



RAY BRYANT
MAYOR

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FORWARDED: MARCH 8, 2012

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, MARCH 12, 2012 AT 5:00 PM.

ITEM NO. 1. CALL TO ORDER

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

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

ITEM NO. 2. LAND USE AMENDMENT BYLAW NO. 3-2012

- i) Explanation of Purpose of Proposed Bylaw No. 3-2012

That Bylaw 3-2012 (Land Use Bylaw) be amended to rezone:

**5525 66 AV
Plan 9712242, Block 2, Lot 1
From Limited Industrial (LM) to General Industrial (M-2)**

- ii) Presentation of Written or Oral Briefs **Against** the Proposed Bylaw No. 3-2012.
- iii) Presentation of Written or Oral Briefs **For** the Proposed Bylaw No. 3-2012.

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.

TOWN OF TABER
BY-LAW NO. 3-2012

BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO AMEND
BY-LAW NO. 4-2006, THE LAND USE BY-LAW OF THE TOWN OF TABER

Pursuant to Section 692(1)(f) of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26.1, as amended, the Council of the Town of Taber, in the Province of Alberta, duly assembled enacts as follows:

1. By-Law 4-2006 is hereby amended to include the following:
2. That Schedule "B", District Maps of the said By-Law is hereby amended by rezoning:

5525-66th Ave
Plan 9712242, Block 2, Lot 1
From Limited Industrial (LM) to General Industrial (M-2) as indicated in the sketch below:



3. The remainder of By-Law 4-2006 and its amendments thereof not amended by this By-Law remains in full force and effect.

RES. 36/12 **READ** a first time this 13th day of February, 2012.

RES. ____ **READ** a second time this ____ day of _____, 2012.

RES. ____ **READ** a third time and finally passed this ____ day of _____, 2012.

MAYOR

CHIEF ADMINISTRATIVE OFFICER

**Land Use Bylaw Amendment
FORM F**



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

APPLICATION NO: 3-2012 BYLAW NO: 3-2012
RECEIVED DATE: Jan. 23, 2012 ROLL NO: 5566010
FEE RECEIVED: Jan. 23, 2012

Applicant

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

Name: Jolene Transport Phone: 403-223-1009
Address: #1,641 Wildrose Dr. Tab. Cell No: 403-715-5343
Postal Code

Legal Description of Land Subject to Amendment:

Municipal Address: 5525 66 Ave Taber, AB.
Legal Description: Lot: 1
Block: 2 Plan: 9712240

Amendment Proposed: From: LM LTD Inc
To: M2 general Inc

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

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

Re some land to allow for Transport/Trucking.

Date: TAN 23/12 Signed: [Signature]

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

Registered Owner(S) Or Person Acting On Their Behalf

Josh Wurz hereby certify that I/We:

am the registered owner, **or**
 am authorized to act on behalf of the registered owner(s)

