

AGENDA

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

MOTION

Swearing in of New Member

Mayor Ray Bryant will swear in the new member of the Commission, Mr. Ron Levagood.

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 – March 19, 2012

ITEM NO 5. BUSINESS ARISING FROM THE MINUTES

ITEM NO 6. HOME OCCUPATION APPLICATIONS

A) None

ITEM NO 7. DEVELOPMENT APPLICATIONS

A) DP 12-0032 – Derek Udey : 4303 – 56th Ave., Lot 17, Block 5, Plan 0814274; Detached Garage (Discretionary Use in LR-1 District)

ITEM NO 8. INFORMATION ITEMS

- a) Land Use Bylaw Text Amendment – 4506 - 46th Ave., Lot 43, Block 1, Plan 8710826, Add Agricultural and Machinery/Equipment Sales & Service to the list of Discretionary Uses, CC (Comprehensive Commercial District).
- b) DP 12-0022- Jayco Builders Inc. – 11 Westview Place, Lot 28, Block 5, Plan 1112745; Lot width and rear yard waiver
- c) DP 12-0023- Jayco Builders Inc. – 19 Westview Place, Lot 31, Block 5, Plan 1112745; Lot width waiver
- d) DP 12-0019 - RC Construction – 14 Fairway Village, Unit 14, Plan 9410343; Maximum site coverage waiver and rear yard waiver.
- e) Building Permit Stats – March 2012.

ITEM NO 9. OTHER BUSINESS - None

ITEM NO 10. MEDIA INQUIRIES

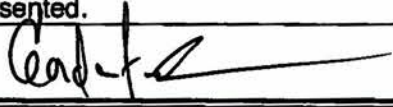
ITEM NO 11. CLOSE OF MEETING

X



Agenda Item No. 4A

TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Regular Minutes of MPC		Date of April 12, 2012
Agenda:		
Prepared By: L. Belanger, Planning and Economic Development Assistant		
Attachments: Minutes		
Topic: Minutes of the Regular Meeting of the Municipal Planning Commission		
Background:		
Options:	1. That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on March 21, 2012 as presented.	
	2. That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, March 21, 2012 as amended.	
Recommendation:	Option #1- That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on February 21, 2012 as presented.	
Approval Date:	April 12, 2012	CAO 

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF
THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, MARCH 19, 2012 AT 4:30 P.M.**

PRESENT: Councilor John Papp
Raymond Sheen
Edwyn Ellingson
Councilor Louie Tams

ALSO PRESENT:
Gordon Frank, CAO, Town of Taber
Jill Koroluk- Development Officer
Lorraine Belanger - Planning and Economic Development Assistant

ITEM #1 - CALL TO ORDER

R. Sheen called the Meeting of the Municipal Planning Commission to order at 4:30 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by Councilor Papp that the Municipal Planning Commission adopt the agenda.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

Mike and Beverley Topilko
Joel Mills
Thomas Menard
Henk Urano

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by E. Ellingson that the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on February 21, 2012.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM #7A

**DP 12 17, Bossman's Music Hall & Rec. Centre, Bev Topilko;
4714 53rd St., Lot 9, Block 3, Plan 5638L
(Discretionary Use- DT, Downtown)**

J. Koroluk summarized the application.

Mike and Beverly Topilko spoke on behalf of their application and noted that their intent was to provide a safe environment for the local youth to gather. Their facility would have activities such as pinballs machines, pool tables and opportunities to participate in group music. There would be Saturday night dances in the facility and there would be active supervision by volunteer parents. The facility would have a no tolerance policy for drugs and alcohol.

Moved by Councilor Tams that the Municipal Planning Commission approve DP 12 17, Bossman's Music Hall & Rec. Centre, 4714 53rd St., Lot 9, Block 3, Plan 5638L with the following conditions:

1. The site to be developed as per the site plan submitted.
2. Must comply with Town of Taber licensing requirements.
3. Satisfactory inspection with Alberta Health Services.
4. The development conforms to the district requirements of the Downtown Commercial (DT) Land Use District.
5. 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.
5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with the development.
6. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Carried Unanimously

ITEM #7B

**DP 12 12; Pro Performance Athletic Centre; Joel Mills; 5402 50 Av;
Lots 1-2, Block 8, Plan 5638L; (Discretionary Use- DT, Downtown)**

Councilor Tams excused himself from hearing this item as he is related to one of the building owners.

