BLOCK 2, PLAN 071 2104	LOT 2, BLOCK 15	0.992	2.45	
LOT 10, BLOCK 2, PLAN 071 2104	69th AVENUE	0.276	0.682	
TOTAL		2.51	6.19	



**SUBDIVISION AUTHORITY**

TOWN OF TABER



FILE: TT15-0-003

SURVEYOR: MICHAEL A. THOMPSON, ALS

**CLIENT:**

TOWN OF TABER  
4900 A 50th STREET  
TABER, AB  
T1G 1T1

**DESCRIPTION OF PROPERTY:**

CIVIC ADDRESS:

ATS DESCRIPTION: SE 1/4 SEC 8, TWP 10, RGE 16, W 4th MER

C of T 071 199 236 +4

REGISTERED OWNERS: TOWN OF TABER

**ABBREVIATIONS:**

Δ	Central Angle of Curve	MER	Meridian
φ	Diameter	Mk	Mark
3TM	3° Transverse Mercator	Mp	2 metre standard Alberta Survey Marker Post
A	Arc	MR	Municipal Reserve
ac	Acres	N,E,S,W	North, East, South, West
ASCM	Alberta Survey Control Marker	NAD	North American Datum
A/R	Access Road	Pit	4 Pits
C of T	Certificate of Title	Pits	4 Road Pits
ckm	Check Measured	PI	Placed
cs	Countersunk	P/L	Pipeline
CSRS	Canadian Spatial Reference System	PUL	Public Utility Lot
FCP	Fence Corner Post	R	Radius
Fd	Found	R/W	Right of Way
ha	Hectares	Re-est	Re-established
I	Statutory Iron Post	Rest	Restored
km	Kilometre	RGE	Range
LSD	Legal Subdivision	SEC	Section
m	Metre	TWP	Township
M	Mound	URW	Utility Right-of-Way

**LEGEND:**

- Alberta Survey Control Marker
  - Statutory iron post found
  - Statutory iron post placed, marked P254
  - RP ○ Georeferenced Point
- Distances are ground and are in metres and decimals thereof, and are between survey monuments unless otherwise shown.
  - Bearings are grid (3TM NAD'83), derived from GNSS observations, and are referred to the meridian through 111° West Longitude.
  - Lands dealt with by this plan are bounded thus  and contain 2.51 ha.

**NOTES:**

1. The georeferenced point is a found statutory iron post, 3TM NAD'83 (ORIGINAL) Coordinate: 5,518,924.23 N, -81,156.19 E.
2. A combined factor of 0.999858 was used to scale ground distances to the projected plane.
3. Field survey was completed between the dates of March 23, 2015 and April 9, 2015.

THE EXISTENCE OR LOCATION OF ALL UTILITIES AS SHOWN ON OR OMITTED FROM THIS PLAN MAY BE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES AND ARE NOT GUARANTEED BY THE LAND SURVEYOR. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE LAND SURVEYOR AS TO THE LOCATION OR ANY OMISSIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL SUCH UTILITIES AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR ON SITE INFORMATION PRIOR TO COMMENCEMENT OF ANY OPERATIONS.

ISSUE	DATE	REVISION	CAD	CHK
1	2015-07-02	REVISED WEST BOUNDARY	D.L.	M.T.
0	2015-06-16	ORIGINAL SUBMISSION	D.L.	M.T.

**TOWN OF TABER**

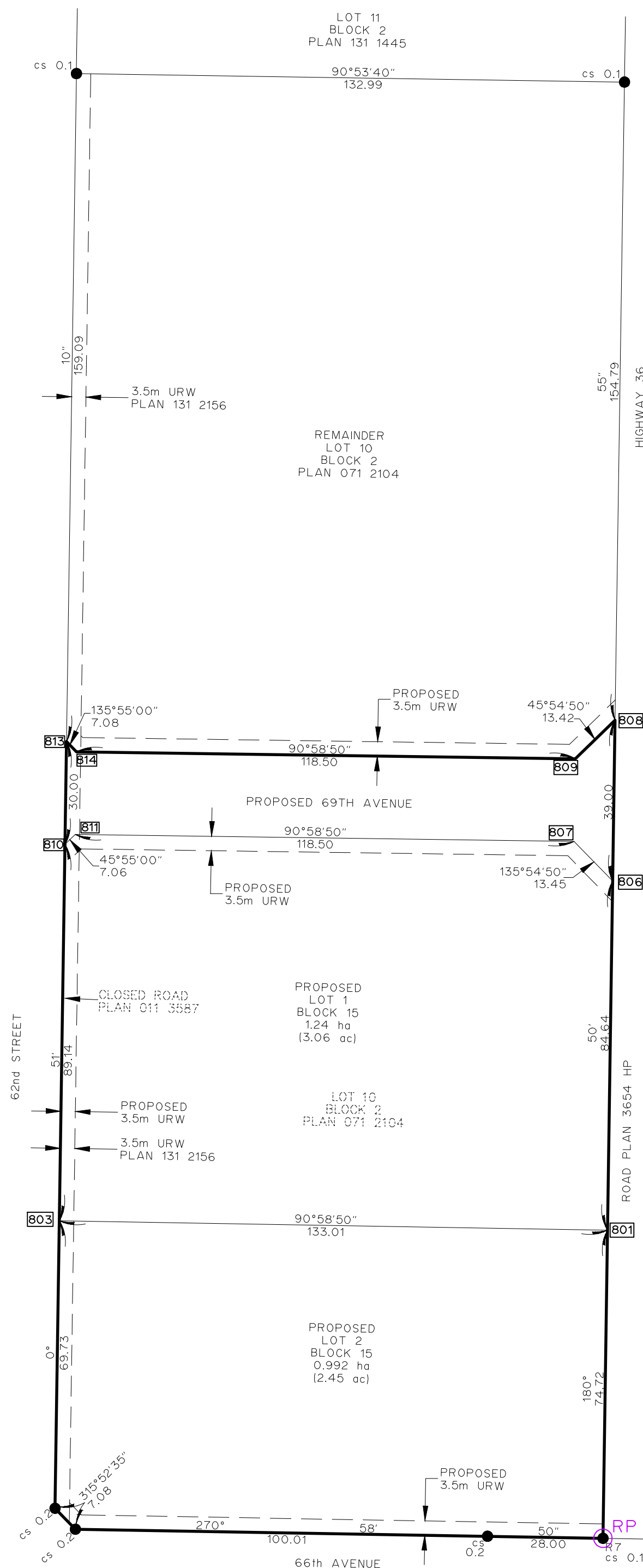
**TENTATIVE PLAN**

SHOWING PROPOSED SUBDIVISION OF  
PART OF  
LOT 10, BLOCK 2, PLAN 071 2104,  
(SE 1/4 SEC 8-10-16-4)  
EUREKA SUBDIVISION  
PHASE 1  
TOWN OF TABER  
ALBERTA

**SUBJECT TO APPROVAL OF THE LOCAL APPROVING AUTHORITY**

SCALE 1:1000

	1, 3320 18th Avenue N Lethbridge AB, T1H 5J3 Phone (403) 381-1320 Fax (403) 381-1366	JOB 8715-009 DRAWING 8715-009T-P1





<b>Council Request for Decision</b>	
<b>Meeting Date: 20/07/2015</b>	
<b>Subject: 46th Avenue Sidewalk</b>	
<b>Recommendation:</b>	Council provide Administration direction on the 46 <sup>th</sup> Avenue sidewalk.
<b>Background:</b>	<p>In the 2013 budget discussions, council requested a sidewalk for pedestrians to be constructed on 46<sup>th</sup> Avenue. This was added to the 2014 asphalt and concrete replacement tender and is currently uncompleted.</p> <p>Businesses in the area, Potato Growers of Alberta, Horizon Implements, Fitch Tire, Buffalo Head Veterinary Clinic and Boston Pizza came as a delegation at the June 23, 2014 council meeting. They presented their concerns regarding the construction of the sidewalk on the south side of 46<sup>th</sup> Avenue. They described the danger to pedestrians in this area due to large truck and agricultural equipment traffic if the sidewalk was built on the south side of 46<sup>th</sup> Avenue. They suggested that it be placed on the north side of the road. They also noted the speed and volume of vehicles in the area is becoming a concern.</p> <p>On July 11, 2014 public works held a meeting with the business owners to discuss their concerns and they felt that putting a sidewalk on this side of 46 Ave. would create problems for customers and suppliers entering and exiting their businesses, it is a heavy traffic area. There have already been some close calls with pedestrians, as trucks sometimes cannot see them. They also feel that the area needs proper lighting as there has been some vandalism already and they are worried about more happening if we increase the pedestrian flow. The representatives also were unsure of the boundary lines of their properties and wondering if the sidewalk would encroach on them.</p> <p>They asked about putting the sidewalk on the north side of the road, building it along the side of the existing drainage ditch. Administration discussed with them the problem of this ditch being very soft and a slough hole, putting the cost of this site above the budgeted amount and would need permission from Alberta Transportation.</p> <p>Alberta Transportation was contacted and stated if the Town would like to put the sidewalk on the north side of the road it was up to their discretion to do so.</p> <p>The cost of the sidewalk on the north side of 46<sup>th</sup> Avenue would be double of the estimated cost of constructing it on the south side.</p> <p>An option of creating a one-way street was discussed and established this would create more traffic in the Highway 3 and Highway 36 intersection and</p>

	<p>was not preferred.</p> <p>A long term solution might be a foot bridge across the railway tracks and highway 3; this would be with Alberta Transportation's involvement and grants.</p> <p>The intersection at Highway 3 and 36 have no pedestrian crossing signs and was never built with any anticipation of pedestrian traffic.</p> <p>The MD of Taber was also contacted with no comments to date.</p> <p>One of the businesses concerns was street lighting; we contacted Fortis and inquired about installing lighting on the existing poles. They provided a quote of \$2,827.91 plus GST for the install of LED lighting on the existing poles, but they noted the illumination does not meet IESNA guidelines. To follow the guidelines a new set of lighting poles would need to be installed at a significant higher cost and the location of the poles may be in the existing businesses driveways. The Town would have to sign an illumination waiver to have the lighting installed on the existing poles.</p> <p>Another concern of the businesses is the storm water which is being addressed in the Town's storm water master plan.</p> <p>The Mall owners were contacted attached is their correspondence.</p>
<b>Legislation / Authority:</b>	MGA Section 532 Repair of roads, public places and public works.
<b>Strategic Plan Alignment:</b>	Strengthen our infrastructure and services.
<b>Financial Implication:</b>	<p>Allocation of \$2,827.91 for street lighting within operating budget.</p> <p>Cost of additional signs from 2014 operating budget.</p> <p>Cost of constructing the sidewalk on the south side of 46<sup>th</sup> Ave is in the 2015 Capital Budget.</p> <p>Addition cost of constructing the sidewalk on the north side of 46<sup>th</sup> Avenue would come from the capital reserves.</p>
<b>Service Level / Staff Resource Implication:</b>	The service level will remain status quo.
<b>Justification:</b>	Providing a safe walkway for pedestrians is important for public safety.



