



## **AGENDA**

A PUBLIC HEARING REGARDING THE BYLAWS OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, SEPTEMBER 14, 2015 AT 5:00 PM.

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### **ITEM NO. 1. CALL TO ORDER**

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

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

### **ITEM NO. 2. LAND USE AMENDMENT BYLAW NO. 13-2015**

- i) Explanation of Purpose of Proposed Bylaw No. 13-2015.
- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 13-2015.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 13-2015.

### **ITEM NO. 3. CLOSE OF MEETING**

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



<b>Council Request for Decision</b>	
<b>Meeting Date: September 14, 2015</b>	
<b>Subject:</b> Bylaw 13-2015 Public Hearing	
<b>Recommendation:</b>	That Council accepts the information heard from the Public Hearing for Bylaw 13-2015.
<b>Background:</b>	<p>On August 17<sup>th</sup>, 2015 Council passed 1<sup>st</sup> Reading of Bylaw 13-2015. The proposed Bylaw will repeal Bylaw A-338, the Eureka Industrial Park Area Structure Plan. The Area Structure Plan was created in 1994 and due to the many changes over the years, the Area Structure Plan has become inconsistent with the current industrial development. To avoid future planning and development inconsistencies, Bylaw A-338 must be repealed.</p> <p>In accordance with the Bylaw process in the MGA, a public hearing is being held and Administration has circulated the proposed Bylaw to affected parties and advertised it for 2 weeks in the Taber Times.</p> <p>There has only been one public inquiry where an industrial business was interested in how repealing the Area Structure Plan would affect their business. Administration informed the individual their business would not be impacted as they are already established and that the purpose of the Area Structure Plan is to provide guidance on future development.</p>
<b>Legislation / Authority:</b>	Section 692 of the MGA requires Council to hold a Public Hearing before 2 <sup>nd</sup> Reading of a Bylaw and Section 606 sets out the advertising requirements for a Public Hearing.
<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>	The only direct financial implication was the cost of advertising. An indirect cost associated with repealing the Eureka Industrial Park Area Structure Plan is the possible creation of a new Area Structure Plan in the future.
<b>Service Level / Staff Resource Implication:</b>	The staff resource implication is the time required by staff to review the proposed bylaw and prepare the advertisement and documents for Council and the Public Hearing.



<b>Justification:</b>	By accepting the information received from the Public Hearing, Council will be able to make a more informed decision on the proposed bylaw.
<b>Alternative(s):</b>	Alternative #1: That Council does not accept the information received at the Public Hearing for Bylaw 13-2015.
<b>Attachment(s):</b>	Bylaw 13-2015 Bylaw 13-2015 Advertisement Internal Referral

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

**TOWN OF TABER  
BYLAW NO. 13-2015**

A BYLAW FOR THE PURPOSE OF REPEALING THE EUREKA INDUSTRIAL PARK AREA STRUCTURE PLAN BYLAW NO. A-338 IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

**WHEREAS** the Town of Taber adopted the Eureka Industrial Park Area Structure Plan Bylaw No. A-338;

**AND WHEREAS** Council, having found the Eureka Industrial Park Area Structure Plan to be inconsistent with current industrial development wishes to repeal Bylaw No. 338 in accordance with Section 191 of the Municipal Government Act;

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

**NOW THEREFORE**, the Council of the Town of Taber in the Province of Alberta, duly assembled in Council, hereby repeals Eureka Industrial Park Area Structure Plan Bylaw No. A-338.

RES. \_\_\_\_ **READ** a first time this \_\_\_\_ day of \_\_\_\_\_, 2015.

RES. \_\_\_\_ **READ** a second time this \_\_\_\_ day of \_\_\_\_\_, 2015.

RES. \_\_\_\_ **READ** a third time this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Chief Administrative Officer

Residents of the Town of Taber

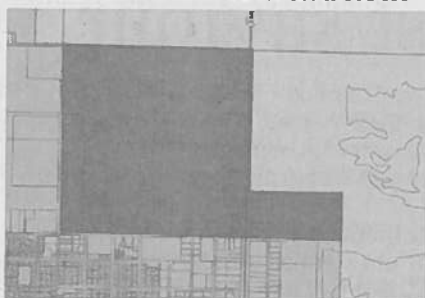
Applications for the above may be picked up at the Town Administration Office or downloaded from the town's website at the following location:  
<http://www.taber.ca/DocumentCenter/View/581>

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

## Public Hearing Town of Taber Proposed Bylaw 13-2015

Take notice that the Town of Taber is proposing to repeal Bylaw A-338 by introducing proposed Bylaw 13-2015. Bylaw A-338 originally established the Eureka Industrial Park Area Structure Plan in 1994. This Area Structure Plan was used to provide guidance in the development of the Town's available industrial land. Since the establishment of the Eureka Industrial Park Area Structure Plan, the needs and vision of the industrial sector has changed. Repealing Bylaw A-338 (Eureka Industrial Park Area Structure Plan) would allow for future development without inconsistencies to any statutory plans.

**The area of the Eureka Industrial Park Area Structure Plan is indicated in the sketch below:**



If you have any comments on proposed Bylaw 13-2015, Council would like to hear from you. On Monday, September 14, 2015 at 5:00 pm, Council will hold a PUBLIC HEARING in the Town of Taber Council Chambers to consider proposed Bylaw 13-2015. Copies of the bylaw may be obtained at the Town of Taber Administration building. If you are unable to attend the public hearing but would like to submit your comments/concerns in writing, please submit them to the Town Office no later than noon on September 14, 2015.

