

## AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON JANUARY 16, 2012 AT 4:30 PM.

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### MOTION

#### ITEM NO 1. CALL TO ORDER

#### ITEM NO 2. ADOPTION OF THE AGENDA

X

#### ITEM NO 3. DELEGATIONS

#### ITEM NO 4. ADOPTION OF THE MINUTES

X

- A) RFD - Minutes of the Regular Meeting – November 21, 2011

#### ITEM NO 5. BUSINESS ARISING FROM THE MINUTES

#### ITEM NO 6. HOME OCCUPATION APPLICATIONS

- A) None

#### ITEM NO 7. DEVELOPMENT APPLICATIONS

- A) DP 12-01 – Jolene Transportation : 5525 66 AV- Lot 1, Block 2, Plan 9712240; Discretionary Use- Industrial Building.

#### ITEM NO 8. INFORMATION ITEMS

- a) Land Use Bylaw Amendment- 4833 57 Av, Lots 34-36, Block 39, Plan 4348R, LR-2 (Low Density Residential) to R-2 (Narrow Lot Residential).
- b) DP 11-0093 – Maple Leaf Construction –5905 43 St; Lot 2, Block 5, Plan 1113664; Side yard waiver
- c) DP 11-0100 – Jenko Rentals- 5116 60 Av, Lot 44, Block 47, Plan 1111940, Waiver rear yard setback.
- d) DP 11-0102- RC Construction- 6305 55 St; Lot 57, Block 2, Plan 9912315, Front yard, exterior sideyard and landscaping requirement waiver.
- e) Building Permit Stats – 2011.
- f) Home Occupation Reports- 2011 .

**ITEM NO 9. OTHER BUSINESS - None**

**ITEM NO 10. MEDIA INQUIRIES**

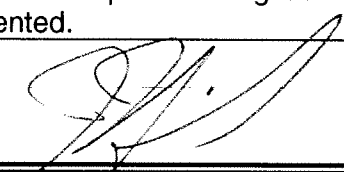
**ITEM NO 11. CLOSE OF MEETING**

**X**



**Agenda Item No. 4A**

**TOWN OF TABER  
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION**

<b>Subject:</b> Regular Minutes of MPC		<b>Date of</b> January 12, 2012	
		<b>Agenda:</b>	
<b>Prepared By:</b> L. Belanger, Planning and Economic Development Assistant			
<b>Attachments:</b> Minutes			
<b>Topic:</b> Minutes of the Regular Meeting of the Municipal Planning Commission			
<b>Background:</b>			
<b>Options:</b>	1.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on November 21, 2011 as presented.	
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, November 21, 2011 as amended.	
<b>Recommendation:</b>	Option #1- That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on November 21, 2011 as presented.		
<b>Approval Date:</b>	January 12, 2012	<b>Acting Director of Planning &amp; Economic Development</b>	

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF  
THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, NOVEMBER 21, 2011 AT 4:30 P.M.**

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**PRESENT:** Councilor John Papp  
Raymond Sheen  
Edwyn Ellingson

**ALSO PRESENT:**

John Henricks, Acting Director of Planning and Economic Development  
Lorraine Belanger, Planning and Economic Development Assistant  
Jeff and Sherry Barrett

**ITEM #1 - CALL TO ORDER**

R. Sheen called the Meeting of the Municipal Planning Commission to order at 4:35 p.m.

**ITEM #2 - ADOPTION OF THE AGENDA**

MOVED by R. Sheen that the Municipal Planning Commission adopt the agenda as amended to include discussion regarding the December 2011 meeting schedule.

CARRIED UNANIMOUSLY

**ITEM#3 - DELEGATIONS**

John Henricks acknowledged the applicants for DP-11-0087, Jeff and Sherry Barrett were in attendance.

**ITEM #4 - ADOPTION OF THE MINUTES**

MOVED by Edwyn Ellingson that the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on October 25, 2011.

CARRIED UNANIMOUSLY

**ITEM #5- BUSINESS ARISING FROM THE MINUTES**

John Henricks noted that he did not have any further information on the Taber Small Engine file since the last MPC meeting.

**ITEM #6 HOME OCCUPATION APPLICATIONS**

None

**ITEM #7 –Development Applications**

**DP 11-0087 Jeff Barrett- 5725 51 ST- Steel Accessory Building**

J. Henricks summarized the application. He noted that this was a subjective decision on what best reflects neighborhood/community standards and the input of MPC could help to provide guidance to Administration for future applications. He also noted that the applicant had obtained support from the neighbors adjacent to their home and that a 50m perimeter circulation to other neighbors in the area had not generated any further comments.

Sherry Barrett spoke to the application and supplied photos of 2 other metal clad garages within the Town. She noted the purpose of building the structure would be to store their RV and given the size and layout of their yard they would maintain a 35ft setback from the rear property line. They had previously had a fabric structure for this purpose and had obtained a good price quote on this structure.

Discussion among commission members raised the following concerns and comments:

- 1- The look of the purposed structure was different from a traditional “stick built” structure as there was a not a distinct roof line.
- 2- Metal clad siding was not an acceptable finish in any residential neighborhood in Taber as it was a finish more suited to rural properties.
- 3- Though the current neighbors had given their approval to the project, future re-sale of properties could be affected.
- 4- Though in an older neighborhood this structure , it may set a precedent for applications in newer neighborhoods where this type of structure would not be a good fit.

J. Henricks noted that the examples supplied by the applicant were from some time ago and in reflecting on the final result perhaps should not have been approved. He noted this is why on this application he wanted better guidance from the community (MPC) as to what was an acceptable standard for Taber.

Further discussion noted that it was a subjective and difficult decision, the structure was not suitable for residential purposes within the Town of Taber given its appearance and that it may have a negative re-sale impact on nearby homes as well may set an undesirable precedent.

**MOVED** by Edwyn Ellingson that the Municipal Planning Commission Not Approve DP 11 0087, 5725 51 ST, because the proposal, a Quonset building, is inconsistent with the design, character and appearance of the surrounding community and inconsistent with accepted design standards for accessory buildings in all residential areas in Taber.

CARRIED UNANIMOUSLY

**ITEM #8 – INFORMATION ITEMS**

Strong industrial activity was noted in the building permit stats.

**ITEM #9 – OTHER BUSINESS**

R. Sheen noted that he would be away during the month of December and would not be able to attend that meeting that month. It was also noted that due to a conflict with the Council meeting agenda the meeting needed to be moved to December 20, 2011.

**ITEM #10 – MEDIA INQUIRIES**

None

**ITEM #11 – CLOSE OF MEETING**

MOVED by Councilor Papp that this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 5:35 P.M.

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CHAIRMAN

INFORMATION ITEM 7 (A)