<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1. Council directs Administration to build the sidewalk on the south side of 46<sup>th</sup> Avenue.</li> <li>2. Council directs Administration to build the sidewalk on the north side of 46<sup>th</sup> Avenue with additional funds to come from the capital reserves.</li> <li>3. Council directs Administration to provide additional information.</li> <li>4. Council Tables the 46<sup>th</sup> Avenue sidewalk.</li> <li>5. Council establishes a committee of Council members to work with the landowners to develop a solution to the pedestrian safety issue.</li> </ol>
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<b>Attachment(s):</b>	46th Ave South Sidewalk Location 46th Ave North Sidewalk Location North Sidewalk Detail Mall Owners Response
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Gary Scherer
<b>Chief Administrative Officer (CAO) or Designate:</b>	



HIGHWAY 3

46TH AVENUE SERVICE ROAD

WATCH FOR PEDESTRIANS

WATCH FOR PEDESTRIANS

WATCH FOR PEDESTRIANS

WATCH FOR PEDESTRIANS

PROPOSED SIDEWALK LOCATION

6004

6008

6012

5800

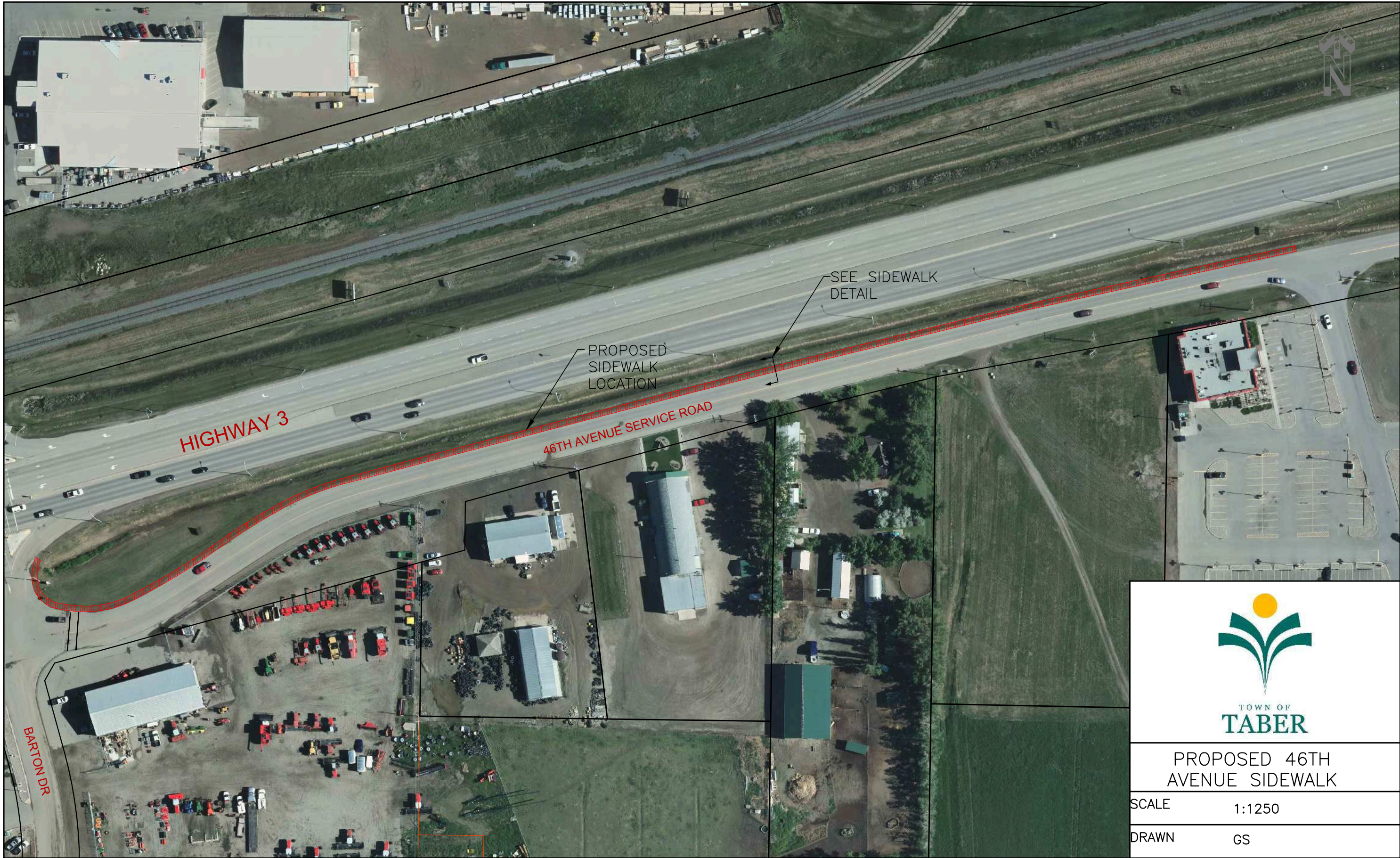


TOWN OF  
TABER

PROPOSED 46TH  
AVENUE SIDEWALK

SCALE 1:850

DRAWN GS



HIGHWAY 3

46TH AVENUE SERVICE ROAD

PROPOSED SIDEWALK LOCATION

SEE SIDEWALK DETAIL

BARTON DR

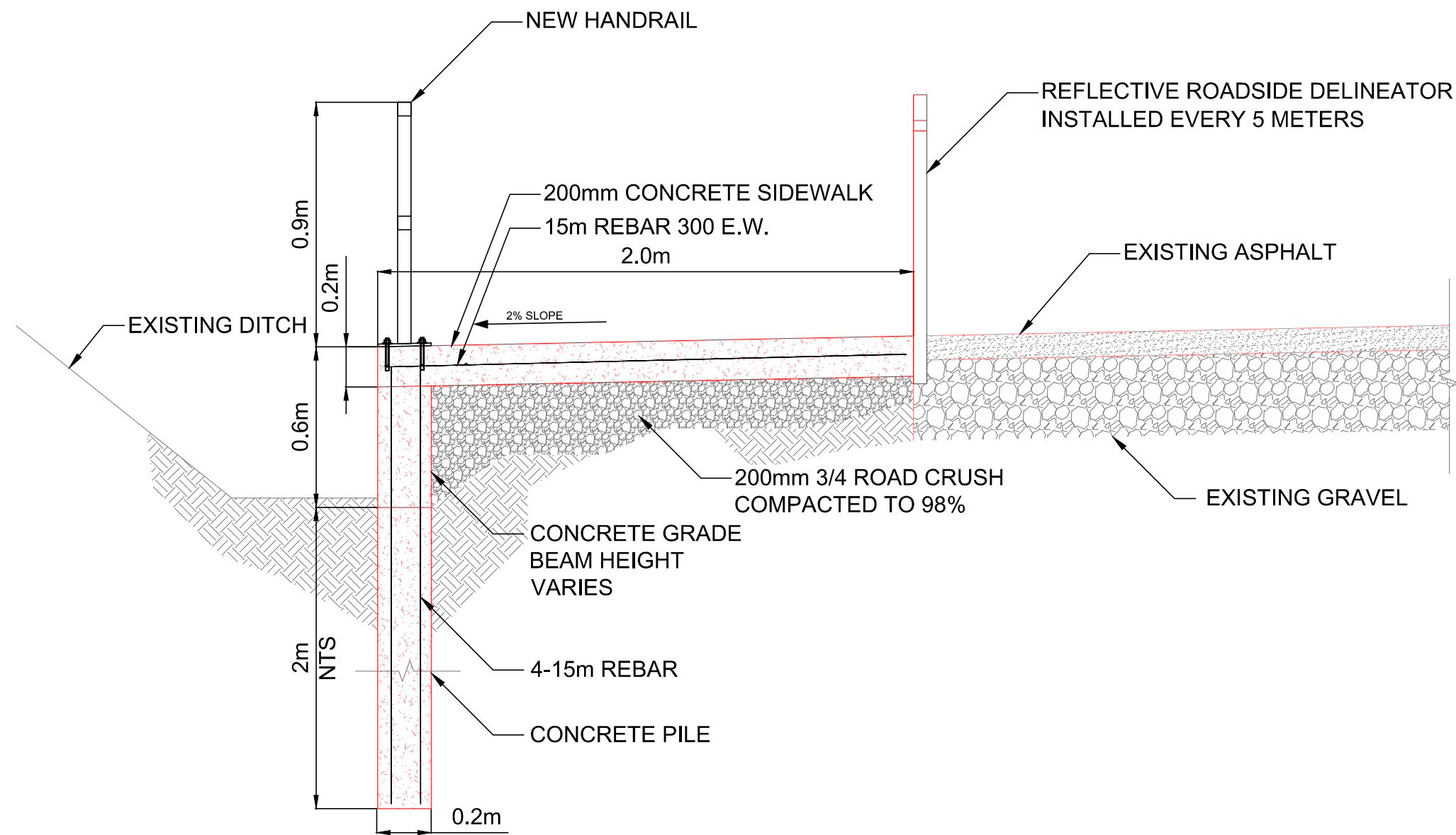


TOWN OF  
TABER

PROPOSED 46TH AVENUE SIDEWALK

SCALE 1:1250

DRAWN GS



NOTES:

1. ALL CONCRETE TO BE 32mpa TYPE 50.
2. ALL REBAR TO BE 15m.
3. ALL GRANULAR MATERIAL TO BE COMPACTED TO 98% SPD.
4. 380 LINEAL METERS OF METAL PAINTED HANDRAIL.
5. APPROXIMATELY 380 LINEAL METERS OF GRADE BEAM TO BE CONSTRUCTED.
6. INSTALL 100 DELINEATORS BETWEEN EXISTING ROAD AND NEW SIDEWALK.



PROPOSED 46TH AVENUE  
SIDEWALK DETAIL

SCALE 1:20

DRAWN GS



October 14, 2014

Attention: Corey Armfelt

RE: Side walk on 46th Avenue from Barton Drive to Boston Pizza

Dear Corey,

As per our conversation, as the Property Manager of Redline Investment Properties, we are in favor of putting a side walk on 46<sup>th</sup> Avenue. We suggest the project be extended to end at Tim Hortons.

Thank you,



Mark Harrison

VP Finance



<b>Council Request for Decision</b>	
<b>Meeting Date:</b> 20/07/2015	
<b>Subject:</b> Special Meeting of Council	
<b>Recommendation:</b>	Council set a special meeting for the award of Eureka Industrial Park Subdivision Development Tender on July __, 2015.
<b>Background:</b>	Administration is requesting a special meeting of Council to award the Eureka Industrial Subdivision Tender. The following dates are recommended, July 22, 23, 24 or July 27, 2015.
<b>Legislation / Authority:</b>	MGA Division 3 Public Utilities
<b>Strategic Plan Alignment:</b>	Strategic Plan - To Create conditions for business success and economic development taking advantage of the Town's unique climate and location in southern Alberta. Strengthen our core infrastructure and services in a fiscally responsible manner. Goal - Recognize our regional economic advantages and the resultant primary industries (specialty agriculture, oil and gas) and encourage development of related businesses that need an urban environment for success. Complete Municipal Development Plan to establish clarity of direction for land use including industrial and commercial areas.
<b>Financial Implication:</b>	Part of the 2015 Capital Budget.
<b>Service Level / Staff Resource Implication:</b>	Staff to manage the project.
<b>Justification:</b>	Allows the contracts to be administered and contractors to start the project sooner.
<b>Alternative(s):</b>	Council directs Administration to bring forward the tender results at the next scheduled Council meeting.