Any questions regarding this amendment can be directed to:

**Katie Tyo**  
Planner/Economic Development Officer  
Town of Taber  
A - 4900 50 St., Taber, AB T1G 1T1  
Phone: (403)223-5500 ext. 5527

### TAKE NOTICE THAT THE FOLLOWING APPLICATION FOR DEVELOPMENT HAS BEEN CONDITIONALLY APPROVED SUBJECT TO AN APPEAL PERIOD

**DP- 15-082: 5413 42 Ave; Julie Urano, Lot 37, Block 34, Plan 7810080, New Manufactured Home, 113m2, with lot width waiver reducing the requirement from 13m to 12.15 m, Discretionary Use, (LR-3 Low Density Residential)**

Any person affected by the above decisions may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Development Officer no later than September 17, 2015.



A - 4900 50 St. Taber, T1G 1T1  
Phone 403-223-5500 • Fax 403-223-5530  
email: [town@taber.ca](mailto:town@taber.ca) • website: [www.taber.ca](http://www.taber.ca)  
Keeping Our Community Informed



August 18, 2015



Proposed Bylaw 13-2015

INTERNAL REFERRAL FOR A PROPOSED BYLAW

**Subject:** Proposed Bylaw 13-2015;  
A bylaw to repeal Bylaw A-338 (Eureka Industrial Park Area Structure Plan)

**Proposed LUB Amendment:** The Town of Taber is proposing Bylaw 13-2015 to repeal Bylaw A-338, the Eureka Industrial Park Area Structure Plan. Bylaw A-338 originally established the Eureka Industrial Park Area Structure Plan in 1994. This Area Structure Plan was used to provide guidance in the development of the Town's available industrial land. Since the establishment of the Eureka Industrial Park Area Structure Plan, the needs and vision of the industrial sector has changed. Repealing Bylaw A-338 (Eureka Industrial Park Area Structure Plan) would allow for future development without inconsistencies to any statutory plans.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO  
 Aline Holmen  
 Devon Wannop  
 Superior Safety Codes

Gary Scherer/ Phil Abel/Ramin Lahiji  
 Chris Zuidhof, Epcor  
 Steve Munshaw, Fire Chief  
 Alf Rudd, Chief of Police

Your Comments:

*no issues*

*AH*

Please return comments to Planning Department by September 7, 2015.

cc: Tax & Utility Clerk

August 18, 2015



Proposed Bylaw 13-2015

INTERNAL REFERRAL FOR A PROPOSED BYLAW

**Subject:** Proposed Bylaw 13-2015;  
A bylaw to repeal Bylaw A-338 (Eureka Industrial Park Area Structure Plan)

**Proposed LUB Amendment:** The Town of Taber is proposing Bylaw 13-2015 to repeal Bylaw A-338, the Eureka Industrial Park Area Structure Plan. Bylaw A-338 originally established the Eureka Industrial Park Area Structure Plan in 1994. This Area Structure Plan was used to provide guidance in the development of the Town's available industrial land. Since the establishment of the Eureka Industrial Park Area Structure Plan, the needs and vision of the industrial sector has changed. Repealing Bylaw A-338 (Eureka Industrial Park Area Structure Plan) would allow for future development without inconsistencies to any statutory plans.

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 Steve Munshaw, Fire Chief  
 Alf Rudd, Chief of Police

Your Comments:

*No concerns with the Bylaw Change.*

*Aug 25, 2015*

Please return comments to Planning Department by September 7, 2015.

cc: Tax & Utility Clerk

August 18, 2015



Proposed Bylaw 13-2015

INTERNAL REFERRAL FOR A PROPOSED BYLAW

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 Alf Rudd, Chief of Police

Your Comments:

*No further input.*  
*Alf Rudd*

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August 18, 2015



Proposed Bylaw 13-2015

INTERNAL REFERRAL FOR A PROPOSED BYLAW

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 Alf Rudd, Chief of Police

Your Comments:

*No concerns EJ*

*No concerns AL*

*NO CONCERNS POA*

Please return comments to Planning Department by September 7, 2015.

cc: Tax & Utility Clerk

August 18, 2015



Proposed Bylaw 13-2015

INTERNAL REFERRAL FOR A PROPOSED BYLAW

**Subject:** Proposed Bylaw 13-2015;  
A bylaw to repeal Bylaw A-338 (Eureka Industrial Park Area Structure Plan)

**Proposed LUB Amendment:** The Town of Taber is proposing Bylaw 13-2015 to repeal Bylaw A-338, the Eureka Industrial Park Area Structure Plan. Bylaw A-338 originally established the Eureka Industrial Park Area Structure Plan in 1994. This Area Structure Plan was used to provide guidance in the development of the Town's available industrial land. Since the establishment of the Eureka Industrial Park Area Structure Plan, the needs and vision of the industrial sector has changed. Repealing Bylaw A-338 (Eureka Industrial Park Area Structure Plan) would allow for future development without inconsistencies to any statutory plans.

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**Your Comments:**

*- MUST MEET ABC 2014 REQUIREMENTS & WATER FLOW REQUIREMENTS.*

Please return comments to Planning Department by September 7, 2015.

cc: Tax & Utility Clerk