5525 66 AV

PRELIMINARY DRAWINGS ARE ATTACHED AT  
END OF THE PACKAGE DUE TO SIZE



# Agenda Item No. 7

## TOWN OF TABER MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

<b>Subject:</b> Industrial Building – Jolene Transportation (Josh Wurz)		<b>Date of Meeting:</b> January 16, 2012	
<b>Prepared By:</b> Lorraine Belanger, Planning and Economic Development Assistant			
<b>Attachments:</b> Application Form, Plans, Definitions Land Use Bylaw 4-2006			
<b>Topic:</b> Development Permit Application			
<b>Background:</b>	<p>This application is brought to MPC for either a decision to approve or advice to Council. It is our understanding that the applicant intends to run a trucking operation from this property. If the business is determined to be a transport/truck operation as defined in the Land Use Bylaw (see definitions included at the end of this report) and can only be approved as such, this use is not currently allowed in the LM district. Therefore, a land use bylaw amendment is required to add this use to the discretionary list for this district.</p> <p>However, in our review, we determined that it may be possible and appropriate to consider the use as an outdoor storage use (yard) as well as allowing for indoor storage of vehicles and truck trailers. Offices are also permitted in this district. These definitions can also be found at the end of this report.</p> <p>We can approve those uses (Storage, indoor and outdoor, and offices - accessory) without an amendment to the Land Use Bylaw. Again however, we cannot currently approve a Transport/Truck Operation.</p> <p>We want to give the applicant an opportunity to better describe the nature of his business so both staff and MPC can assess this proposal and ensure that it is given a fair and appropriate hearing prior to giving approval to the Development Permit or first requiring a Land Use Bylaw Amendment.</p> <p>If MPC advises planning staff that a land use amendment that adds Transport/Truck operation to the list of discretionary uses is the most appropriate way to proceed in this case, we are asking MPC for advice to that affect that will be included in our report to Council when processing the zoning amendment.</p> <p>Regardless of the technical disposition of this proposal, it is our opinion that the use is appropriate at this location and that the Town should approve the development. Unfortunately, a land use by-law does not always offer ideal solutions and this is an example of a potential shortcoming that can be addressed. However, if the amendment is needed, it will cause some delay for the applicant.</p>		
	<b>Options:</b>	<p>1) That the Municipal Planning Commission approve DP 12-001, 5525 66 AV, with standard conditions as follows:</p> <ol style="list-style-type: none"> <li>1. The site to be developed as per the site plan submitted.</li> <li>2. Must comply with Town of Taber licensing requirements.</li> <li>3. The development conforms to the district requirements of the Limited Industrial (LM) Land Use District.</li> <li>4. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.</li> <li>5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.</li> <li>6. <b>Prior to occupancy , the applicant will provide an Updated <u>Real Property Report</u> to the Town of Taber.</b></li> </ol> <p>or</p> <ol style="list-style-type: none"> <li>2) That the Municipal Planning Commission <b>NOT</b> approve DP 12-001, 5525 66 Av because the use needs an amendment to the Land Use By-law.</li> <li>3) That MPC recommends "Transport/Truck Operation" be added to the list of discretionary uses contained in the Light Industrial (LM) District.</li> </ol>	
		<p><b>Approval Date:</b> January 12, 2011</p> <p><b>Director of Planning &amp; Economic Development</b> <i>Jillian Koroluk</i> on behalf of <i>John Henricks</i></p>	



**Application For A Development Permit**  
**FORM A**  
(OFFICE USE ONLY)



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

Land Use District: LM Roll Number: 5566010 Application Number: 1201  
Date of Application: JAN 9/2012 Date Application Deemed Complete: \_\_\_\_\_

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

New Construction:  Addition:  Renovation:  Change of Use:  Moved in Building:   
Discretionary Use:  Waiver:  Other:  (explain: \_\_\_\_\_)

Applicant: Jolene Transport Phone Res: 403-223-1009 Bus: \_\_\_\_\_  
Address: 721, 64th WILKINSON DR. Cell: 403-223-1009 Fax: \_\_\_\_\_  
TABER AB T1G 1T1 Postal Code: \_\_\_\_\_

Registered Owner: \_\_\_\_\_ Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: SAME Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Postal Code: \_\_\_\_\_

Legal Description of Property to be Developed: Lot: 1 Block: 2 Plan: 97122  
Municipal Address: 5525-66th Ave

Proposed Use of Site: \_\_\_\_\_  
(describe in detail - attach additional information if necessary)

Existing Use of Site: \_\_\_\_\_

If Development is Temporary, State for What Period \_\_\_\_\_

Adjacent to Highway: Yes: \_\_\_\_\_ No: 1/2

Proposed Setback from Property Lines:  
Front Yard: \_\_\_\_\_ Side Yards: <sup>1</sup> \_\_\_\_\_ <sup>2</sup> \_\_\_\_\_ Rear Yard: \_\_\_\_\_

Present Use of Adjacent Properties: \_\_\_\_\_

**Access:**

	Existing	Proposed	N/A
Provincial Highway # _____			
Municipal Road .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Undeveloped Road Allowance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Road (i.e. Condominium).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____			

**Services:**

**Water Supply**

Municipally owned and operated piped water system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			

**Sewage Disposal**

Municipally owned and operated sanitary sewer system .....	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			

**Storm Drainage**

Municipal Sewers .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ditches .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Additional Information (Based on Proposed Development)**

2 Copies of Site Plan Attached?  yes  no

Drainage Plan/Elevations Included?  yes  no

Will you be applying for a Building Permit?  yes  no

Will you be applying for a Business License?  yes  no

Lot Width: _____	<u>166'</u>	Lot Depth: _____	<u>411 FT</u>
Lot Area: _____	<u>75-188 FT<sup>2</sup></u>	New Construction Area (ft <sup>2</sup> ): _____	<u>12320</u>
Lot Coverage By New Construction (%): _____	<u>16.38%</u>	Total Site Coverage (%): _____	<u>16.38%</u>
Number of Loading Spaces: _____	<u>0</u>	Building Height: _____	<u>29'</u>
Driveway Width: _____	<u>30'</u>	Landscaped Open Space (%): _____	<u>5%</u>
Number of Units: _____		No. Off Street Parking Spaces: _____	<u>0</u>

Estimated Commencement Date: APRIL 2012 Estimated Completion Date: DEC 2012

Application Fee: \_\_\_\_\_ Construction Value \$: 616,000

**NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.**

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 - 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.

I swear/ affirm the information contained in this application is true to the best of my knowledge, and that no further progress will occur on the development until a decision on the permit has been rendered.

Signature of Applicant or Agent: \_\_\_\_\_ Print Name \_\_\_\_\_

Letter of Authorization from Registered Owner or Signature of Registered Owner \_\_\_\_\_ Print Name \_\_\_\_\_  
(if different from Applicant):

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## **SECTION 15: Limited Industrial (LM) DISTRICT**

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### **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

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## SECTION 15: Limited Industrial (LM) DISTRICT

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### 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 <sup>2</sup>
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.

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## Section 1: Definitions and Operative Clauses

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- (211) "MUNICIPAL ROAD" means a public roadway subject to the direction, control and management of the Town but not including an internal subdivision road.
- (212) "MUSEUM" means a use of a building, or part of a building for the preservation and presentation of works of art, or cultural or historical or scientific objects and information and open to the recreation and education of the public.
- (213) "NON-CONFORMING" means a use that exists but is not permitted in the zone in which the said use is situated.
- (214) "NURSERY AND GARDEN STORE" means the use of land, buildings or structures, or part of buildings or structures, where trees, shrubs or plants are grown or stored for the purpose of transplanting, for use as stock, for grafting, or for the purpose of retail or wholesale.
- (215) "OFFICE, MEDICAL/DENTAL" means an office or offices in which the practice of the professions of medicine, psychiatry, dentistry or optometry is carried on or in which the treatment by osteopathy or chiropractic is carried out.
- (216) "OFFICE OR OFFICE BUILDING" means a facility providing for the administration of business or government, or the provision of professional services.
- (217) "OILFIELD CONTRACTOR, SUPPLY, MAINTENANCE, SERVICE, STORAGE, AND OFFICES" (see OILFIELD SUPPORT SERVICES).
- (218) "OILFIELD MANUFACTURE" (see "INDUSTRY").
- (219) "OILFIELD SUPPORT SERVICES" means a development that provides cleaning, servicing, repairing or testing of materials, goods and equipment normally associated with the oil and gas industry and may include the storage or shipping of such materials, goods and equipment, including petrochemical products and supplies, provided such storage does not exceed 5,000m<sup>3</sup> for all organic or inorganic chemicals and 10,000m<sup>3</sup> for all petroleum products and that such storage is in accordance with all applicable provincial and federal statutes. This definition applies to oil and gas industry support operations and includes, but is not limited to, seismic and surveying, well servicing, oilfield haulers, pipeline contractors and welding operations.

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## Section 1: Definitions and Operative Clauses

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(294) "SOD FARM" means the commercial growing of sod through seeding and stripping of topsoil to sell the final product.

(295) "STORAGE, INDOOR" means a self-contained building or group of buildings available for the storage of goods. This use includes "mini-storage" or private storage facilities. This does not include "WAREHOUSE".

(296) "STORAGE, OUTDOOR" means a site or a portion of a site designed for the storage of goods, materials and/or equipment, or the display and sale of goods and materials, including vehicles for hire or sale, located outside permanent buildings or structures on the site. This use includes "LUMBER STORAGE" and "LUMBER YARD". This use is not a "PARKING LOT".