<b>Attachment(s):</b>	None
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Gary Scherer
<b>Chief Administrative Officer (CAO) or Designate:</b>	



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject:</b> Old Rodeo Grounds Dry Pond Rehabilitation Tender	
<b>Recommendation:</b>	That Council awards the rehabilitation of the Old Rodeo Ground water detention pond project to _____ for the cost of \$_____ based on that company's Request for Quotation submission.
<b>Background:</b>	<p>The RFQ (Request for Quotation) for the Old Rodeo Grounds Dry Detention Pond Rehabilitation was posted on the APC website on July 3, 2015. The closing date for submissions is July 17, 2015 at 3:00PM.</p> <p>As the closing occurs after the release of the Council agenda, the recommendation for the award of the project will be presented at the Council meeting.</p>
<b>Legislation / Authority:</b>	MGA. Section 3 (Municipal Purposes) and Section 6 (Natural Person Powers)
<b>Strategic Plan Alignment:</b>	No strong alignment
<b>Financial Implication:</b>	The cost will be dependent on the submitted price of the contractor that is awarded the project.
<b>Service Level / Staff Resource Implication:</b>	Unknown at this time as to the involvement of staff.
<b>Justification:</b>	Request for Quotations for the Old Rodeo Grounds Dry Detention Pond rehabilitation are being presented by Administration at Council's request.
<b>Alternative(s):</b>	Council could reject all of the RFQ offers on the basis that they exceed the budget.



<b>Attachment(s):</b>	None
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Trent Smith
<b>Chief Administrative Officer (CAO) or Designate:</b>	

## Request for Decision

<b>Meeting Date: July 20, 2015</b>	
<b>Subject:</b> Strategic Plan - Timing Proposal	
<b>Recommendation:</b>	That Council approves, in principle, the diagram proposal included in the July 20, 2015 Council agenda package as the method for indicating the timing component of the Strategic Plan process and implementation, and direct administration to improve upon and finalize that proposal as part of the final preparation of a Strategic Plan document.
<b>Background:</b>	<p>Council has previously approved the four main elements of the Town's Strategic Plan and those are being actively used by administration (the four elements being vision, values, goals and strategic initiatives). However, Council had also asked that another component be added to the Plan before it is finalized and printed. That component had to do with timing. Council wanted to see a timeline for implementation of the Plan's various elements so that everyone could have a sense of when things should be achieved. The small administration group that is working to produce the Strategic Plan, based on input that has been received from Town staff and direction from Council, have produced a template for Council's consideration (attached). It is still in draft form but the idea can be seen from the diagram. Essentially it tries to show the long time horizon of some of the Strategic Plan elements, such as the vision, as well as the cyclical nature of working on the strategic initiatives which includes budgetary considerations.</p> <p>The draft looked better on a computer screen than on paper, so the attached diagram obviously needs more work. Before the colours are improved and the layout on the page finalized, though, administration wants to know if it is on the right track or if Council is looking for something significantly different.</p>
<b>Legislation / Authority:</b>	Producing a corporate strategic plan is a Natural Person Power (MGA s. 6), and is prepared in support of Municipal Purposes (MGA s. 3).
<b>Strategic Plan Alignment:</b>	Council has already approved the main parts of the Strategic Plan and these are being used, as evidenced by the change made last year to these Request For Decision forms presented to Council and to Council committees.
<b>Financial Implication:</b>	There is a small amount of money in the 2015 budget to produce printed and digital versions of the Strategic Plan.



<b>Service Level / Staff Resource Implication:</b>	The task of preparing and finalizing the Strategic Plan is being undertaken by a small management group that is working with the input received earlier from Council and staff, under the on-going direction of Council. However, this is being squeezed in on top of other work so it is going slower than might be anticipated. That said, the strategic initiatives – the action part of the Plan - are adopted and are being pursued.
<b>Justification:</b>	Incorporating a timeline into the Strategic Plan is not easy because the process of planning and implementation are intertwined. Moreover, there are several timelines that must be recognized. The group looking after finalizing the Plan looked at several examples of what other municipalities and corporations are doing and came up with the attached variation. It tries to show that some of the timelines are long while the strategic initiatives are reviewed every few years. It also shows that implementation of the initiatives themselves is worked on annually in conjunction with the budgeting process (although not all strategic initiatives require a budget allocation).
<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1. Council could suggest improvements to the attached diagram, especially in that it is only a first draft.</li> <li>2. Council could reject the proposal and provide additional direction as to what it is looking for as a timeline depiction.</li> </ol>
<b>Attachment(s):</b>	First draft of a timing proposal for the Strategic Plan

<b>APPROVALS:</b>	
<b>Originated By:</b>	Greg Birch
<b>Chief Administrative Officer (CAO) or Designate:</b>	

DRAFT

## Vision

We have abundant resources including people, irrigation, oil and gas, service industries, agronomy, an excellent climate, a safe community, and are known for our hospitality.

The corporate entity known as the Town of Taber; Council, administration, and employees realized that in order to keep our community a place to grow, as well as minimize the impacts of globalisation, migration, the economy and other pressures, the Town required a strategic plan. The goal of strategic planning is to bring together the public, staff, administration, and Council in the development of a common long term vision, establish goals, and work on strategic initiatives. The purpose of strategic planning is to create a document that acts as a guideline for all stakeholders in focusing decision making, providing useful information at budget evaluation time, and as a tool to communicate strategic priorities.

The Town administration works with the assets of the Town, including our employees, to establish business plans from the strategic plan that we call strategic initiatives. These strategic initiatives could also be called work plans and establish who is responsible for the work to be done, funding requirements, timelines for completion and a reporting mechanism back, ultimately to Council. As a result, stakeholders can see how our work aligns with our strategies, and everyone is accountable to the plan.

The following chart provides a visual representation of our strategic planning model with associated timelines and responsibilities.



# STRATEGIC PLANNING AND IMPLEMENTATION CYCLE

DRAFT



SEE BELOW FOR EASIER READING



- 01. ANNUAL WORK PLAN EVALUATION REPORTS - REAFFIRM STRATEGIC INITIATIVES AND ANY CARRYOVER ACTIONS
- 02. DEVELOP DEPARTMENTAL WORK PLANS
- 03. REQUEST BUDGET ALLOCATION
- 04. APPROVAL OF BUDGET
- 05. UNDERTAKE WORK PLANS.



<b>Council Request for Decision</b>	
<b>Meeting Date:</b> July 20, 2015	
<b>Subject:</b> Lomond Community School Letters	
<b>Recommendation:</b>	That Council asks Mayor De Vlieger to write a letter to the Lomond Community School Grade 9 and 10 classes, thanking them for their well-considered letters regarding the Town's Community Standards Bylaw.
<b>Background:</b>	Town Council has received a set of letters from Grade 9 and 10 students at Lomond Community School regarding the Town of Taber's new Community Standards Bylaw. Some of the letters are in support of the bylaw and some are against it. This is likely a class project although that is not entirely clear. In any event, it seems appropriate to recognize the interest of these students in the Town's bylaw, and the moral and legal issues it raises.
<b>Legislation / Authority:</b>	Writing a response to a letter falls under Natural Person Powers (MGA s. 6) and the duties Council imposes upon itself (MGA s. 5)
<b>Strategic Plan Alignment:</b>	No close alignment.
<b>Financial Implication:</b>	Council and staff time.
<b>Service Level / Staff Resource Implication:</b>	No significant impact.
<b>Justification:</b>	Writing a response is polite and, more important, may help foster or reinforce an interest in municipal government.
<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1. Council could decide not to respond, accepting the letters as information only.</li> <li>2. Council could decide that the Mayor's letter be more positional, explaining the issues around the bylaw from Council's perspective.</li> <li>3. Besides the letter, Council could invite the class to a future Council</li> </ol>



	meeting or to come to a meeting and debate the pros and cons of the bylaw with Council.
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<b>Attachment(s):</b>	Letters from Lomond Community School Students
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Greg Birch
<b>Chief Administrative Officer (CAO) or Designate:</b>	

Lomond Community School  
PO Box 69  
Lomond, AB T01-1G0  
May, 4, 2015

Taber Town Council  
Town Council Chambers  
A-4900 50 Street  
Taber, AB T1G-1T1  
Dear Taber Council

Hello my name is Daniel Larson.  
I am a student at Lomond School.  
I would like to talk about the  
new Taber Standards bylaw.

I believe that this new bylaw is  
a great solution to rowdy teens and  
bad citizens. Even some people are happier  
because of this new bylaw. Those  
people have complained about 70  
different groups. They have  
complained about the problems,  
such as swearing, spitting, and  
yelling. That behavior of disrespect  
is not something they should think  
when they think of Taber.

For the fines it is only a example  
for those that break the law, so  
they can take responsibility for their  
actions. Even in Calgary 7-8 people  
a month get fined for spitting. Some  
other communities like Grand prairie

of this kind.

Even the curfew is perfect for everyone especially teens, it helps them go to bed instead of roaming around at night with their friends. This helps them to sleep and stay awake in school. At the end of the day it will also reduce graffiti and other bad behaviour.

This new bylaw is important, please keep it and thank you for reading my letter.

Sincerely,  
Daniel Larson

Daniel Larson

Lomond Community School  
P.O Box 69  
Lomond, AB T0L 1G0  
May 4, 2015

Taber Town Council  
Town Council Chambers  
A - 4900 50 Street  
Taber, AB T1G 1T1

Dear Taber Town Council,

My name is Andrea Aquino, I am a grade 9 student of Lomond Community School. I'm writing this letter to say my opinion about the Community Standard Bylaw. I do agree with the bylaw.

This bylaw covers many things that can change the community. Citizens who doesn't follow the law they will face some serious consequences. First of all, the consequences that the citizens will face depends on what kind of law you did not follow. These consequences such as, spitting, swearing or yelling, loiter for first offence. The consequences are reasonable but in my opinion, I think it will be much more effective and helpful if the consequences were community service because it will help the community and the parents won't need to pay a lot of money because of what their child did.

Secondly, this covers the safety and security of the community. If people feel safe in Taber they will want to stay and live with their family there. It will increase the population of the Taber Community. Citizens of Taber won't be scared to go outside and hang out with their family because of this bylaw. This bylaw protects people from being harassed and bullied. This bylaw doesn't only protect people but also land and property. Graffiti is one of the problems in the community because some people vandalize other people's property. One time, the skatepark was vandalize and the town council and skaters didn't like it. The town council needed bring out money to clean it up. The consequence for graffiti is \$2,500 - \$7,500 which is also reasonable because adding all the cost of paint, workers, and plus the punishment will at least add up to \$2,500.

Lastly, it reduces problem behaviour of the citizens in Taber especially for the youth. This can decrease the drinking, spitting, and chewing tobacco. The reduction of these bad habits and doings can result to less accidents, harassment, and other disrespectful doings. It can also decrease the bad influences of the youth. No more unnecessary events makes the Taber community more friendly, welcoming, protective, and safe.