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

Signed Josh
Phone (hm): 403-223-1009

Date Jan 23/12
Phone (wk): 403-715-5343

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

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

Registered Owners' Signature [Signature] Date Jan 23/12



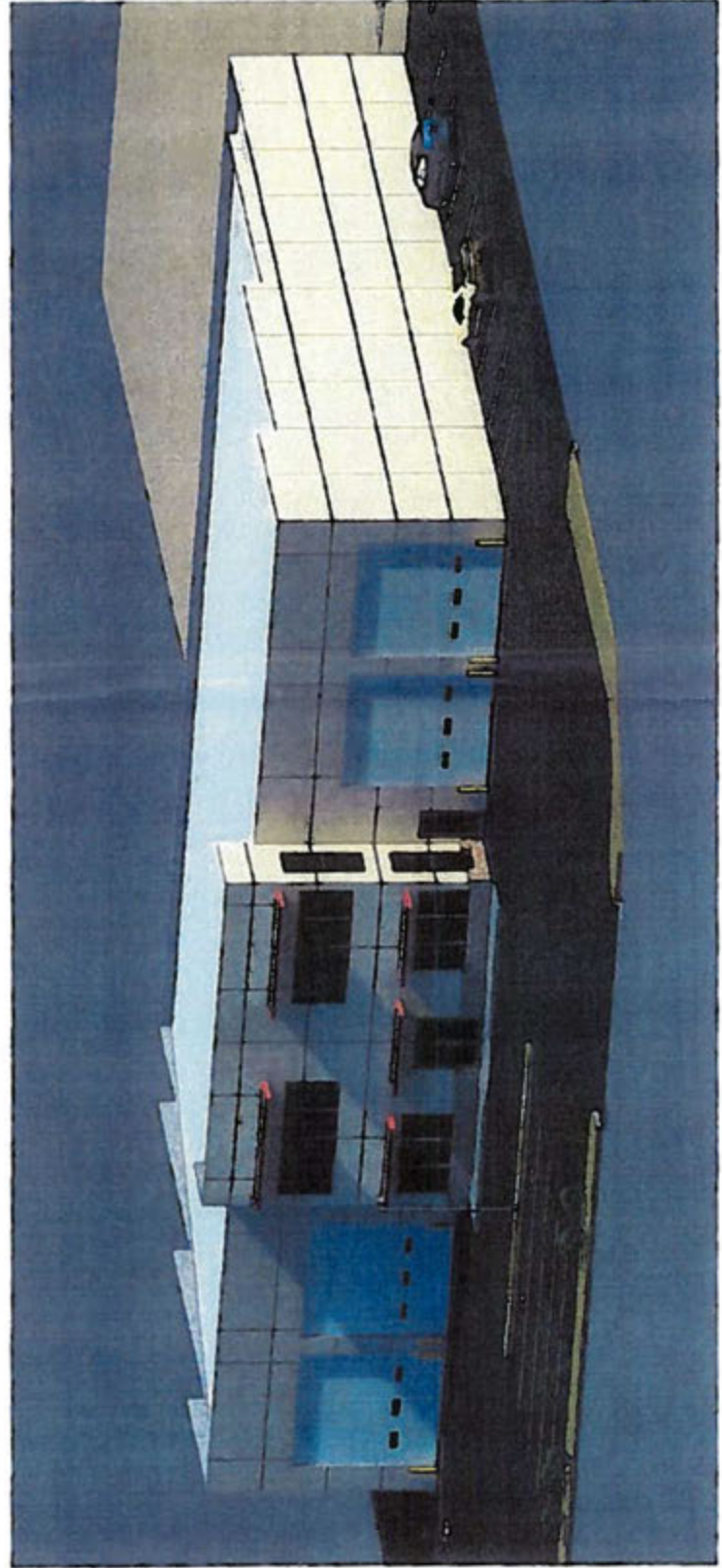
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Project: Jolene Transport
New Proposed Building
Cover Sheet

Date: 2023.03.21
Drawn By: [Name]
Checked By: [Name]