(297) "STRUCTURE" means anything constructed or erected, the use of which requires location on the ground or attachment to something located on the ground not including pavement, curbs, walks, open air surfaced areas and movable vehicles.

(298) "STRUCTURAL STEEL AND STORAGE" (see "STORAGE, OUTDOOR", "INDUSTRY/MANUFACTURING, SMALL SCALE", and "INDUSTRY/MANUFACTURING, LARGE SCALE").

(299) "SUBDIVISION" means the division of a parcel of land into one or more smaller parcels by a plan of subdivision or other instrument.

(300) "SUBDIVISION AUTHORITY", as established pursuant to the Act, means that person(s) or body defined by the Subdivision Authority By-law of the Town of Taber.

(301) "SUPERMARKET" means a retail store devoted to the sale of food and associated small household items.

(302) "TANKER TRUCK WASHING FACILITY" means a commercial building for cleaning the interior of the tanks of tanker trucks.

(303) "TAXI/BUS DEPOT" means a use, site or building used as a dispatch office for taxis, limousines or buses and may include an area, site or location intended for the parking of taxis, limousines or buses or for loading and unloading of passengers.

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## Section 1: Definitions and Operative Clauses

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- (304) "TEMPORARY" means such time limit as set by the Development Authority.
- (305) "TEMPORARY STRUCTURE" means a structure without any foundation or footings and which is removed when the designated time period, activity or use for which the temporary structure was erected has ceased.
- (306) "THEATRE" means a building, or part thereof, used for the presentation of the performing arts.
- (307) "THEATRE, DRIVE-IN" means a facility used for the showing or viewing of motion pictures with a viewing area(s) designed for motor vehicles such that the audience can view the screen from each vehicle.
- (308) "THEATRE, MOVIE" means a building, or part thereof, used for the showing or viewing of motion pictures for a fee.
- (309) "TIRE SHOP" (see "AUTOMOBILE REPAIR GARAGE").
- (310) "TOP SOIL" means that depth of soil containing the major portion of organic matter, generally the depth that the land is ploughed.
- (311) "TRADE/COMMERCIAL SCHOOLS" means a building, structure or land that provides for technical instruction to students for profit.
- (312) "TRANSPORT/TRUCK OPERATION" means a development involving the storing, parking, servicing and dispatching of trucks. This use may also involve the transfer of goods primarily involving loading and unloading of freight-carrying trucks.
- (313) "TRUCK DEPOT" means any building, or land or portion thereof, in which or upon which a business, service or industry involving the maintenance, servicing, storage or repair of commercial vehicles and/or transport trailers is conducted or rendered. This includes the dispensing of motor fuel or petroleum products directly into motor vehicles, the sale of accessories or equipment for trucks and similar commercial vehicles.
- (314) "TRUCK AND MANUFACTURED HOME SALES AND RENTAL" means a development used for the retail sale or rental of new or used trucks exceeding

INFORMATION ITEM 8 (A)  
LAND USE BYLAW AMENDMENT  
4833 57 AV



**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](mailto:planning@taber.ca)

APPLICATION NO: 6-2011 BYLAW NO: \_\_\_\_\_  
RECEIVED DATE: 23.11.11 ROLL NO: 5748340  
FEE RECEIVED: Same - 23.11.11

**Applicant**

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

Name: Lorelei Huang Phone: 403 223 8808  
Address: \_\_\_\_\_ Cell No: 403 360 1567  
Postal Code \_\_\_\_\_

**Legal Description of Land Subject to Amendment:**

Municipal Address: 4833-57 AVE  
Legal Description: Lot: 34 TO 36  
Block: 39 Plan: 4348 R.

Amendment Proposed: From: R-2 subdivide and plan to build  
+ To: R-2 single 2 stories Hse.

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)

Subdivide existing lot to allow for a new 2 storey  
house east of the existing house.  
+

Date: 21/11/11 Signed: [Signature]

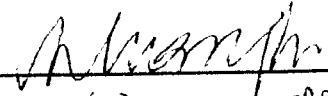
The personal information requested on this form is being collected for the processing of a land use bylaw amendment application, under the authority of the Municipal Government Act (MGA) and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions about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

**Registered Owner(S) Or Person Acting On Their Behalf**

I, LORELEI WANG hereby certify that I/We:

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

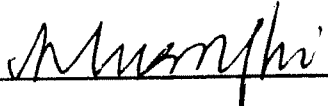
and that the information given on the form is complete and is, to the best of my knowledge, a true statement of the facts relating to this application for approval. I/We hereby give my/our consent to allow Council or a person appointed by it the right to enter the above land with respect to this application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

Signed   
Phone (hm): 403-524-1088

Date Dec 02, 2011  
Phone (wk): 403-720-1567  
(C)

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**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  Date 2/11/11

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.

**TOWN OF TABER**  
**BY-LAW NO. 6-2011**

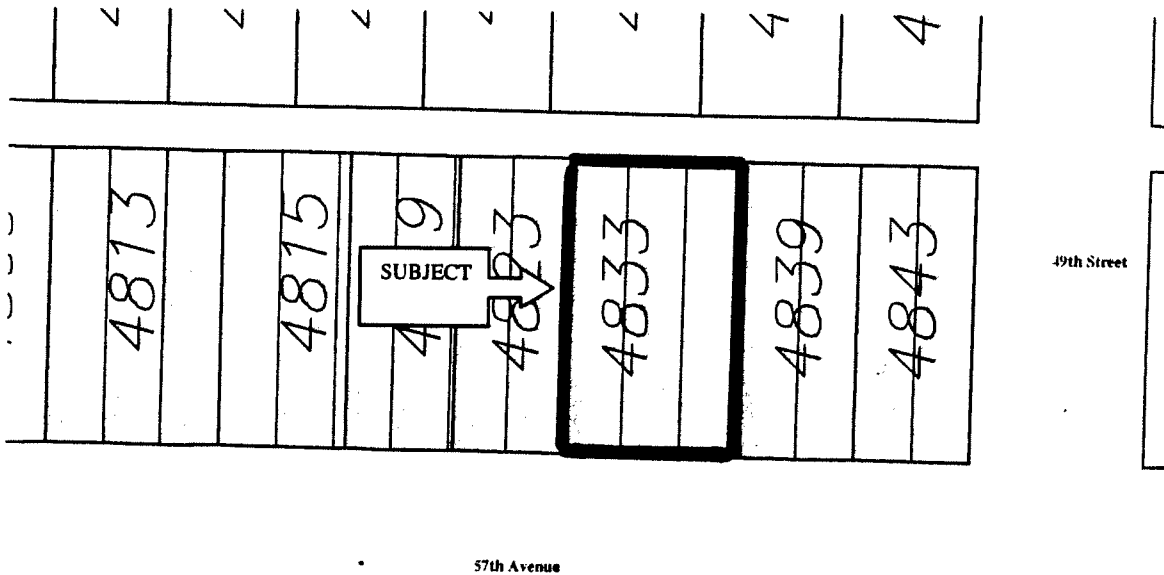
**BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO AMEND  
BY-LAW NO. 4-2006, THE LAND USE BY-LAW OF THE TOWN OF TABER**

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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:

**4833 57 AV**  
**Plan 4348R, Block 39, Lots 34-38**  
**From Low Density Residential (LR-2) to Narrow Lot Residential (R-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. \_\_\_\_\_ **READ** a first time this \_\_\_ day of \_\_\_, 2011.

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

# Alberta Land Surveyors "REAL PROPERTY REPO"

**LEGAL DESCRIPTION OF PROPERTY**  
 PLAN 4348 R<sub>0</sub> BLOCK 32 LOT(S) 34

MUNICIPAL ADDRESS: 4633 - 57th AVENUE, CALGARY, ALBERTA  
 CLIENT: CARLE Law Office

DATE OF SURVEY 26.05.2007 DATE OF TITLE SEARCH 03

**GENERAL:** I hereby certify that this report was prepared and presented to the Client in accordance with the provisions of the Surveyors Act and the Regulation under the Surveyors Act and the Land Surveyors Act and with the approval of the Council of the Alberta Land Surveyors Association and the Association of Alberta Professional Surveyors and in accordance with the Standards of Practice of the Association of Alberta Professional Surveyors and the Association of Alberta Professional Land Surveyors and in accordance with the Standards of Practice of the Association of Alberta Professional Land Surveyors and the Association of Alberta Professional Surveyors.