I would like to thank-you for giving time to read this letter about the Community Standard Bylaw there in Taber. I hope that this will help you decide if you want to keep the bylaw or not. I also hope you'll consider some of my ideas and opinion about this bylaw. Thank-you so much for your time.

Sincerely,

A handwritten signature in cursive script that reads "Andrea".

Andrea Aquino

Lomond Community School  
PO Box 69  
Lomond, AB T0L 1G0  
May 4th, 2015

Taber Town Council  
Town Council Chambers  
A-4900 50 Street  
Taber, AB T1G 1T1

Dear Taber Town Council,

My name is Alexa Sheridan, and i go to Lomond Community School. I am writing to you today about the Taber Community Standards Bylaw, in which i am against completely.

The new bylaw is in unambiguous violation of an extensive list of Charter and human rights. Section 4 of the bylaw states, " No person shall be a member of the assembly of three or more persons in any public place where a peace officer has reasonable grounds to believe the assembly will disturb the peace of the neighbourhood." Whereas in the Charter of Rights and Freedoms, under Fundamental Freedoms is Freedom of Association and Freedom of Assembly. Those are both individual and collective rights to join or leave groups of a person's own choosing and assemble in public places. There is no definition in the bylaw for "reasonable grounds to believe", or what should be classified as a disturbance of the peace. If a peace officer had a bad past experience with a certain someone and decided he had reasonable grounds to believe that group would disturb the peace, that would not be fair for anyone.

There is a lot of questions as to whether this community standards bylaw was put into place because of the mennonite teens around Taber. That could turn out to become a large form of discrimination. Based on the examples of why this bylaw was put in place, it seems to be indirectly targeting Mennonites. Most of the effort goes into watching and making sure mennonites live up to the perfect expectations, meanwhile non-mennonites are no better but nobody recognizes those problems.

Now that there is this new bylaw in effect. People are making a huge deal about it and the people that do not live in Taber are hearing about it. The community Standards bylaw is giving Taber a bad name by making Taber look like a horrible town filled with rude teens. It also can affect business, considering many teenagers come to Taber from all across Alberta to hang out with their friend, buying lots of items from Taber stores. Whereas now, they have found different places to gather because they are afraid to get fined for the littlest things.



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I hope you consider these reasonings of why the new Community Standards Bylaw should not be in effect. Thank You for taking the time to read this letter.

Sincerely,

A handwritten signature in cursive script that reads "Alexa Sheridan".

Alexa Sheridan

Lomond Community School  
P.O Box 69  
Lomond, AB T0L 1G0  
May 4, 2015

Taber Town Council  
Town Council Chamber  
4900A 50 St.  
Taber, AB T1G 1T1

Dear Taber Council,

My name Jude Colot, a grade 9 students of the Lomond Community School. I have heard about the new bylaw in Taber called Community standard bylaw. I would like to take this time to share my opinion about the Community standard bylaw.

Firstly, I do agree on the community standard bylaw. Continuing this published law will enable the citizens of Taber to be more safe, secure, and respectful. Im sure this bylaw will make a good change on Taber community, hopefully for all of us.

I could see why people can misinterpret this bylaw. On the first peek it is more than likely to think that it is a very strict and obnoxious. But as you search deeper, you can see why this law are put in for a purpose. An example would be, if someone who swears, they are not going to get a charged or ticket for swearing, because we all have the right to express our thought, Belief, and opinion, that's our fundamental right as a citizen. But It is those who intend to hurt someone's feeling and humiliate them publicly. The source of making other people feel uneasy and disturbance, that is when it all goes down.

This bylaw is gonna protect does who can't protect themselves. I'm well aware of the complaints of people being harrass and humiliated publicly. Some are even afraid to go to Walmart or Tim Norton in sunday in sources of the "bunches". Im glad that they are taking action of this issue, before it leads into more serious business. I'm the sure victim are fed up with rowdies and miscreants.

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This is just my personal opinion about the community standard bylaw of Taber and I hope the law will change the community for the better in the long run. I would like to thank you for taking the time to read this letter and I hope the whole community for the best.

Sincerely,



Jude Colot

Lomond Community School  
PO Box 69  
Lomond, AB T0L 1G0  
May 4th, 2015

Taber Town Council  
Town Council Chambers  
A-4900 50 Street  
Taber, AB T1G 1T1

Dear Taber Town Council

My name is Johnny Klassen, and I am a grade 9 student at Lomond Community School. I have heard about the new Community Standards Bylaw and I would like to talk to you about my opinion of this new bylaw. I support this new bylaw, but have some ideas on changes you can do to make it better.

First of all I would like to tell you I support your idea on the no swearing part of the bylaw. Not only is it making making parents feel more safe when they are walking down the streets with their kids, but is also going to make the Town of Taber get less complaints from people swearing at other people in parking lots and other public places. The swearing part of the bylaw might even be able to calm down people and have less fights. This part of the bylaw will help get kids in less trouble at school and in the community. That was a good idea to make no swearing in public part of the bylaw and I support it.

Second reason of why I like this bylaw is because of the new curfew for people 16 and under. This curfew will help parents know when their child is going to be home and make them feel more safe letting their children play outside. It is going to help the town because less people will be getting in trouble because most teens get in trouble when they are out late and don't have a curfew, but will also help the town with less vandalism like graffiti and things being broken. Children will then go to bed instead of roaming around town or city unsupervised, if they get more sleep then they will get better grades in school and won't fail their classes as easily. This part of the bylaw might actually help people have less years of school because there not being held back from failing because of lack of sleep. A new Swedish study shows that students who suffer from lack of sleep or short sleep duration are less likely to succeed in school compared to those who get a good night's sleep.

Most of the bylaw is good, as I stated in the top two paragraphs but I have some ideas on how to make this bylaw better. My first idea on how to change it is about the no more than 3 people in a group part of the bylaw. I think you should at least have a limit of 6 people in a group. Families may want to take a walk, and most families have 4 kids. There are a lot of mennonites in taber who always gather after church but don't always cause trouble. I think the bylaw should not be towards Mennonites that much because that is what a lot of people are thinking because of no groups more than three and hanging out after church in parking lots. My last idea about the bylaw is if a person is out later than the curfew says, more than one time they should spend a night in a jail cell so they can think about it and then maybe they will follow the bylaw more closely. I hope you take these ideas into consideration because it would help a lot of people.

The Taber Town Council has made a good bylaw for the town of taber and I think it will help the town a lot more. It will help kids do better in school, help parents feel more safe knowing their kids will be home at a certain time, and it will help get kids out of trouble. I encourage you to think about my ideas and keep doing what you're doing.

Sincerely

A handwritten signature in cursive script that reads "Johnny Klassen". The signature is written in black ink and includes a horizontal line at the end.

Johnny Klassen

Lomond Community School  
PO Box 69  
Lomond, AB T0L 1G0  
May 4th, 2015

Taber Town Council  
Town Council Chambers  
A-4900 50 Street  
Taber, AB T1G 1T1

Dear Taber Town Council,

My name is Kortney Dyck, and I am a grade 10 student attending Lomond Community School in Lomond, Alberta. I am writing you this letter to express support to the Community Standards Bylaw.

My opinion on The Community Standards Bylaw is positive. I am on the side of the bylaw, because I believe that putting this law into effect is a great way to slow down the absurd behaviours of some of the citizens of Taber. Also the law can show the young adolescents that actions have consequences. These outbreaks are happening, because many parents of these children do not care what their kids do or say to anyone or anything. The parents do not care if their children do not have any respect, they backtalk, fight, spit, etc. and they also have no clue that children, nowadays, are breaking out in violence. Parents letting them walk the streets after hours or even party and drink underage is just setting up the children for failure and to make bad decisions.

By making laws on the curfew, which the times are between the hours of 11:00pm and 6:00am, swearing, spitting, drinking, vandalism, panhandling, urinating in a public area, and much more. Community Standards Bylaw will teach children at a young age and many people that swearing, spitting, vandalizing, fighting, etc. is unacceptable. Over-time problem behaviour will subsequently decrease as a result of the bylaw. In the Maclean's Magazine it was saying that Mennonite teens were "shooting paintball guns at stores and cars, burning picnic tables and fighting at the town campground." Many people that live in Taber describe the Mennonites to be rude and destructive. Also the magazine stated that there were "issues of young Mennonites racing their trucks around town . . . drinking and driving, littering and harassing local residents." There are many other problem behaviours happening in the town, but I won't go into full detail, because you possibly already know most of them. In conclusion this law will lower the results of these problems expanding.

Many other places have this law including Calgary and Grande Prairie and they get by throughout their day, not worrying about the bylaw, nevertheless they have had it for a longer amount of time than Taber has. The citizens of Calgary do not complain as much as the people of Taber about this law. In my opinion I believe that the people of Taber should open up to the law and accept it, because The Taber Town Council is just trying to protect the streets from all the shenanigans that are occurring throughout the town.

Thank you for taking the time to read my letter that I have put a lot of thought into, and just remember there are other citizens in your community that agree with this new bylaw. There may be a lot of other people against this, but just get around them and decide what would be safe and smart for the citizens of Taber.

Sincerely,

A handwritten signature in blue ink that reads "Kortney Dyck". The signature is written in a cursive, slightly slanted style.

Kortney Dyck

Lomond Community School  
po Boxs 69  
lomond AB T0L 1G0  
april 22 2015

Taber Town Council  
4900 50 ST.  
Taber. AB T1G 1T1

Dear Taber Council

Hi my name is Dakota Koch I am a grade 9 student of Lomond Community School. I have heard your new bylaw in taber and I would like to tell you my opinion about the new bylaw. I support this new bylaw in taber

First of all, I support the curfew because it help control the noise and so the kids don't be vandalising your yard or your house or graffiti fences or a wall. Kids usually get into trouble when they are not supervised after hours/ at night and usually there parents know where their children are.

The second reason why I like the new bylaw is because the noise and the speed will be lessened so the kids around town with loud trucks won't be ripping around town doing burnouts and waking people up at night. Also, the kids won't be so noisey when they do stuff and so they would be home for curfew and then they wouldn't wake people up at night.

Ever since you made the bylaw, it has really helped the community to not do bad stuff and some people don't like the bylaw but I do because it just helps people not to do anything bad to other people, like fighting or swearing at people.

Sincerely



Dakota Koch



Lomond Community School  
PO box 69  
Lomond AB T0L 1G0  
May 5th, 2015

Town Council chambers  
A-4900 50 St.  
Taber, Alberta T1G 1T1

Dear Taber Town Council,

My name is Brayden Stokes, i am a grade 9 student at Lomond Community School and ive heard about the new community standard bylaw that was put in place for a 6 month trial.

First of all this bylaw is keeping the citizens of taber safe on the streets, from ignorant teens to ignorant adults. i think this law is being very affective and people should respect it. I haven't heard of any problems really since this law has been put in place. the kids or adults that were being rude are now not being like that because of the consequences. Maybe they are beginning to learn their lesson and not be so rude to other people out in public because if someone came up to there car and started to yell and spit and things all over them they wouldn't like it either, either they would try and start a fight or call it in, but really it is disrespectful, and they should learn there lesson from it. Once these people see what kind of trouble they are giving the community of taber maybe there wont have to be this bylaw. kids are scared of the consequences of their actions now because there is a high risk of them having to pay money for what they have done. I think putting this amount of a fine in place is a great idea. but i think an even better solution would be to make them do so many hours of community service and make them work so many hours to pay off of the damage or whatever they have done. The fines are a great idea but also the parents pay for the fines most of the time so it isn't really a punishment towards the kids if the parents pay.