A0.1

09/23/23

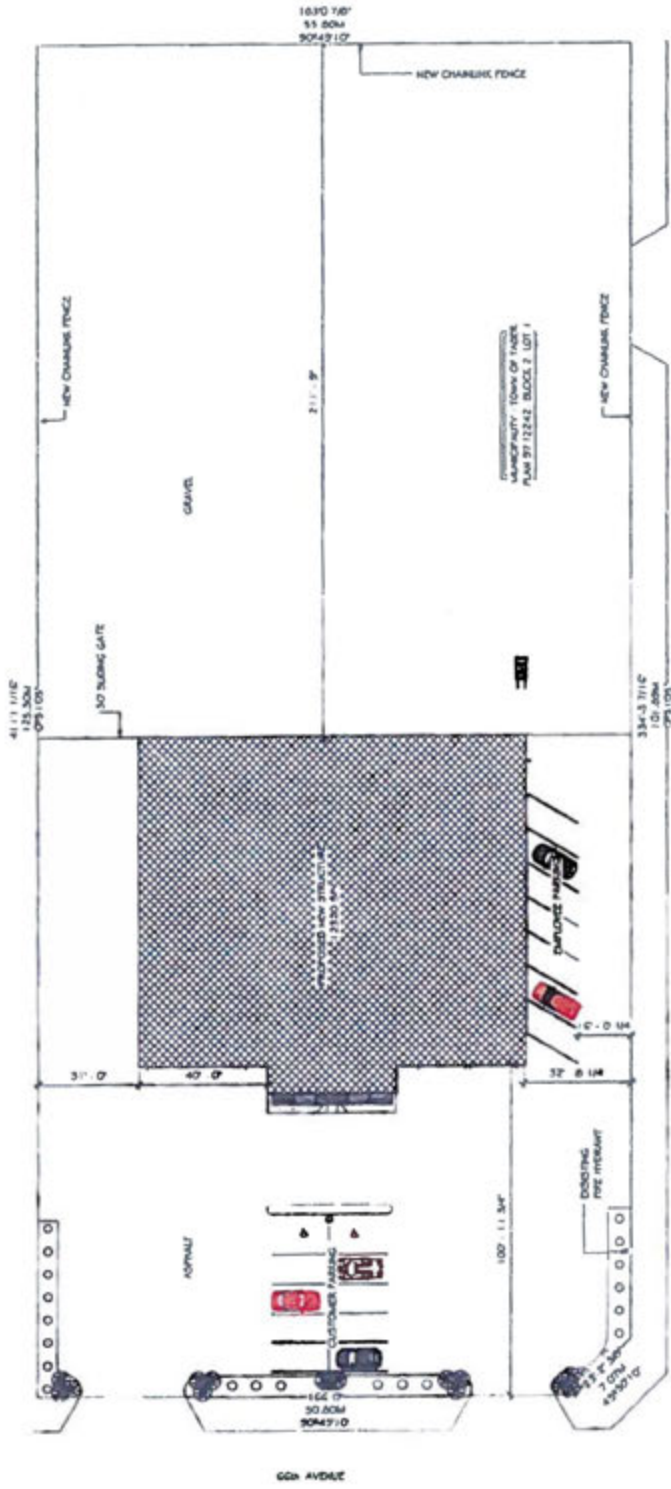


**FOR DEVELOPMENT
PERMIT ONLY**



NOTES:
 1. SITE AREA: 75,186.12 SF
 2. SITE COVERAGE: 14.54%
 3. BUILDING AREA: 12,330 SF
 4. LEGAL AND DESCRIPTION: PLAN 3712242, BLOCK 2, LOT 1
 5. PROJECT ADDRESS: 5604 56A STREET, VANCOUVER, BC V6P 6K1
 6. MUNICIPAL DISTRICT: 1 (404 SF)
 7. MUNICIPAL BY-LAW: 2118 (404 SF)
 8. EMPLOYEE PARKING: 8 STALLS
 9. BUILDING USE: OFFICE / EQUIPMENT STORAGE