The Plan Showing the boundaries of the property, the proposed subdivision, and the easements affecting the subject of the title is the property:

- The lots shown on the plan.
- The easements are shown within the boundaries of the property.
- On title instruments and on the property from any instruments of a registered instrument affecting the subject of the property.
- On title instruments and on registered instruments affecting the subject of the property.

**CAUTION:** This Report and related plan have been prepared for the benefit of the Client and are not to be used for any other purpose. The Client is advised that the information contained in this report is not to be used for any other purpose and is not to be relied upon for any other purpose. The information shown on this Real Property Report indicates the status of the property as of the date of the survey only. There are no covenants in this report. This report is issued for the information of the Client only.

DATED at the City of Lethbridge  
 this 11th day of June 2007  
 WILLIAM HALJAM  
 (Certified Professional Surveyor)

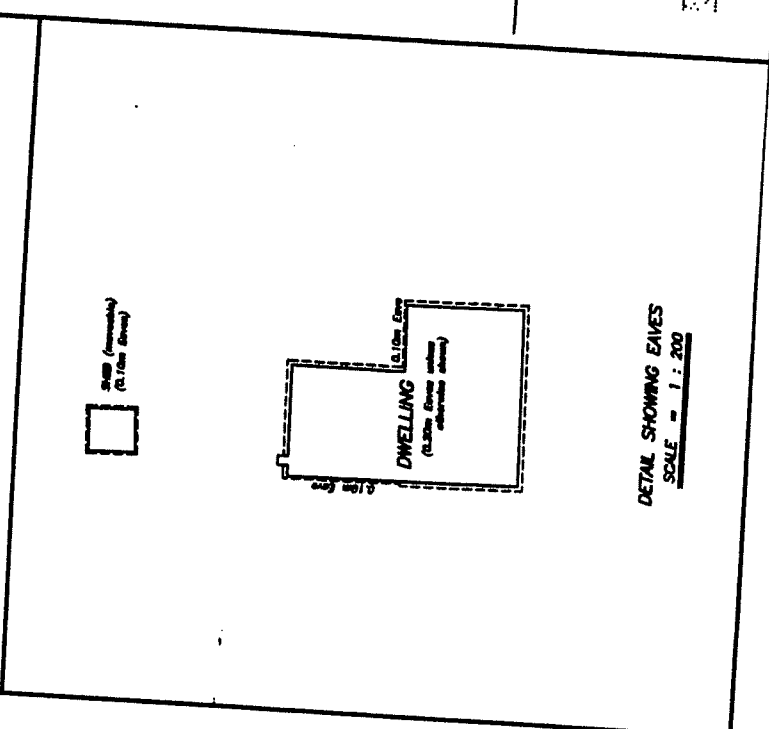
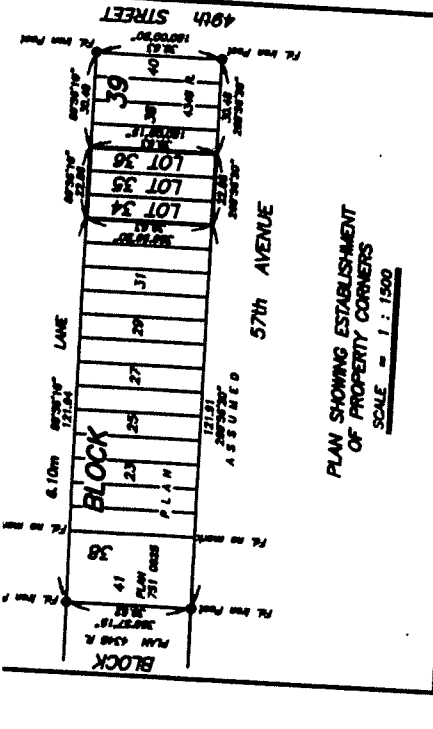
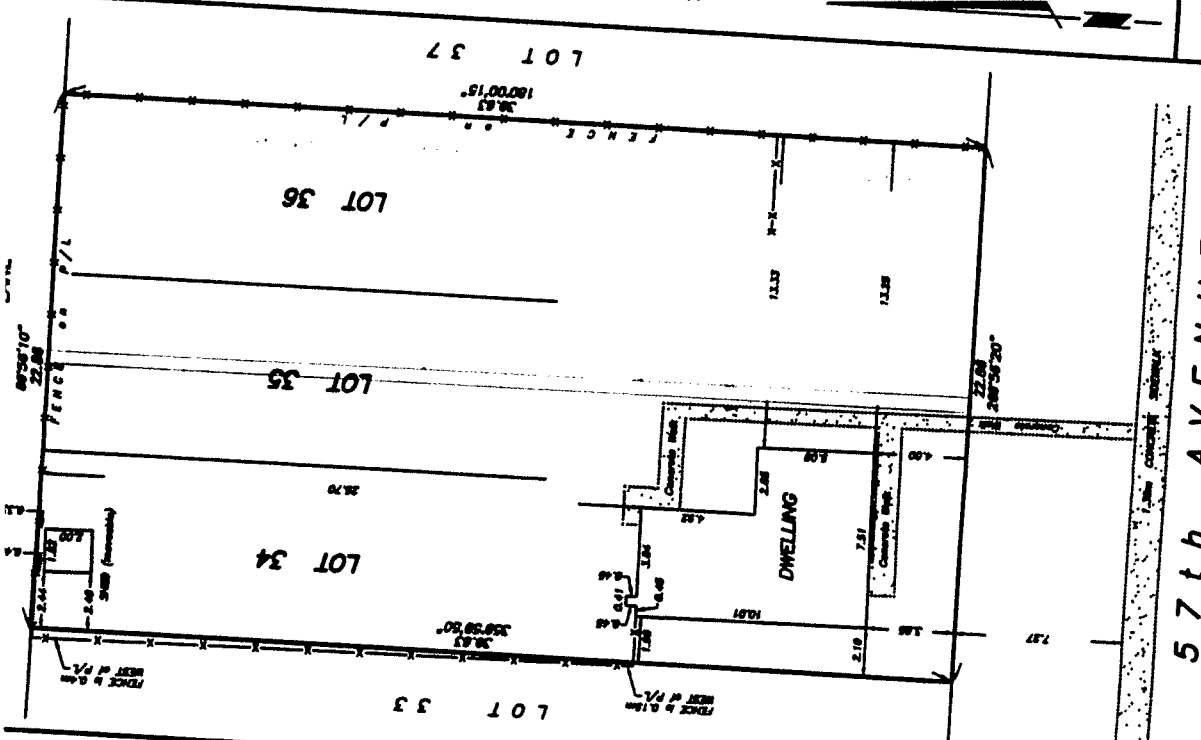
This document is not valid unless it bears an original signature of the above person.

**NOTE:** For the purpose of this report, accurate dimensions and measurements have been taken and shown. The measurements are shown to the nearest millimetre. The measurements are shown to the nearest millimetre. The measurements are shown to the nearest millimetre. The measurements are shown to the nearest millimetre. The measurements are shown to the nearest millimetre.

**LEGEND:**

- Stationary Iron Posts Found are shown thus,
- Property Line is shown thus,
- Distances shown are in METRES.
- Dimensions are to the existing exterior cladding of structures unless shown otherwise.
- Fences are shown thus, -X-X-X-X-X-
- Eaves are shown thus, -X-X-X-X-X- and are dimensioned to the line of fasciae.