This bylaw is stopping the vandalism. It is making kids realize that vandilism is not the way to do things. If they want to vandalize things then they should get a board and

spray paint it or something like that. If they are caught doing it they should have to remove the paint and still do community service to learn a lesson.

I think that this law is making kids in taber more respectful of others and they are realizing the harm they were causing the community (and adults). I think if this law wasn't put into place more crimes and kids and adults would be doing more illegal activity. Before this was put in place there was so many crimes going on like kids in a parking lot beating on people or spitting or rocking someones car and trying to scare them away for some reason. they're just trouble makers and this law has put them in place i think in my opinion. I think this law is a great thing to have in taber for more than a 6 month period trial. i think it should keep on going to keep people out of trouble. Maybe when all the crime goes down give them more of a chance and take it out but leave a curfew in place and if they don't respect the way that it is put the law back in place for good. they need to learn there is more to life then being trouble makers, not just sit and loiter in a parking lot and bug others that are just simply going to a store for groceries or something like that.

I think that your bylaw is great, i 100% support that what you are doing is for a reason, and i see the changes already coming into place with the kids and or adults that were being very rude in public. I support taber's new bylaw.

Thank you for your time,

Sincerely,

A handwritten signature in black ink that reads "Brayden Stokes". The signature is written in a cursive, slightly slanted style.

Brayden Stokes



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject: Information For Council</b>	
<b>Recommendation:</b>	That Council accepts the material received in this Agenda Item as information.
<b>Background:</b>	<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"> <li>1. Municipal Census – Preliminary Results</li> </ol> <p>The census was completed at the end of June with a new population total of 8,380. The census information was collected from 3,426 households including all multiple dwelling units. All the households have been accounted for either through a resident response or a neighbour response. In the past 4 years, the Town has experienced a 0.85% growth rate per year (calculated from 2011-2015). This growth rate is down from the previous growth rate of 1.35% per year (calculated from 2006-2011).</p> <p>The census also collected information regarding the age, gender, primary language, and for how long residents have lived in Taber. This information will be provided to Council in the coming weeks. A population affidavit will also be sent to Alberta Municipal Affairs to report the population from the census.</p> <ol style="list-style-type: none"> <li>2. Minutes from the March 25, 2015 meeting of the Traffic Committee are attached.</li> </ol> <p>This information is attached at the request of Councillor Prokop.</p> <ol style="list-style-type: none"> <li>3. Draft Minutes from the June 17, 2015 meeting of the Traffic Committee are attached.</li> </ol> <p>This information is attached at the request of Councillor Prokop.</p>

	<p>This information is attached at the request of Councillor Prokop.</p> <p><b>4. Taber Shooting Foundation Invitation</b></p> <p>The Taber Shooting Foundation is holding its grand opening ceremony for the Municipal District of Taber Shooting Foundation and has invited the Mayor and Council to attend. See attached letter. It is worth recognizing that this project is essentially complete, including relocation of a building to the site to serve as a club house to which the Town of Taber contributed \$40,000. It is likely that this shooting range will have a significant, long term, positive impact on the region's economy.</p> <p><b>5. Alberta Environment Letter – Storm Water Runoff</b></p> <p>This letter from Alberta Environment is provided for information. As Council knows, the Town is working on preparation of a storm water master plan and will be seeking the approval noted in Alberta Environment's letter once that master plan is completed and the solutions for dealing with the Town's difficult storm water run-off issues are better understood.</p>
<b>Legislation / Authority:</b>	MGA s. 3 (Municipal Purposes) and s. 5 (Powers, Duties and Functions)
<b>Strategic Plan Alignment:</b>	<p>Governance:</p> <p>Build partnerships with other governments and organizations where synergies may exist.</p>
<b>Financial Implication:</b>	These will vary with information items.
<b>Service Level / Staff Resource Implication:</b>	These will vary with information items.
<b>Justification:</b>	To keep Council informed of current municipal information and correspondences.
<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1. Council could seek clarification on any of the matters from Administration.</li> <li>2. Council could discuss, in depth, any of the matters raised by this communication and take action through either resolution or bylaw.</li> </ol>



<b>Attachment(s):</b>	March 25, 2015 Traffic Committee Minutes Draft June 17, 2015 Traffic Committee Minutes Taber Shooting Association Invitation Alberta Environment letter regarding storm water outfall
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Lori Farough
<b>Chief Administrative Officer (CAO) or Designate:</b>	

# Minutes

Traffic Committee Call to Order & Roll Call			
3.25.2015	1:00 p.m.	PW Training Room	
<b>Meeting called by</b>	Gary Scherer		
<b>Type of meeting</b>	Traffic Committee		
<b>Organization</b>	Town of Taber		
<b>Clerk</b>	Lisa DeBona		
<b>Attendees</b>	Sgt. Howard Kehler, Cncl. Andrew Prokop, Dir. PW Gary Scherer, CAO Greg Birch		
Approval of Previous Minutes			
<b>Conclusions</b>	This was the first meeting of the new format. There was some discussion about giving 1 week notice to enforcement when installing new signs, change procedure to reflect this.- Kerry V.		
A. 47 Avenue - Proposed School Zone			
<b>Reference:</b>	Drawing #1		
<b>Discussion</b>	There is a lot of foot traffic coming across the street from buses parking in the empty rail lot to let students out. There is no playground at this site. Taber does not use school zones, they use playground zones.		
<b>Conclusions</b>	A large pedestrian crosswalk and signs put up should help with the issue. Also they should be using the bus stop sign/flashers more effectively or pulling into the parking lot to drop off the children.		
Action Items		Person Responsible	Deadline
Look for ideal crosswalk Location and order signs and Install		Gary & Howard	TBD
B. Service Road - Yield Sign Addition			
<b>Reference:</b>	Drawing #2		
<b>Discussion</b>	It was brought forward that there is no yield sign coming off of HWY 3 and onto the Walmart Development Service Road (46 Avenue) where you merge into. It creates confusion.		
<b>Conclusions</b>	There should be a yield sign at the marked location on Drawing #2.		
Action Items		Person Responsible	Deadline
Order a Yield Sign, Notify Enforcement & then Install		Gary	ASAP
C. Yield Sign Locations			
<b>Reference:</b>	Drawing #3		
<b>Discussion</b>	Is there a need to have yield signs at all uncontrolled intersections? At this time especially on the south side, there are yields at some and not others. This isn't an urgent matter but should there be consistency?		
<b>Conclusions</b>	Ultimately rule of the road applies, but when it isn't consistent it creates confusion. This could be a budgeted project or something we do one neighborhood at a time, an estimate needs to be done, but all intersections should be controlled.		
Action Items		Person Responsible	Deadline
Do up an estimated amount of signs needed and install costs.		Gary	Next Meeting
D. Wild Rose Gate			
<b>Reference:</b>	Drawing #4		
<b>Discussion</b>	There is no yield sign on South East 64 St. Service Road & 64 Avenue, Business owners believe it would help out tremendously to have one.		
<b>Conclusions</b>	There isn't one on the North West intersection as well, and these are both now very busy intersections.		
Action Items		Person Responsible	Deadline
Order Yield Signs, Notify Police and then Install.		Gary	ASAP

# Minutes

<b>E. Park Place – Play Signs</b>		
Reference:	Drawing #5	
<b>Discussion</b>	Resident is requesting a “Children At Play” sign be put up at the entrance to the cul-de-sac because there are always lots of children playing, and she thinks people are driving too fast.	
<b>Conclusions</b>	If a sign were installed there, you would then need to put one in every cul-de-sac & crescent, furthermore people should not be driving fast as it is a no-thru street and very narrow. Also the intersecting avenue is already deemed a Playground zone and there are signs stating that. This would be an unwarranted action.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
Send a letter to Resident informing them of the Decision,	Lisa	ASAP
they contact Police with the speeding problems when they occur.		
<b>F. Lighted Crosswalk Specifications</b>		
Reference:	Attachment #1 (Possible replacement for 56 Ave/52 St Temp. 4-Way Stop)	
<b>Discussion</b>	The LED/Solar Flashing crosswalk set-up would be \$9000.00 per crossing. When the council decided to put in a Temp. 4-Way stop they wanted us to research other ways as well, this would be an effective way to deal with it because the intersection is only busy 2 times a day with pedestrians.	
<b>Conclusions</b>	There is a lot of people for and against the 4-Way stop, It has decreased the traffic flow to 52 St, but increased it now to 56 St which fixes the problem but is it ideal? We need to do a survey with the residents around the area who are most affected. Also the Radar Signs – C.O.P is working on this.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
Do a survey with surrounding residents. –Summer Bylaw Officers	Howard	May/2015
Bring results to next Meeting	Howard	June.17.2015
<b>G. Summit Motors Parking Issue</b>		
Reference:	Drawing #6	
<b>Discussion</b>	Big Trucks are parking in the lot between Heritage Inn & Summit, and also on the Service Road on both sides. They sometimes drop off the trailer as well with no Truck attached and leave it for extended amounts of time. The lot is being sold to Summit soon, the area is very congested, often the alley is blocked off and the Garbage truck has to back down it which is also a safety hazard.	
<b>Conclusions</b>	We should enforce parking only on the North side of the road or the south side, not both as it creates a narrow road and people cannot see. There is a history to this issue and we also need to see what Summit’s plans are for the empty lot etc.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
Find out history, and future plans	Howard	June.17.2015
<b>H. Gateway Project</b>		
Reference:	Attachment #2	
<b>Discussion</b>	This is a Capital project to redesign the 50 St. entrance to downtown. The truck route designation on 47 Ave needs to be removed; only delivery trucks should be on it. On the proposed plan the bulb-outs also need to be removed because delivery trucks will hit them trying to make that right turn. The congestion issue on getting onto the HWY should be cleared up with the new turning lanes, and by eliminating the one entrance to the pool. There is no need for the parallel parking stalls across from the funeral home as the Clinic will be moving out and they will be able to utilize all the parking in front and to the side. The intersection of HWY 3 & 50 St is too tight, we need to change just the NW lanes to two lane like on the SE side, a left turning lane and a straight/right turn lane. Also a key issue is Pedestrian traffic & the future crosswalk locations to be the most safe, and ultimately Alberta Transportations approval	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
Attend the projects Planning Meeting next week about the project.	Gary/Greg	Apr.2.2015

# Minutes

I. 5003 - 41 Avenue		
Reference:	Drawing #7	
<b>Discussion</b>	This was brought forward from a resident wanting to build a garage with driveway access on to 50 St. instead of the alley or frontage of 41 Ave. The owner is now changing his plans to allow the proper access but this brings up questions about whether or not we should allow residents to do this, or also brings up another issue where a developer would like to use the Town owned boulevard as parking.	
<b>Conclusions</b>	We should always try to have driveways and garage accesses be on the alleyway or property frontage. We should always recommend that parking is not allowed on boulevards, and also that boulevards are only allowed to be paved when it is a driveway access.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
None, just a discussion at this time.		n/a
Calendar & Adjournment		
3.25.2015	Adjourn - 3:20 p.m.	PW Training Room
Meeting called by	Howard Kehler	
Next Scheduled	June. 17.2015	
Location	PW Training Room	