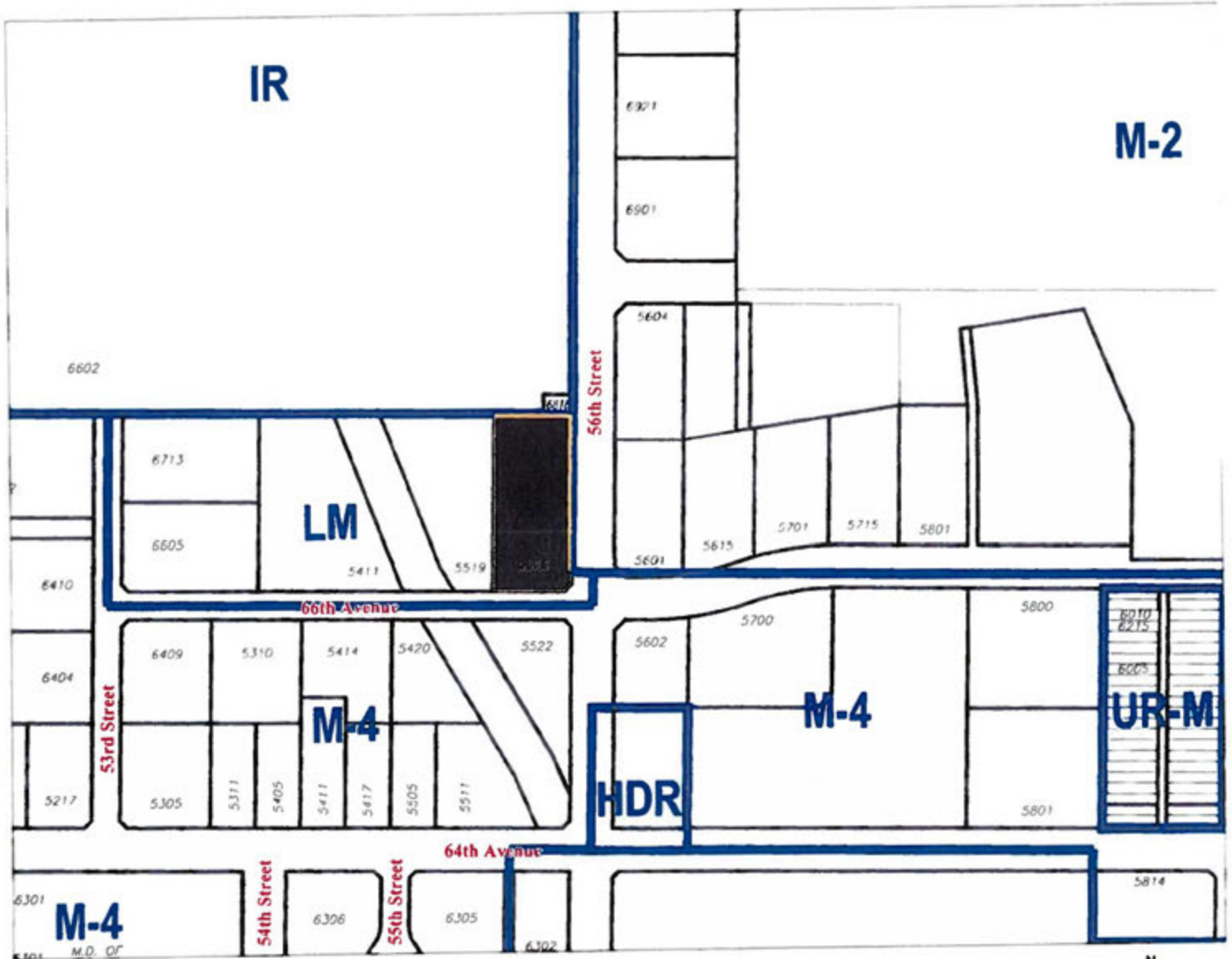
- CALGARY CANYON AVENUE
- JAMES STREET
- 56A STREET
- 56B STREET
- 56C STREET
- 56D STREET
- 56E STREET
- 56F STREET
- 56G STREET
- 56H STREET
- 56I STREET
- 56J STREET
- 56K STREET
- 56L STREET
- 56M STREET
- 56N STREET
- 56O STREET
- 56P STREET
- 56Q STREET
- 56R STREET
- 56S STREET
- 56T STREET
- 56U STREET
- 56V STREET
- 56W STREET
- 56X STREET
- 56Y STREET
- 56Z STREET



Jolene Transport
New Proposed Building
Site Plan

DATE: 2011.03.11
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: A0.2

Land Use District Map of Adjacent Properties



SECTION 15: Limited Industrial (LM) DISTRICT

1. Purpose

This district is intended to be applied to small existing industrial parcels that are generally or somewhat isolated from planned industrial areas and parks. This zone is not intended to be applied to new industrial sites or to implement approved Area Structure Plans but may be appropriate to address existing industrial sites adjacent to established residential areas.

2. Uses

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

Permitted Uses

- (a) Contracting Services, Minor
- (b) Equipment Rental/Repair
- (c) Offices or Office building
- (d) Offices accessory to the Principal use of the Land or Building
- (e) Utilities

Discretionary Uses

- (a) Accessory Buildings, Structures, and Use
- (b) Agricultural Processing
- (c) Auto Body and Repair Shop
- (d) Automotive/Recreation Vehicle Sales and Rental
- (e) Automobile Service Station
- (f) Automobile Supply Store
- (g) Oilfield Support Service
- (h) Park
- (i) Public Use
- (j) Recreation Facility, Indoor
- (k) Sign
- (l) Storage, Indoor
- (m) Storage, Outdoor
- (n) Veterinary Clinics
- (o) Warehouse

SECTION 15: Limited Industrial (LM) DISTRICT

3. District Requirements

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

| | |
|-----------------------------|--------------------|
| Minimum Lot Area: | 900 m ² |
| Minimum Lot Width: | 25 metres |
| Minimum Front Yard: | 7.0 metres |
| Minimum Rear Yard: | 7.0 metres |
| Minimum Interior Side Yard: | 3.0 metres |
| Minimum Exterior Side Yard: | 4.5 metres |
| Maximum Coverage: | 40% |

4. Special Requirement: Accessory Buildings

No accessory building or structure shall be erected in any yard other than an interior side yard or rear yard and shall be no closer than three (3) metres to any lot line.