HALJAM SURVEYS  
 No. 102 - 459 MAYOR MAGRATH DRIVE S. CALGARY ALBERTA  
 SCALE = 1:200



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## **SECTION 6: Low Density Residential (LR-2) DISTRICT**

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### **1. PURPOSE**

This district is intended to allow for a variety of low density housing styles. Although intended to be applied primarily to existing residential areas, it may also be applied to new development. Development legally approved prior to adoption of this Bylaw that does not conform to these regulations is intended to be legal non-conforming development.

### **2. USES**

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

#### **Permitted Uses**

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

#### **Discretionary Uses**

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

---

## **SECTION 6: Low Density Residential (LR-2) DISTRICT**

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### **3. DISTRICT REQUIREMENTS**

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

	<u>Single Detached</u>	<u>Semi-detached Duplex</u>
Minimum Lot Area:		
Fully serviced lot	420m <sup>2</sup>	300 m <sup>2</sup> /unit
Minimum Lot Width:		
Fully serviced lot:	14 metres	18 metres (9 m/side)
Minimum Front Yard:	6 metres	6 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a) Rear Lanes:	1.2 metres	
b) Laneless:	1.2 metres when garage attached 3 metres on one side if no attached garage and 1.2 metres on the other, except semis must have 3 metres on both sides with zero (0) metres for semi-detached dwelling units on common lot line only.	
Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	45%	45%
Minimum Landscaped Area:	25%	25%

### **4. SPECIAL REQUIREMENTS: GARAGES, ACCESSORY BUILDINGS AND STRUCTURES**

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

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## SECTION 28: NARROW LOT RESIDENTIAL (R-2) DISTRICT

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*As amended by BY-LAW NO. 5-2008 – April 28, 2008*

### Narrow Lot Residential (R-2) District

#### 1. Purpose

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

#### 2. Uses

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

##### Permitted Uses

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

##### Discretionary Uses

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

---

#### 3. District Requirements

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

	<u>Single Detached</u>	<u>Semi-detached / Duplex</u>
Minimum Lot Area:	350 m <sup>2</sup>	225 m <sup>2</sup>
Minimum Lot Width:	11 metres	15 metres (7.5m / side)
Minimum Front Yard:	5.5 metres	5.5 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
Rear Lanes:	1.2 metres	
Laneless:	1.2 metres when garage attached	
	3 metres on one side if no attached garage and 1.2 metres on the other, except semi-detached must have 3 metres on both sides with zero (0) metres for semi-detached dwelling units on common lot line only.	

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

**4. Special Requirements: Garages, Accessory Buildings and Structures**

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

**5. Special Requirements: Building Design**

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

**6. Special Requirements: Modular Home**

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

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

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

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



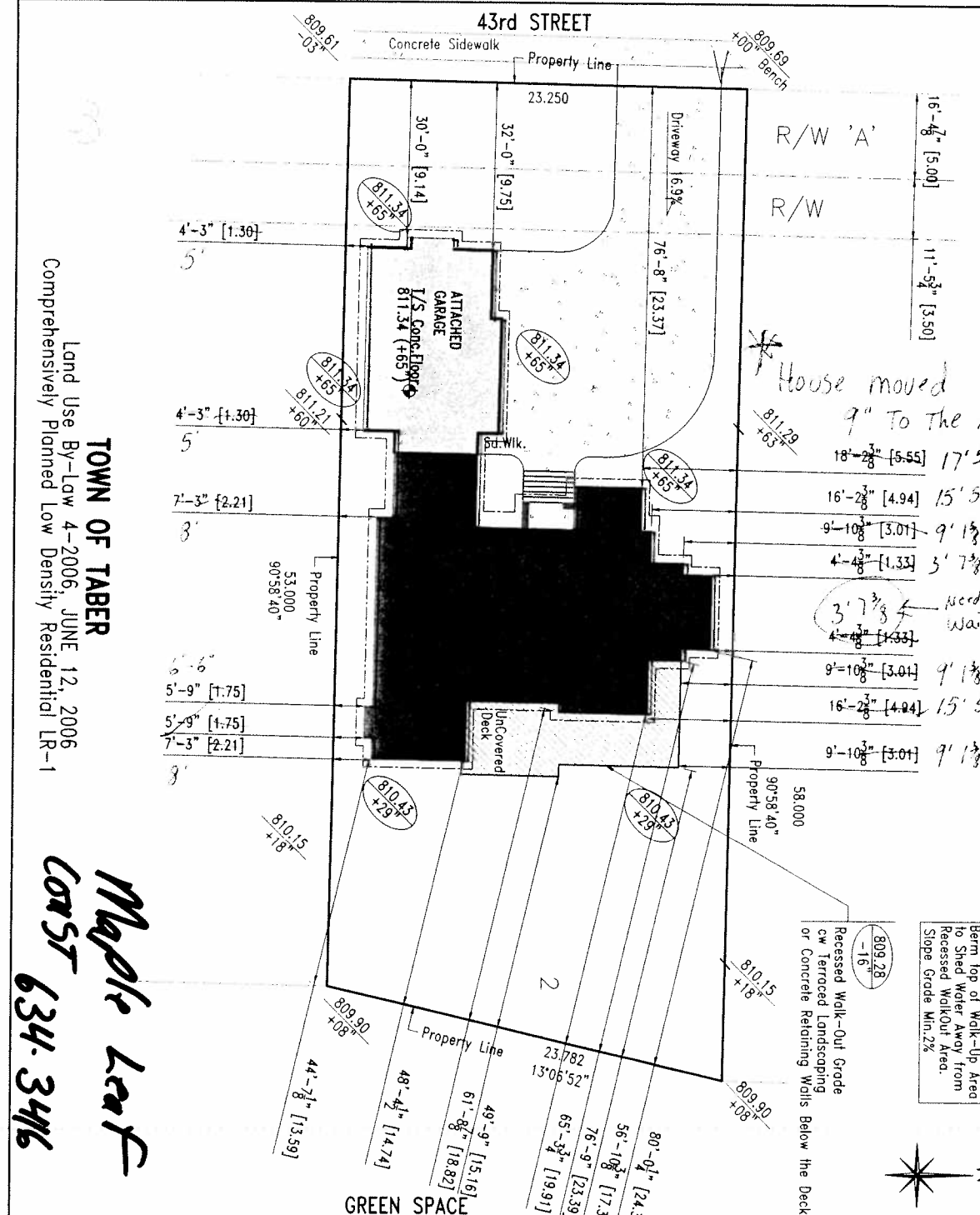


**TOWN OF TABER**  
**Municipal Planning Commission**  
Report of Decision by the Development Officer

<b>Subject:</b> Decision of Waiver	<b>Date of</b> January 16, 2012 <b>Agenda:</b>
<b>Prepared By:</b> Jillian Koroluk	<b>Reviewed By:</b> John Henricks
<b>Attachments:</b> Site Plan	
<b>Topic:</b> Development Application 11-0093, Shaun/Stacey Kinniburgh A waiver reducing the side yard setback on a new single family dwelling 5095-43 <sup>rd</sup> St; Lot 2; Block 5; Plan 1113664; District LR-1	
<b>Background:</b>	<p>A development permit was submitted for the above noted property requesting a 0.13m sideyard setback waiver from 1.2m to 1.07m, between the dwelling and the north property line.</p> <p>The site plan for this property was adjusted from the original plans submitted. The adjustments to the original site plans were completed to accommodate sideyard requirements on the south side of the building that addressed recent changes to the Alberta Fire and Building code regulations.</p>
<b>Rationale:</b>	<p>A 0.13m sideyard setback waiver was granted from the dwelling to the north property line. The waiver has been granted because only 9.4sqft (0.27%) of the 3,316sqft house will be over the required setback. Since only a small portion of the house will be located over the required setback, the adjacent property will not be overwhelmed. The waiver applies only to portion of the house located over the 1.2m setback requirement, as per the site plan submitted.</p> <p><i>Note: This waiver is not something that would be considered typically, however due to the unique circumstances the Planning Department was advised by the Town's Building Inspector that this waiver in combination with changes to the building materials, will in no way negatively impact the development potential of adjacent lots.</i></p> <p>The above noted waiver was advertised in the <i>Taber Times</i> newspaper on December 28, 2011. The appeal period for the above noted waiver ended on January 12, 2012.</p>
<b>Approval Date:</b> January 12, 2012	