# Minutes

Traffic Committee Call to Order & Roll Call		
6.17.2015	1:00 p.m.	PW Training Room
<b>Meeting called by</b>	Gary Scherer	
<b>Type of meeting</b>	Traffic Committee	
<b>Organization</b>	Town of Taber	
<b>Clerk</b>	Lisa DeBona	
<b>Attendees</b>	Sgt. Howard Kehler, Cncl. Andrew Prokop, Dir. PW Gary Scherer, CAO Greg Birch	
Approval of Previous Minutes		
<b>Conclusions</b>	Committee accepted the previous minutes and decided to submit all approved minutes in the information package for Council.	
A. Carried Over: Temp. 4-Way Stop Review – 52 St & 56 Ave		
<b>Reference:</b>	Attachment #2	
<b>Discussion</b>	Bylaw went door to door in the affected area with a survey, and the results were 95% positive of the people who filled out the survey. Comments were that it was more safe, and slower.	
<b>Conclusions</b>	Committees recommendation is to make the 4-Way stop permanent pending clarification of the wording on the original motion from Council regarding if the Committee can make that ruling or if Council needs it brought back to them.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
Read Original Motion and decide at next Committee meeting	Greg Birch	09.17.2015
B. Carried Over: Summit Motors Service Road Parking Issue		
<b>Reference:</b>	Drawing #7	
<b>Discussion</b>	Both sides of the service road get congested with semi-trucks and trailers parking. Met with Rick Tams from Summit to discuss options and their future plans with regards to the issue.	
<b>Conclusions</b>	Put No Parking signs on North side of Service Road, and Parking permitted between arrows signs between entrances to their fenced yard. As far as the empty lot issues, this will all be resolved when they subdivide it up and fence it off.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
Order 10 No Parking Signs, 2 Parking Permitted and Install	Gary	ASAP
C. Carried Over: Sign Inventory		
<b>Reference:</b>		
<b>Discussion</b>	Ramin Lahiji has gone through everything we had to date and verified them. He is now adding the remaining ones that are not on the list, and will be finishing the last ¼ that need to be GPS located. (in the fall when the tree leaves are not in the way)	
<b>Conclusions</b>	He will have all signs inventoried on a spreadsheet as well as a map that we can put on the website, and update as we add to it.	
<b>Action Items</b>	<b>Person Responsible</b>	<b>Deadline</b>
Continue on with help from Bylaw as needed	Ramin Lahiji	Ongoing
D. 50 Avenue – Crosswalks		
<b>Reference:</b>	Drawing #1	
<b>Discussion</b>	There is a need for 2 more crosswalks on 50 Ave, (West View Gate & 42 St.) due to school children and residents connecting to the walking trail on HWY864.	
<b>Conclusions</b>	Put up 4 Pedestrian crossing signs and paint in 2 new crosswalks at the specified locations.	

# Minutes

Action Items		Person Responsible	Deadline
Order 4 Signs, then Install & add 2 crosswalks to the line painting program.		Gary	ASAP
<b>E. 4-Way Stop – 49 St. &amp; 53 Ave.</b>			
Reference:	Attachment #3; Drawing #2		
Discussion	Resident is requesting a 4-Way stop at the above location because she feels that it is very busy during school hours, and people go too fast.		
Conclusions	There are already Playground zone signs there that are slowing traffic down so they shouldn't be speeding. This is the only complaint that we have had about this intersection so far. This would be an unwarranted action.		
Action Items		Person Responsible	Deadline
Send a letter to Resident informing them of the Decision, recommend they contact Police with the speeding problems when they occur		Lisa	ASAP
<b>F. Hospital Temporary Parking on 50 Ave Request</b>			
Reference:	Drawing #3		
Discussion	Stantec Engineering is requesting that we allow them to reroute the Hospital Visitor parking to parallel parking on the South side of 50 Ave, closing one traffic lane while they repave the North parking lot.		
Conclusions	There is too much traffic on 50 Avenue for Parallel parking to be possible, this would definitely be a safety hazard. This is not an option for them. They should utilize the space they have between their 3 parking lots and ample land space. Also they could contact the Taber Golf Course for extra space.		
Action Items		Person Responsible	Deadline
Respond back to Stantec with a letter explaining our decision.		Lisa	ASAP
<b>G. ACE Place Parking Issue - 5329 47 Ave</b>			
Reference:	Drawing #4		
Discussion	Facility Manager for Horizon School Division Jack Heide emailed Gary to request changes to the parking allowances in front of the property of Ace Place Learning Center. Specifically street parking directly in front of the property and the parking lot on the west side. Also a no parking during school hours (8:00-4:00pm).		
Conclusions	Respond back to Mr. Heide and request more information on exactly what changes he is requesting besides the no parking sign, as it is unclear. Also ask for information regarding how many kids attend this school, how many buses? Do they want to park the bus between the signs?		
Action Items		Person Responsible	Deadline
Respond back with an email asking for more information for next meeting.		Lisa	ASAP
<b>H. 55 St &amp; 47 Ave Truck Route Designation</b>			
Reference:	Drawing #5		
Discussion	Is there a need for this to be a truck route still, as it was designated one back when there were still elevators on CP Rails land. Although there are empty lots for sale that could need a truck route for business purposes, as a selling point. We are changing the truck routes further down when we		

# Minutes

go ahead with the Gateway project on 47 Ave & 50 St.

**Conclusions** Leave this issue for now, table it until the Gateway project has been decided on. It should be removed though unless an interested buyer for the commercial lots needs it in place.

Action Items	Person Responsible	Deadline
Table this item until the Gateway project truck route is Decided.		2016

## Dr. Hammon School Bus Parking

**Reference:** Attachment #1 & Drawing #6

**Discussion** Sgt. Kehler brought forward an issue that TPS have been dealing with for some time. The school buses drive onto the Town's boulevard to drop off and pickup students through cuts in the curb that someone made for them long ago. This is very unsafe as there is no curb between students on the sidewalk and the bus especially in the winter. TPS would like the bus to start using the schools North parking lot instead and replace the curb so that parents can use all of 49 St. to park.

**Conclusions** Meet with Horizon School Division and First Student Bus lines regarding any plans Horizon may have for a pull in bus park, or if they are willing to change anything there. If there are no plans let them know that we will be replacing the curb regardless as we will not let the bus use the boulevard anymore and that they need to change pick up & drop off locations.

Action Items	Person Responsible	Deadline
Set a meeting w/ Horizon & First Student, and bring back findings to next meeting.	Gary & Sgt. Kehler	ASAP

## Calendar & Adjournment

6.17.2015	3:25 p.m.	PW Training Room
<b>Meeting called by</b>	Greg Birch	
<b>Next Scheduled</b>	Thursday September 17 <sup>th</sup> 2015.	
<b>Location</b>	PW Training Room	



July 8, 2015

Mayor and Council  
Town of Taber  
4900A – 50 Street  
Taber, AB  
T1G 1T2

Dear Mayor and Council,

The Executive Board of the Taber Shooting Foundation invites you to attend the Grand Opening of the Municipal District of Taber Sport Shooting Complex on Saturday July 25, 2014 from 10:00 a.m. to 2:00 p.m.

The Grand Opening Ceremony is planned for 11:00 a.m. at the 100 meter range.

We look forward to seeing you on July 25 as we celebrate the occasion of the grand opening of the Sport Shooting Complex.

Sincerely,

Morgan Rockenbach  
President  
Taber Shooting Foundation



July 3, 2015

Ref No. 298317

Gary Scherer  
Director of Engineering & Public Works  
Town of Taber  
A – 6201 54 Avenue  
Taber, Alberta T1G 1X4

**Subject: Letter of Non-Compliance – Town of Taber Storm Water Runoff Management**

Dear Mr. Scherer:

On June 16, 2015, Environment and Parks conducted an inspection of the Town of Taber's storm water outlets and drainage works that outlet into the Taber Irrigation District canal system and Taber Reservoir.

**Section 36 (1) of the *Water Act* states that;**

"no person may commence or continue an activity except pursuant to an approval, unless it is otherwise authorized under this Act".

A review of departmental records indicates that no ***Water Act Approval*** has been applied for or issued for the above-mentioned activities.

**At this time you are required to continue on with your efforts to complete the storm water drainage plan and to submit a *Water Act* application for Approval.** When you have all the necessary information required please submit an electronic copy of the application, which can be found by following the below link.

<http://esrd.alberta.ca/water/forms-applications/documents/ApplicationWaterActApproval-Form-Jan2015.pdf>

Please contact *Water Act* Approval Writer Jason Cayford at 403-388-7710 or at [jason.cayford@gov.ab.ca](mailto:jason.cayford@gov.ab.ca), if you have any questions in regards obtaining a *Water Act* Approval.

If you have any additional questions or would like to discuss the matter further, please feel free to contact me at 403-388-1102 or at [sydney.gilbert@gov.ab.ca](mailto:sydney.gilbert@gov.ab.ca).

Regards,



Sydney Gilbert

cc: Water Act Approvals – Jason Cayford – ESRD



<b>Council Request for Decision</b>	
<b>Meeting Date:</b> July 20, 2015	
<b>Subject:</b> Department Reports	
<b>Recommendation:</b>	That Council accepts the Department Reports for information.
<b>Background:</b>	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 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.
<b>Legislation / Authority:</b>	MGA, Section 207(c)
<b>Strategic Plan Alignment:</b>	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.
<b>Financial Implication:</b>	N/A
<b>Service Level / Staff Resource Implication:</b>	The service level will remain status quo.
<b>Justification:</b>	To keep Council informed of departmental happenings.
<b>Alternative:</b>	Council could seek clarification on any of the matters from Administration.



<b>Attachment(s):</b>	Engineering & Public Works July, 2015 June fire chief report Recreation Report July 2015 Planning Dept Report IT Department Monthly Report July 15, 2015 CAO July 2015 Report
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Kerry Van Ham
<b>Chief Administrative Officer (CAO) or Designate:</b>	



## Town of Taber

### Engineering and Public Works Department Report July, 2015

#### **General Info**

- Water fill station - the software supplier has made adjustments, complaints have lessened.
- 2015 RFP's for Herder Mower taken possession, half ton truck taken possession and Schulte XH 1500 Series 3 Rotary Cutter mower taken possession.
- Asphalt demonstration on June 24<sup>th</sup> using infrared heat for repairs went well with a repair done in front of Kirks Tire.
- Public Works Association Workshop scheduled for July 15 at the Fire Hall; topics to be discussed is sludge removal.
- Assessing and tabulating future asphalt and sidewalk replacement for 2016 projects.