5. Special Requirement: Screening and Fencing

- (a) All sites abutting a residential district shall be screened from view of residential districts to the satisfaction of the Development Authority.
- (b) Outside storage areas, parking areas and equipment storage areas shall be screened to the satisfaction of the Development Authority.

6. Special Requirement: Landscaping

All sites abutting a residential or institutional district or facing a public highway shall provide a minimum of ten (10) percent of the site area in the form of landscaping (including the provision of mature trees) to the satisfaction of the Development Authority. All sites shall provide no less than the minimum landscaping prescribed in Section 3 (General Provisions) of this by-law.

7. Special Requirement: Environmental Impacts

All sites abutting a residential district shall not produce any off-site environmental nuisances such as noise, dust, or odours.

SECTION 17: General Industrial (M-2) DISTRICT

1. Purpose

This district is to provide areas for industries and businesses that require larger open storage areas and/or may create a nuisance by reason of noise, smell, appearance but are generally not considered to be hazardous. This District will generally be applied to interior portions of industrial areas.

2. Uses

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

Permitted Uses

- (a) Any Uses Permitted in the M-1 District
- (b) Agricultural Processing
- (c) Agricultural Supply Depot
- (d) Automobile, Truck, and Recreational Vehicle Storage
- (e) Automotive Repair Garage
- (f) Construction Yard
- (g) Electrical and Electronic Products Industry
- (h) Food Processing Plant
- (i) Heavy Equipment Sales, Service, Storage and Rentals
- (j) Oilfield Support Services
- (k) Printing Establishment
- (l) Public Uses
- (m) Railroad Yard
- (n) Transport/Truck Operation

Discretionary Uses

- (a) Abattoir
- (b) Accessory Buildings, Structures, and Uses
- (c) Auto Body and Repair Shop
- (d) Automotive/Recreation Vehicle Sales and Rental
- (e) Automobile Service Station
- (f) Bank/Financial Institution
- (g) Bottled Gas, Sales and Storage
- (h) Bulk Sales Establishment
- (i) Commercial Fertilizer Supply

SECTION 17: General Industrial (M-2) DISTRICT

- (j) Communication Tower
- (k) Contracting Services, Major
- (l) Dry Cleaning and Laundry Plant
- (m) Electricity Production
- (n) Feed Mills
- (o) Gas Bar
- (p) Grain Elevator
- (q) Greenhouse, Commercial
- (r) Kennel
- (s) Laboratory
- (t) Offices accessory to the Principal Industrial Use of the Land or Building
- (u) Pharmaceutical and Medical Products Industry
- (v) Printing, Reproduction and Data Processing Industry
- (w) Recreation Facility, Commercial
- (x) Recycling Depot
- (y) Signs
- (z) Storage, Outdoor
- (aa) Tanker Truck Washing Facility
- (bb) Truck and Manufactured Home Sales and Rentals
- (cc) Truck Depot
- (dd) Warehouse

3. District Requirements

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

| | |
|-----------------------------|----------------------|
| Minimum Lot Area: | 1,000 m ² |
| Minimum Lot Width: | 30 metres |
| Minimum Front Yard: | 7.5 metres |
| Minimum Rear Yard: | 10 metres |
| Minimum Side Yard: | 7 metres |
| Minimum Exterior Side Yard: | 7.5 metres |
| Maximum Building Height: | 15 metres |
| Maximum Lot Coverage: | 60% |
| Minimum Landscaped Area: | 5% |

SECTION 17: General Industrial (M-2) DISTRICT

4. Special Requirement: Signs

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority and in accordance with Section 3 (General Provisions).

5. Special Requirement: Site Plans and Development Agreements

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

6. Special Requirement: Parking and Access

Further to the parking requirements contained in Section 3 – General Regulations, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.

7. Special Requirement: Landscaping

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

- (a) A *buffer* strip of 20 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the LM, M-1, M-3, and M-4 Land Use Districts. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.

SECTION 17: General Industrial (M-2) DISTRICT

- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

8. Special Requirement: Outdoor Storage Requirements

- (a) All outdoor storage areas shall be appropriately fenced and may be required to be concealed from view from the street by the fence or other suitable screening.
- (b) All storage sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority, although General Industrial sites should not be located adjacent to residential districts.
- (c) All outdoor storage should be located only to the rear of the main building but may be located in the front or exterior side yard at the discretion of the Development Authority. All outdoor storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.