# SITE PLAN 1" = 20'-0"

NOV. 21, 2011  
5903-43 STREET, PRAIRIE LAKE ESTATES



**NOTE:**  
Berm top of Walk-Up Area to Shed Water Away from Recessed Walk-Out Area.  
Slope Grade Min. 2%



**SYMBOLS LEGEND**

- Roof Overhang
- Property Line
- Building Outline
- Driveway, Sidewalk
- Fence Line
- Development Area
- U/R/W
- Grade Slope
- Location

**PROPERTY DESCRIPTION**

Lot: 2  
Block: 5  
Plan: 11  
Address: 5903-43 STREET, PRAIRIE LAKE ESTATES  
Municipality: TABER, ALBERTA

**COVERAGE**

Principal Building Coverage	13,889 FT <sup>2</sup>
% of Principal Coverage	3.555 FT <sup>2</sup>
Accessory Building Coverage	25.6 %
% of Accessory Coverage	NA

**FOOTING NOTES**

- Designed Footing Dimensions MAY Require Change Depending on the Soil Conditions Observed During the Foundation Subgrade Inspection
- All Footings are Referenced to the U.S. of Footing
- See Page 11 for Footing Specifications

**Level 1**

Sanitary Invert	574.200 (+82.7)
Upper 1/2" Concrete Floor	815.87 (+235.625)
Main 1/2" Concrete Floor	817.73 (+237.487)
Garage 1/2" Concrete Floor	811.34 (+265)

**FINISH GRADE MARK**

Metric: Geodetic Elevation Finish Grades in Inches  
Inches: Architectural Finish Grades (in Inches) Referenced From Benchmark Specified

**DESIGN GRADE MARK**

Metric: Geodetic Elevation Design Grades  
Inches: Architectural Design Grades (in Inches) Referenced From Benchmark Specified

- GRADE NOTES**
- The information contained within this Station is Based on Construction Design Information. All Lot Grading and Sanitary Sewer Inverts Should be Field Confirmed Prior to Any on Site Development. See Note N-9 on Page 11
  - 10% Slope for the First 2.0M (6.6') Away from Foundation
  - 2% Slope on Remainder of Lot to Property Line
  - Driveways Min. 4% Slope, Max. 7.5% Slope
  - Walkways Min. 2% Slope, Max. 10% Slope
  - Roof Drainage Should Discharge on a Approved Splash Pad Set @ Min. 10% Slope, 2.0M Away

**SHAWN & STACEY KINNIBURGH**  
NOV. 21, 2011

**1 " = 20' "**

**TOWN OF TABER**  
Land Use By-Law 4-2006, JUNE 12, 2006  
Comprehensively Planned Low Density Residential LR-1

*Maple Leaf*  
*Const 634-3416*



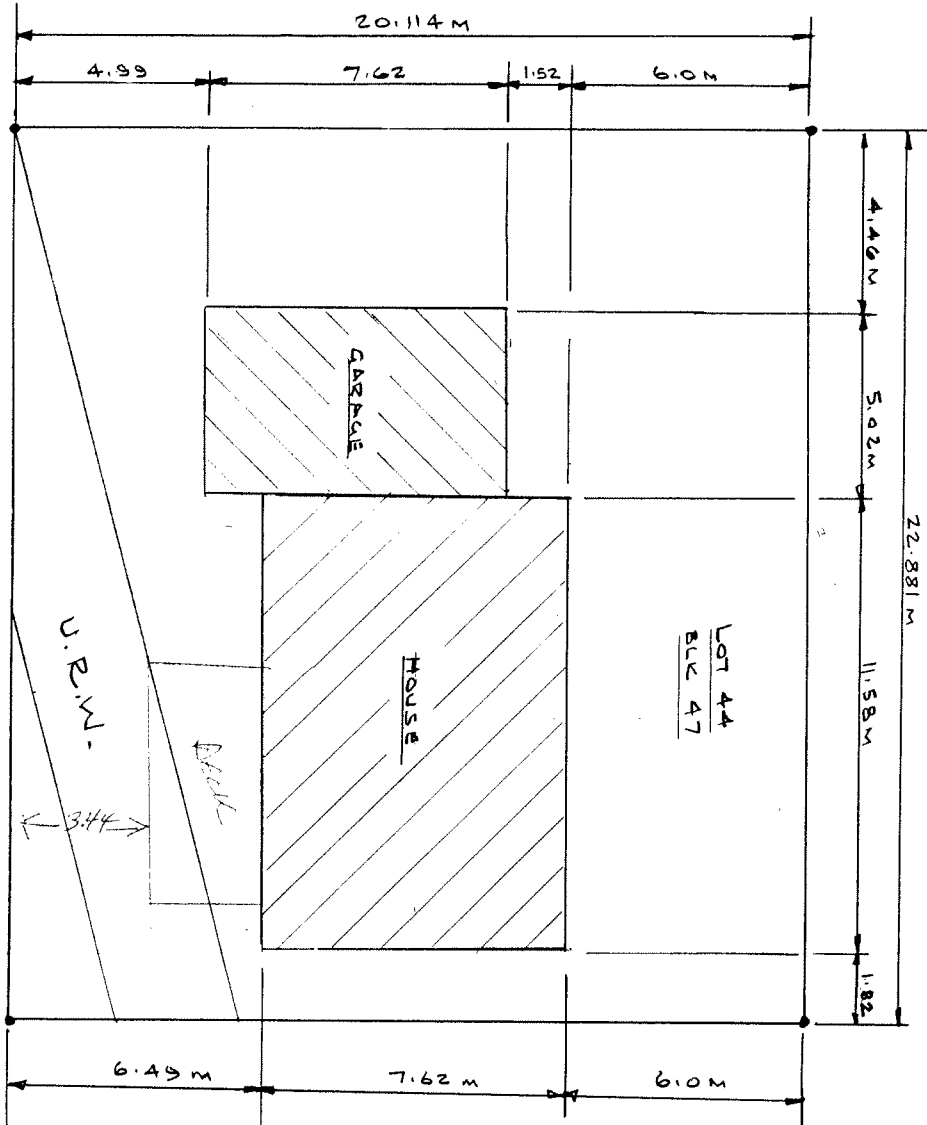
**Agenda Item No. 8(c)**

**TOWN OF TABER**  
**Municipal Planning Commission**  
Report of Decision by the Development Officer

<b>Subject:</b> Decision of Waiver	<b>Date of</b> January 16, 2012 <b>Agenda:</b>
<b>Prepared By:</b> Jillian Koroluk	<b>Reviewed By:</b> John Henricks
<b>Attachments:</b> Site Plan	
<b>Topic:</b> Development Application 11-100, Jen-Ko Rentals Ltd. Decision for Rear yard waiver for a Single Family Dwelling 5116 60 <sup>th</sup> Ave; Lot 44; Block 47; Plan 1111940; District LR-2	
<b>Background</b>	<p>The town received a development permit application for the above noted property requesting a rearyard waiver from 6m to 4.9m (1.1m) for a single family dwelling.</p> <p>The noted property is located in the Low Density Residential (LR-2) District. The parcel backs onto the rearyard of an existing single family dwelling and will not unduly interfere with the use and enjoyment of the adjoining private properties.</p>
<b>Rationale:</b>	<p>The garage was granted a 1.1m waiver from the south property line to the dwelling. The waiver was granted as per the site plan submitted. The waiver for the attached garage was granted to allow more driveway space in front of the garage and achieve some articulation to an otherwise simple building design. The rear yard setback to the back of the dwelling will be on excess of the minimum leaving future residents with more than ample amenity space in the rear yard.</p> <p>The above noted waiver was advertised in the Taber Times newspaper on December 28, 2011. The appeal period for the above noted waiver ended on January 12, 2012.</p>
<b>Approval Date:</b> January 12, 2012	



LANE



GOD AVE

LOT 44  
BLK 47

GARAGE

HOUSE

U.R.M.