#### **Transportation**

- Fill in potholes using a new product, also looking at alternative methods of reusing our millings for pothole repairs
- Grade roads (to transfer station) and alleys
- Asphalt repairs to be started the week of July 13
- Street sweeping on going
- Sweeping of pathways
- Started sidewalk replacement
- Cutting ditches on Highways 3, 36 and 864
- Weed whipping in all areas
- Mowing storm ditches in all areas
- Rented a large tractor to help cut large areas
- Barricades set up and taken down for the parade
- Monthly Health and Safety Meeting.

#### **Solid Waste Collection and Transfer Station**

- **Still dumping of furniture and tree branches in lanes**
- Develop a plan to; review, assess, modernize and implement a new waste management system
- Development of the Town's second solid waste & recycling brochure
- New solid waste truck ordered
- RFP for Collection Carts to be out July 10<sup>th</sup>, 2015 and closing August 7<sup>th</sup>.



- Monthly Health and Safety Meeting.

## **Capital Projects**

- 2014 capital works project, Tollestrup Const to started with deficiencies on 50<sup>th</sup> Avenue and start unfinished sidewalk replacement 100% complete.
- 50<sup>th</sup> Street Road Rehabilitation - detail design complete with the tender to be out April 20, 2015. Tender closes May 4, 2015. Tender awarded to McNally Contractors
- 52<sup>nd</sup> Avenue Water Line Renewal - detail design complete with the tender to be out April 23, 2015. Tender closes May 15, 2015 Low tender was Ground Tech Ent. Tender awarded to Ground Tech tentative start for construction is the week of June 22. Water line replacement done with the contractor to start on sidewalk and asphalt removal.
- Highway 36 intersection into Eureka industrial subdivision - 90% detail design review tender to be out the week of May 25. Tender closes June 15 with results to Council for the June 22<sup>nd</sup> meeting. Council rejected all bids because of budget constraints.
- Eureka industrial subdivision unerground - 85% detail design review, out to tender by the end of June. Out for tender July 7 and closing on July 20.
- StormWater master plan awaiting comments back before finalizing report. Meeting with TID on May 26 to address their concerns. Meeting with Alberta Environment June 16 to address TID's complaints. Meeting with TID on July 20<sup>th</sup> for final comments and will be brought to Council for final approval in August Council meeting.
- Industrial Lagoons Upgrade - detail design started 25% complete. Touring Lloydminister's lagoons and review their innovative aeration system.
- Starting RFP for center pivots for effluent irrigation at the lagoons.

## **EPCOR Capital Projects**

- Filter pipe gallery replacement - quotes are complete the successful contractor is DMT Mechanical Ltd. The project will be \$120,000 under budget. Project is now completed.
- Potable Water Master Plan - MPE to start moldeling started.
- Wastewater flow monitoring started looking at two problem areas as identified by EPCOR.
- Sanitary lining - assessing sanitary lines and receiving pricing from contractors.
- North Pump Station Upgrades - start detail design.
- Water meter replacement - ongoing throughout the year.

# Taber Emergency Services June 2015 Activity Report

**Fire Department Incidents**

**June Incidents: 15**

**Town**

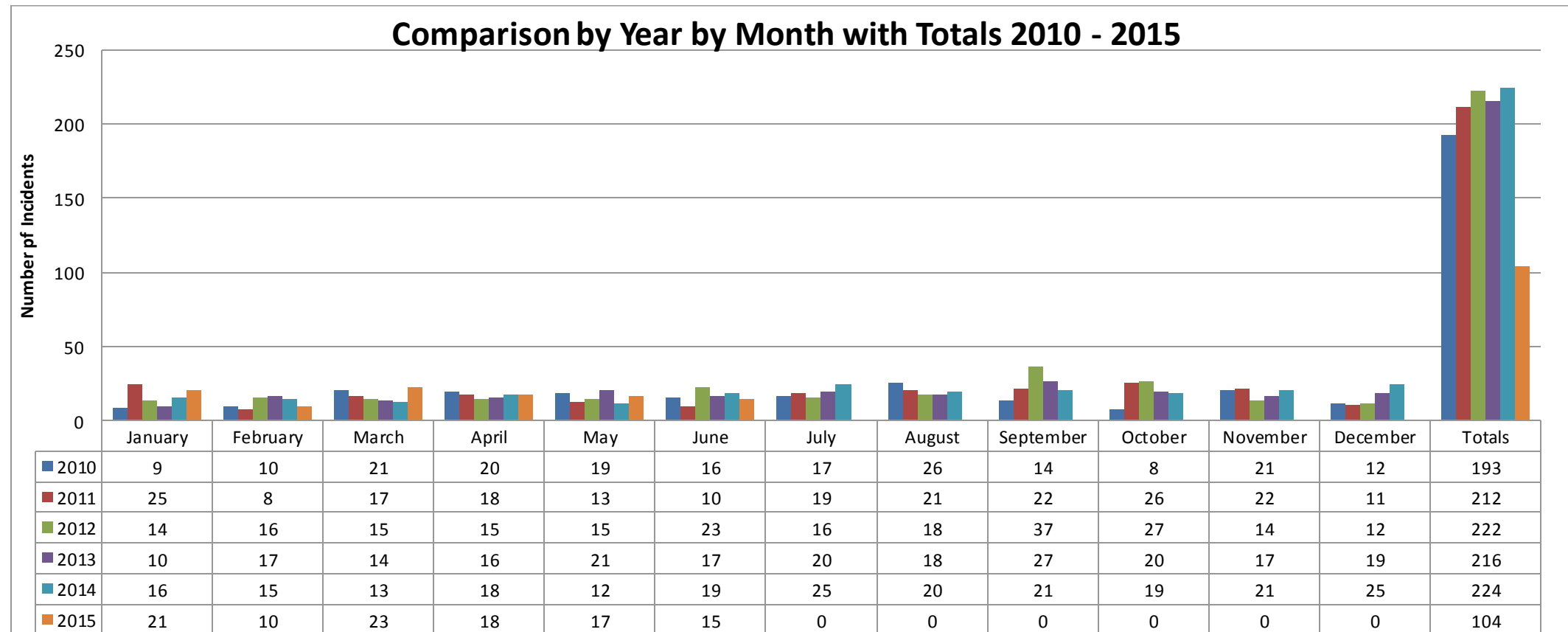
- 5- Alarms
- 1- MVC
- 1- Structure Fires
- 1-Grass fire
- 1- Ambulance Assist Town
- 1-Public assistants

**MD**

- 2- Grass fire
- 3- MVC

**Barnwell**

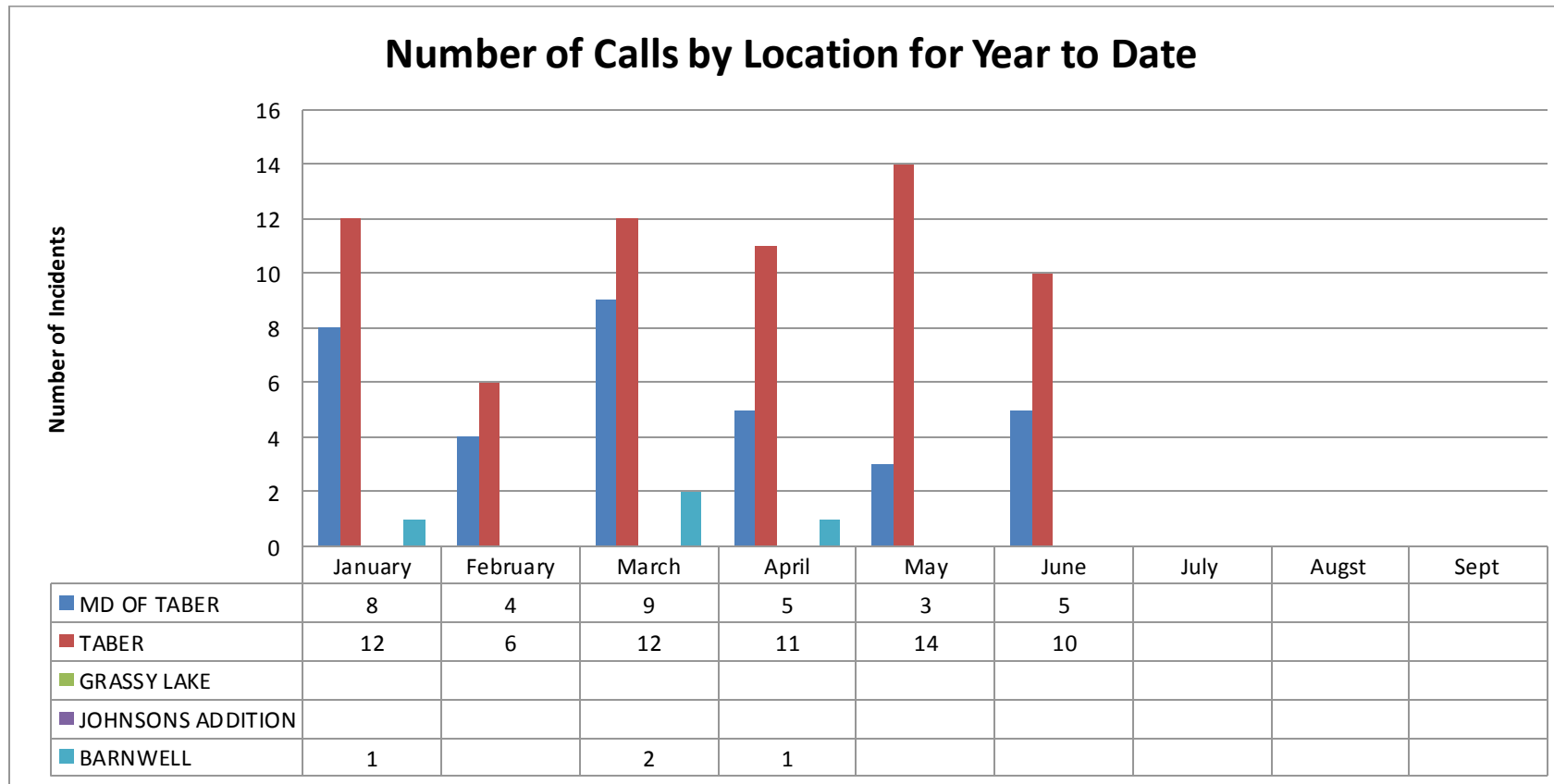
0



**Year to Date Incidents 104 Total Calls**

**Same Time last year 93 Total Call**

Below is a graph that shows the number of calls by location



## **Fire Chief Department report**

- John Andrade received his 20 yr service award from the town
- 2 fire inspection completed
- Chief was off for two weeks
- 13 students completed 1001 level 2 course.
- 1 of the 8 new training center buildings were dropped off at the fire hall for temporary use
- New burn room was used for NFPA 1001 testing for the first time June 17-18-19
- 2 Captains completed Fire officer level 1 this course contained 5 parts each part was 3 month online work shop congratulations
- Working with the Town and MD on the tri parties agreement
- MEMC meeting held in June
- INET still working on bugs start Estimated started Aug.

## **Safety**

- Pump replaced on S-63 this was noted as a safety concern.
- Upcoming policy on driving
- New equipment on the trucks assorted
- SCBA tested for the yearly certification all passed

## **Training Centre**

- Upcoming courses NFPA 1031 Fire Inspection Fall/ winter 2015-2016
- Training center burn room dropped off, training center scheduled for late summer completion

## **Practice / Incidents Nights**

Practice occurred 4 evenings to date 15 incidents.