DRIVE

SCALE, 1 = 12.5

2025



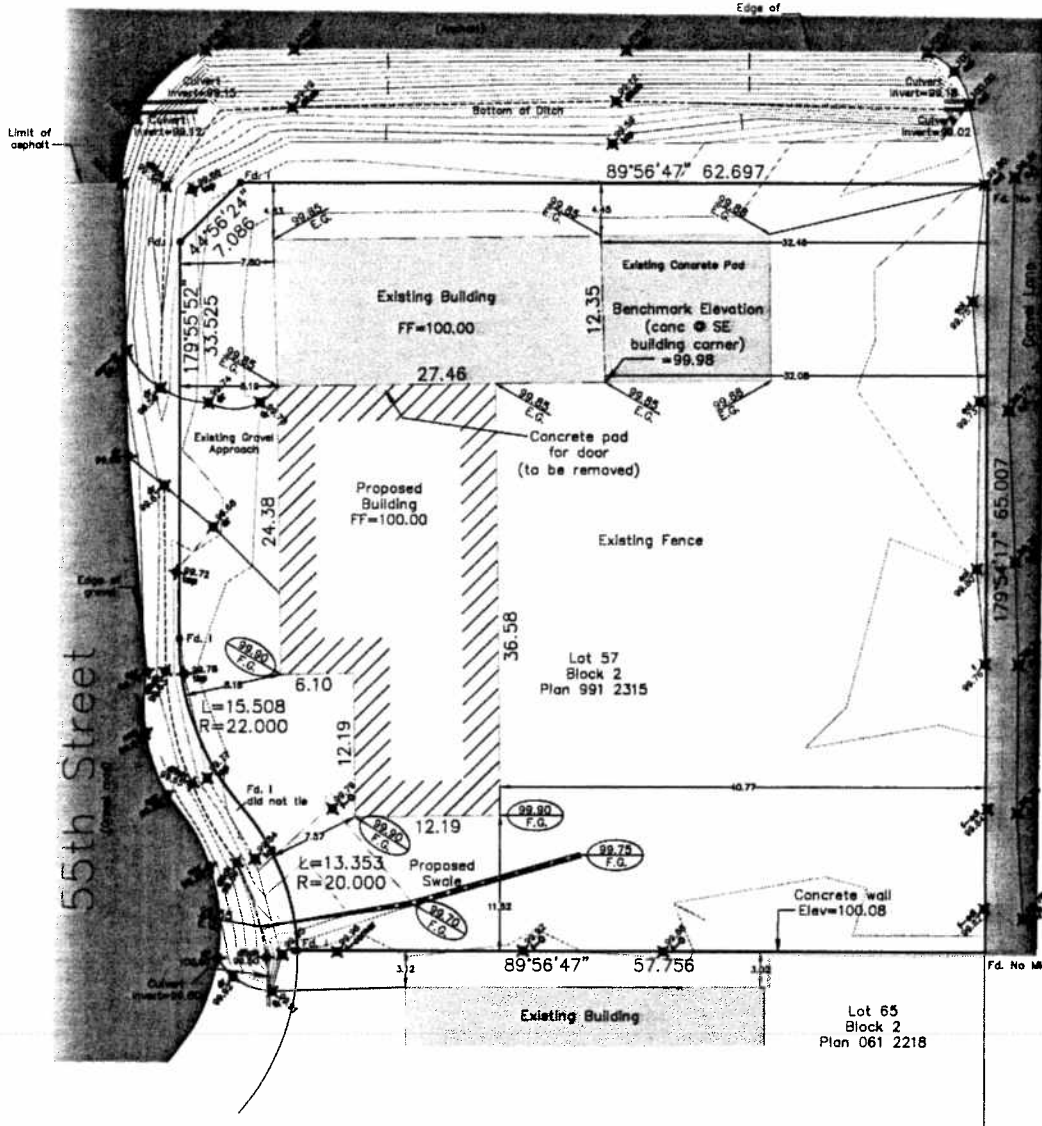
**Agenda Item No. 8(d)**

**TOWN OF TABER**  
**Municipal Planning Commission**  
Report of Decision by the Development Officer

<b>Subject:</b> Decision of Waiver	<b>Date of</b> January 16, 2012 <b>Agenda:</b>
<b>Prepared By:</b> Jillianne Koroluk	<b>Reviewed By:</b> John Henricks
<b>Attachments:</b> Site Plan	
<b>Topic:</b> Development Application 11-102, 506199 Alberta Ltd. A waiver reducing the setback and landscaped area requirements for a new highway industrial business 5311-48 <sup>th</sup> Ave: Lot 57; Block 2; Plan 9912315: District M-4	
<b>Background:</b>	<p>A development application was submitted for the above noted property requesting an exterior sideyard setback waiver, a frontyard waiver and a landscaped area requirement waiver. These waivers accommodate the existing structure and allow the building addition to have the same setbacks.</p> <p>The property has an existing 16,938 square foot building. The existing building is non-conforming has an 10.55m exterior sideyard shortfall between the existing building and the north property line, as well as a 7.5m frontyard shortfall between the existing building and the west property line. There is no landscaped area currently.</p>
<b>Rationale:</b>	<p>Due to the fact that the development on the property is an addition to the existing building and under Section 643(5)(c) of the Municipal Government Act; where variance powers may be exercised on non-conforming buildings, and as outlined by the Land Use Bylaw, the development as proposed could reasonably be allowed.</p> <p>A 10.55m waiver from the exterior sideyard setback requirement (from 15m to 4.45m) on the north side of the existing building to the property line has been granted, to recognize the existing structure and the fact that it was previously constructed legally. A 7.5m waiver from the frontyard setback requirement has been granted on the west side of the existing building to the property line to recognize the existing structure as well as the addition.</p> <p>A 4% landscape area requirement waiver was also granted. Currently there is no landscaping on the site. In reviewing this application, few sites in the area have any landscaping and none meet the minimum standard at this time. The area is transitioning to a quasi-commercial/industrial area and while the landscaped area standard is appropriate ultimately, it may not be reasonable to require all new development to meet this minimum until the Town has achieved consistent results for landscaping.</p> <p>The waivers noted above were advertised in the <i>Taber Time</i> newspaper on December 28, 2011. The appeal period for the above noted waivers ends on January 12, 2012.</p>
<b>Approval Date:</b> January 12, 2012	




# 64th Avenue



- 100.00 E.G. ——— EXISTING GRADE
  - 100.00 F.G. ○ FINISHED GRADE
  - - - - - BOTTOM OF DITCH
  - — — — — FENCE LINE
  - Fd. 1 ● LEGAL SURVEY MONUMENT
- CONTOUR INTERVALS 0.10 METRES

**TABER**  
 LOT 57, BLOCK 2  
 PLAN 991 2315

**GRADING PLAN OF  
 PROPOSED SITE**



**MARTIN**  
**GEOMATIC CONSULTANTS LTD.**  
 Consulting Engineers, Planners, and Land Surveyors  
 255-31st St. N. Lethbridge, Alberta T1H 3Z4  
 Ph: (403) 329-0050 E-mail: geomart@mgcl.ca

SCALE:	1:400
DRAWN:	Ryan Kennedy
DATE:	December 8, 2011
JOB #:	114075RPR



TOWN OF TABER

**BUILDING PERMIT STATISTICS**

Dec-11

	2011 DECEMBER			2010 DECEMBER		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	538,310	2	2	437,455
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	3		15,060	1		54,520
GARAGES & CARPORTS	1		28,000			
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		25,000			
NEW INDUSTRIAL	2		228,833			
INDUSTRIAL ADDITIONS/ALTER				1		105,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				1		4,000
	<b>8</b>	<b>1</b>	<b>835,203</b>	<b>5</b>	<b>2</b>	<b>600,975</b>