## RECREATION Report July 2015

- Continue to work on the Recreation Master Plan. The second user group workshop was held June 23, 2015. Next steps are underway for a second more condensed and specific survey.
- The team continues to work on the process of completing Job Task evaluations for the Arena/Parks functions, then Hazard Identification regarding those tasks and the creation of Safe Work Procedures for those tasks. This is an ongoing project but much headway has been made since January. All staff is heavily involved in this project.
- Aquafun Centre re-opened June 26, 2015 at noon. An incident investigation has been underway and an insurance claim submitted. At this time, we are now waiting for a report from MPE on possible cause.
- Seasonal staff to continue to work on sportsfields, parks and cemetery. This includes mowing, weed trimming, tree trimming, watering for Communities in Bloom, playground inspections and repairs, irrigation repairs and maintenance. Currently staff is focusing efforts on levelling headstones and adding sod to newer graves at the cemetery, aerating fields, and repairing chain link fence.
- Project development for Row K at the cemetery has been awarded to Venture Holdings. This is the installation of the continuous base in the next section.
- Meeting rooms – green room upgrades are now almost complete with the new hardware, tables, chairs, etc installed. Grey room upgrades will commence in August.
- Canada Day celebrations were a success. The partnership between ATB Financial, Taber Cares and the Town provided for a well-attended event with a lot of various activities for everyone to enjoy.
- Southern Alberta Summer Games was in Claresholm July 8-11. Our region was well represented with athletes and coaches and achieved success in many sports. We had 267 athletes attend and placed second in overall points and medals after the host region of Willow Creek.
- The Spring Ice User meeting was held June 17, 2015. Looking ahead to the next season.
- Continue to look at Facility Booking Program/Online Registration options. We have had one product demo. In late June, three Town staff attended a meeting in Lethbridge with the City of Lethbridge, Lethbridge College, and the University of Lethbridge regarding possible collaboration. We are also identifying the program/software requirements we require for our operations.
- Continue to work with Communities in Bloom Committee regarding this season and coordinating to meet their needs. Recently, staff has been focused on the flower bed areas west of the Police Station (near Triad) and the beds along the Walking Trail bordering Highway 864.
- Assisting various groups with their special events. This is ongoing. Many various events have been occurring including such as weddings, the soccer camps and Bible camps in addition to other major community events.
- Conducted H&S meetings for staff in the pool and arena functions.
- Working with pool staff regarding additional promotions and activities that we have been offering. These are working very well and the public is very receptive. We now have Kinsmen Free Swim occurring every Tuesday evening and Watergun Wednesdays occurring on specific dates.
- Summer swim lessons are underway and are well attended.
- Continue to work with Users with respect to the new Community Grant Program.
- Fall programming underway for arena and pool including school programs, public programs and user programs.
- Preparing for arena start up July 20, 2015.
- Preparations underway for the replacement of the Kiwanis playground and upgrades to the arena based on grant submissions.



## Town of Taber

### Planning and Economic Development Department Report July 2015

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**

- Details regarding finalizing the land sale agreement with Federated Co-op.

#### **Economic Development**

- Meeting with the owners of a variety of downtown businesses to ensure pen communication and address various development matters,
- Meeting with representatives from ABC Art to write a feature piece for the economic development website,
- Working with a Telus to update their services within the town boundary,
- Finding quotes and an appropriate set-up for a trade-show/conference display.

#### **Bylaws and Policies**

- Revising the policy and procedure regarding the taking of developer security.

#### **Subdivision**

- Working with the Taber Irrigation District regarding irrigation acres in the Eureka Industrial Area,
- Working with MPE and Halma Surveys on the layout and servicing for the Eureka Industrial area.

#### **Development**

- Meeting with the Developers of Westview regarding the deficiencies at their development, writing meeting minutes and researching historic issues,
- Performing site visits to Prairie Lakes during construction of Phase 1B,
- Meeting with the owners of an illegal suite and explaining building code matter to them,
- Working with the Safety Codes Council to update a portion of the Quality Management Plan reflective of the latest building code amendments,
- Meeting with representatives to provide input on a new church being developed in Taber.

#### **Other**

- Finalizing the municipal census by performing quality control calls and administrative duties for Municipal Affairs,
- Providing background information to Brown and Associates regarding the work on the MDP/LUB,
- Customizing the Diamond permitting system for efficiency and reporting,
- Meeting with representatives from the MD regarding some future developments within the urban-rural fringe area,
- Drafting a new information sheet on installing/permitting fascia signs,
- Meeting with ATCO Gas to discuss future town development projects.

## **Town of Taber**

### **Information Technology Department**

#### **June - July Monthly Report:**

**July 15, 2015**

Tom Moffatt is away this month and this is a report for my main tasks with Michael Stevens':

- Software maintenance for TPS print server (Bios update).
- Upgraded JOIN software for Dispatch workstations.
- Upgraded Neptune software for Utilities Handheld to version 4.7.
- Upgraded Cash Plus software for the phone system.
- Upgraded Spector360 to version 8.3 for monitoring workstations.
- Upgraded FirePro to version 1228 for Fire Department.
- Upgraded Class Training to version 8 for Aquafun to test before the live upgrade.
- Replaced toner on planning department printer.
- Replaced phone handset for Donna.
- Replaced keyboard for Katie and Christina who got an ergonomic keyboard.
- Replaced UPS at the Fire Hall.
- Replaced iPad for councillor Brewin, old one is going to recycle.
- Continued on testing iNET system.
- Set up the conference phone at the Green Room.
- Software maintenance for various users and workstations.
- Troubleshoot Agenda.NET

#### **Alaa Abdel Khaliq**

##### **Information Technology Support Analyst**

- Upgraded Workplace.
- Installed new plotter in the administration building.
- Spam Email update and cleanup.
- Troubleshoot Agenda to work with Microsoft Surface.
- Prepared monthly/yearly reports for Permitting module on MS Dynamics.
- Tested and mapped Shaw Guest network.
- Added new employees on the system.
- Installed new Wi-Fi Antenna for IT Department.
- Replaced all new workstations for Evergreening Project.
- Replaced two printers for the Evergreening project.

#### **Michael Stevens**

**Chief Administrative Officer  
Department Report  
June 16 – July 13, 2015**

- Attended informal meeting of MD of Taber and Town of Taber Councils.
- Helped organize and present the solid waste initiative presentation on June 18.
- Held the usual post-Council meetings with the management team.
- Helped lead the Recreation Master Plan workshop on June 23.
- Attended employee appreciation event on June 25.
- Worked with other Town staff on the Request for Quotations (RFQ) for the Old Rodeo Ground detention pond rehabilitation project.
- Undertook performance appraisal of one of the Town's managers.
- Resolved some issues regarding Taber Rodeo Association lease.
- Addressed a CUPE issue.
- Signed various documents, from cheques to development agreements.
- Worked on finalization of the Strategic Plan document.
- Investigated alternatives for handling co-mingled recycled materials and waste collection at a central site in support of the new system.
- Met with other managers to establish the new relationship with MNP regarding the whistleblower policy.
- Attended our wonderful Canada Day celebrations.
- Undertook interviews and other work towards finding a new Director of Finance.
- Met with MPE Engineering regarding study of trail alignment alternatives to MD of Taber Park, and other projects.
- Municipal committee meetings attended:
  - Performing Arts Centre Committee
  - Traffic Committee
  - Council
  - Emergency Management Committee
  - Tripartite Fire Services Agreement Negotiations





<b>Council Request for Decision</b>	
<b>Meeting Date:</b> July 20, 2015	
<b>Subject:</b> Mayor and Councillor Reports (Verbal)	
<b>Recommendation:</b>	That Council accepts the Mayor and Councillor Reports for information.
<b>Background:</b>	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.
<b>Legislation / Authority:</b>	MGA, Section 207(c)
<b>Strategic Plan Alignment:</b>	Governance: Build partnerships with other governments and organizations where synergies may exist.
<b>Financial Implication:</b>	N/A
<b>Service Level / Staff Resource Implication:</b>	The service level will remain status quo.
<b>Justification:</b>	To keep all of Council informed of elected official activity.
<b>Alternative:</b>	Council could seek clarification on any of the matters.
<b>Attachment(s):</b>	None.



<b>APPROVALS:</b>	
<b>Originated By:</b>	Kerry Van Ham
<b>Chief Administrative Officer (CAO) or Designate:</b>	



<b>Council Request for Decision</b>	
<b>Meeting Date: July 20, 2015</b>	
<b>Subject: Council Budget and Service Requests</b>	
<b>Recommendation:</b>	<p>That Council accepts as information the request of administration that Council members begin to think about their priorities for operational and capital expenditures in 2016 so that they can provide those to administration in the next month or two, during the early stages of the budget preparation process.</p> <p>(Council may also want to take this opportunity to raise and discuss service levels it wants to see changed in the current year, such as increased – or decreased – cutting of grass in parks and boulevards, specific equipment purchases, increased bylaw enforcement, areas where sidewalks or potholes need repair, etc.)</p>
<b>Background:</b>	<p>The Town begins its budget preparation in late August. Budget-specific meetings will be scheduled once that process starts. In the meantime, Council members should start to think about their service and infrastructure priorities so that administration can obtain this input early in the process.</p> <p>Council members can also take advantage of this agenda item to discuss their immediate priorities with the other members. Councillors can only make decisions by resolution or bylaw, and are not supposed to instruct Town administration as individuals. Similarly, Council members are not authorized to direct expenditures of money that are not in the budget. However, Council members may have very good ideas about improvements that can be made to the Town's operations or equipment that should be purchased to better service Town residents or businesses. Bringing these forward at a Council meeting for discussion will ensure that it is not just one Councillor's expectations that are being introduced in Taber, and that budget plans are being followed. Also, department managers are usually present at Council meetings and address any questions about the effect of the changes on current operations and budgets. Finally, if there is a need for funding to accommodate the requested change, this can be properly addressed by all of Council in open session.</p>
<b>Legislation / Authority:</b>	MGA s. 180 (Methods in Which Council May Act); MGA s. 249 (Civil Liability of Councillors)
<b>Strategic Plan Alignment:</b>	Strengthen our core infrastructure and services in a fiscally responsible manner.



<b>Financial Implication:</b>	Town Council adopts a budget each year in accordance with the MGA's requirements. Minor changes are made during the course of the year to deal with changing circumstances and any issues that arise.
<b>Service Level / Staff Resource Implication:</b>	The budget process ties directly to levels of service and the provision of everything from the number of times we cut grass to how many asphalt repairs we can make in a given year.
<b>Justification:</b>	The 2016 budget process will start in late August and it is important to receive Council input early in the budgeting process. Second, there are ideas and circumstances that arise on an on-going basis, and Council should discuss as a group the changes that should be made during each budget cycle.
<b>Alternative(s):</b>	Council could establish some meeting dates in the near future to discuss the budget but that process will happen anyway in early fall.
<b>Attachment(s):</b>	None

<b>APPROVALS:</b>	
<b>Originated By:</b>	Greg Birch
<b>Chief Administrative Officer (CAO) or Designate:</b>	