	2011 YEAR TO DATE (DEC 2011)			2010 YEAR TO DATE (DEC 2010)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	25	25	5,673,160	26	26	5,350,003
2 FAMILY DWELLING	1	2	638,760	2	2	260,240
SEMI DETACHED DWELLING	4	4	798,840			
MULTI FAMILY DWELLING	1	4	697,050			
RESIDENTIAL ADDITIONS & ACCESS.	18		393,734	43		696,328
GARAGES & CARPORTS	15		427,141	10		235,200
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL				1		48,000
COMMERCIAL ADDITIONS/ALTER	14		2,024,693	13		691,916
NEW INDUSTRIAL	4		1,094,258			
INDUSTRIAL ADDITIONS/ALTER	6		1,169,440	6		627,547
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	5		1,135,650	1		17,295
MOBILE HOME PARK						
DEMOLITIONS	5		25,000	4		20,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	3		90,000	6		30,620
	<b>101</b>	<b>35</b>	<b>14,167,726</b>	<b>112</b>		<b>7,977,149</b>

## BUILDING PERMITS - DECEMBER 2011

### *COMMERCIAL ADDITIONS OR ALTERATIONS*

#### 1 Permit

13-Dec-11	\$25,000.00
	<b>\$25,000.00</b>

### *GARAGES AND CARPORTS*

#### 1 Permit

15-Dec-11	\$28,000.00
	<b>\$28,000.00</b>

### *NEW INDUSTRIAL*

#### 2 Permits

08-Dec-11	\$108,000.00
08-Dec-11	\$120,833.00
	<b>\$228,833.00</b>

### *RESIDENTIAL ADDITION AND ACCESS*

#### 3 Permits

08-Dec-11	\$5,000.00
23-Dec-11	\$5,500.00
23-Dec-11	\$4,560.00
	<b>\$15,060.00</b>

### *SINGLE FAMILY DWELLINGS*

#### 1 Permit

23-Dec-11	\$538,310.00
	<b>\$538,310.00</b>

*\$835,203.00*



# *Town of Taber*

## *Building Permits DECEMBER 2011*

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0055 11 MU	15-Dec-11	SID STONE HOUSE	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4930 62 AV	DETACHED GARAGE AND CARPORT		\$28,000.00	6149200

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0094 11 MU	23-Dec-11	IDA TAMS	PREMIERE CUSTOM HOMES	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5909 43 ST	NEW SFD		\$538,310.00	5943010

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0096 11 MU	08-Dec-11	TABER EXCAVATING	ROBIN MARTENS	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5205 64 AV	NEW INDUSTRIAL BUILDING		\$108,000.00	5364019

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0098 11 MU	08-Dec-11	DUSTIN DOWNEY	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4321 57 AV	BASEMENT DEVELOPMENT		\$5,000.00	5745210

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0099 11 MU	08-Dec-11	FORTIS ALBERTA		
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
6502 53 ST	QUONSET		\$120,833.00	8101645

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0101 11 MU	23-Dec-11	LISE LESTER		
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5819 54 ST	AS BUILT DECK		\$4,560.00	5854070

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0102 11 MU	13-Dec-11	AR TECH	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
6209 60 ST	CONVERSION TO PAINT SHOP USE		\$25,000.00	6260050

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0103 11 MU	23-Dec-11	HOLGER JUST	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5022 43 AV	DECK ON NEW HOME		\$5,500.00	4250090

# Home Occupations Applications - 2011

## Date Applied by Month

### January 2011

17-Jan-11	HO 11 001	MOCHA SALON	VALERIE ZAMORA	5613 52 ST	HO FOR SALON
20-Jan-11	HO 11 002	AJ SQUEEKIE CLEANING SERVICE	AMY THOMAS	12. 6202 52 ST	OFFICE FOR CLEANING COMPANY
21-Jan-11	HO 11 003	SPARKLE PRO CLEANING	LORNA GILBERSTON	5812 47 ST	OFFICE- JANITORIAL COMPANY
24-Jan-11	HO 11 004	TOLSMA SANDBLASTING	JEREMY TOLSMA	5302 57 ST	OFFICE ONLY FOR SANDBLASTING SERVICE

### February 2011

07-Feb-11	HO 11 005	THE FRAMERS	LORI VALGARDSON	3902 52 ST	FRAMING BUSINESS
16-Feb-11	HO 11 006	EB CONSTRUCTION	ED AND CAROL BOOTH	5715 52 ST	OFFICE CONSTRUCTION BUSINESS
25-Feb-11	HO 11 007	BAREMAN CONSTRUCTION LTD	TRAVIS BAREMAN	4624 63 AV	HO FOR A CONSTRUCTION COMPANY

### March 2011

02-Mar-11	HO 11 008	SHT DOERS ENTERPRISES	RICK BURLEY	5224 44 AV	OFFICE- MOBILE HANDYMAN BUSINESS
17-Mar-11	HO 11 009	SS CATERING	SUSAN SRAN	5909 50 ST	

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*Date Applied by Month*

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21-Mar-11	HO 11 010	ALLURING MOMENTS PHOTOGRAPHY	SARAH HOOPER	4925 53 AV	OFFICE FOR MOBILE PHOTOGRAPHY BUSINESS
<i>April 2011</i>					
06-Apr-11	HO 011 11	BLACK ROSE CABS	SHAWNA AND SIMON LAW	5709 52 ST	HOME OFFICE ONLY FOR TAXI COMPANY
<i>May 2011</i>					
26-May-11	HO 11 012	DRAGON SECURITY	DAVE WATLAND	5403 56 ST	HO FOR SECURITY COMPANY
<i>June 2011</i>					
24-Jun-11	HO 11 014	CDN ENTERPRISES	CHARLIE NICHOLS	3914 53 ST	OFFICE ONLY FOR SLAB JACKING BUSINESS
<i>July 2011</i>					
07-Jul-11	HO 11 015	jsfisher Computer Consulting	James Fisher	5412 45 ST	OFFICE FOR COMPUTER CONSULTING BUSINESS
21-Jul-11	HO 11 017	E&R IMPORT AND EXPORT	EDWARD ZHANG	5401 38 AV	OFFICE ONLY FOR IMPORT EXPORT COMPANY
<i>August 2011</i>					
16-Aug-11	HO 11 018	PARROT DRYWALL	NEIL FEHR	3909 HOMESTEAD PLACE	OFFICE ONLY FOR A DRWALL COMPANY
16-Aug-11	HO 11 019	TOMS GLASS SERVICE	TOM DALTON	5706 47 ST	OFFICE FOR A MOBILE GLASS REPAIR COMPANY

***Date Applied by Month***

16-Aug-11	HO 11 020	STAGE II DÉCOR AND DESIGN	LAUREL ZUCHIATTI	5219 50 ST	OFFICE FOR DESIGN AND DÉCOR COMPANY
26-Aug-11	HO 11 021	CREATIVE CONCRETE AND CONSTRUCTION	BRAD ILCZYNSKI	5209 53 ST	OFFICE FOR A CONCRETE CONSTRUCTION COMPANY
31-Aug-11	HO 11 022	LOEWENS YARD MAINTENANCE	PAUL LOEWEN	6018 54 ST	HO YARD MAINTENANCE COMPANY
<i>September 2011</i>					
07-Sep-11	HO 11 023	CONVENIENT MOBILE CUTS	VAL WITMER	5003 52 AV	HO FOR MOBILE HAIR STYLIST
07-Sep-11	HO 11 024	PLENTY OF PROMOS	TINA HAMILTON	5227 45 AV	HO FOR PROMOTIONAL ITEM DISTRIBUTOR
14-Sep-11	HO 11 025	PETE WIEBE AND NAOMI BREWIN	SAME	4347 63 AV	HO FOR PORTABLE SIGN BUSINESS - OFFICE ONLY
22-Sep-11	HO 11 026	MANJIT PARHAR	1520660 AB LTD	4609 PROMINENCE PLACE	OFFICE ONLY FOR VEHICLE SALES OUTSIDE OF TABER
<i>October 2011</i>					
21-Oct-11	HO 11 027	WINKS LASH STUDIO	GLENDA OBERHOLTZER	5104 46 ST	HO FOR LASH APPLICATION STUDIO
<i>November 2011</i>					
30-Nov-11	HO 11 028	JRZ SOLUTIONS	JOHN ZELENKA	4702 HEIRLOOM CRES	OFFICE FOR CLEANING COMPANY

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*Date Applied by Month*

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