J. Koroluk summarized the application.

J. Mills spoke on behalf of the application. He noted that his intent was to open a friendly place for not only athletes but families. Boxing would be the main focus of the club, this activity would be in a separated area towards the back of the club. The front area of the club would be

a fitness facility. He further noted he would be doing boxing card promotions, but those activities would be in larger venues.

Moved by E. Ellingson that the Municipal Planning Commission approve application DP 12 12, Pro Performance Athletic Centre, 5402 50 Ave, Lots 1 and 2, Block 8, Plan 5638L with the following conditions:

- 1 The site to be developed as per the site plan submitted.
- 2 Must comply with Town of Taber licensing requirements.
- 3 Satisfactory inspection with Alberta Health Services.
- 4 The development conforms to the district requirements of the Downtown Commercial (DT) Land Use District.
- 5 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.
- 6 All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with the development.
- 7 Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

Item 8 – Information Items- Advice to Council- Land Use Bylaw Amendment- 5-2012; Block 2 and 3, Plan 7808A1; Thomas and Jean Menard

R. Sheen clarified that this item had been brought to MPC for information and for the MPC to make a recommendation to Council for a 2nd reading. He emphasized he wanted T. Menard to have an opportunity to have his application heard. He further noted he felt there were 2 issues that would require careful consideration

- 1- Issues such as services, development stages
- 2- Land stability

R. Sheen then asked T. Menard to summarize his comments to approx. 10 minutes as the package that had been presented to MPC was quite lengthy and had been read in advance by the members.

J. Koroluk summarized the application.

T. Menard agreed to keep his comments to under 10mins and then presented the commission with 2 documents.

- 1- Excerpt from the geo technical study he had commissioned. (he wanted it noted that this was part of his application and showed the a topographical map with building set backs)
- 2- Ruling from APPI in regard to J. Coughlin

T. Menard then noted that he was requesting to have his \$600 application fee waived.

E. Ellingson expressed concerns over the following items

- a- Though the application was for re-zoning and development conditions would be considered later, it was difficult to separate the 2 issues.
- b- As the land was located in the furthest corner of Taber and there likely would not be services for 75-100 yrs, concerns about septic issues had to be noted.
- c- He had concerns that the issue of services had not been fully addressed. Though the engineer had noted a private septic system could be used, these systems vary widely and not enough specific details had been provided on this item and there could be a risk of waste water making its way to MD Park.
- d- Additional moisture from other household uses could also make its way into the park.
- e- Alberta Health had noted the land was not suitable for development.
- f- T. Menard did not intend to develop the property himself, but to have it rezoned for sale purposes, how would development conditions on this unique situation be flagged to potential purchasers and Town Staff?
- g- Snow removal and garbage pick up were also not fully addressed by T. Menard. If the Town were to allow development on this land, the administrative "hassle" could be very expensive for Administration. He quoted part of Mr. Menard's letter in regard to the "Town would have to re-calculate the cost of services" for these items and if setting this kind of special precedent for one person should be allowed or had any larger benefit to the Town.
- h- Given the costs to bring the land to a sellable state and the long list of caveats that may need to be attached with the land, this parcel could end up being difficult to sell and T. Menard may not see the profit he initially projected.
- i- Allowing T. Menard to re-zone to DC does not guarantee the land can ever be developed.
- j- Examples of slope failure in Redcliff and Lethbridge years after approvals were given could leave the Town at risk many years from now with no recourse.

T. Menard responded to E. Ellingson's questions with the following points

- 1- He was not an engineer, but trusted his consultant's recommendation that a suitable septic solution could be found
- 2- Alberta Health's concerns were not relevant as his land slopes to the north
- 3- His engineer had recommended the land is suitable for some development and his application should not be denied out of fear.
- 4- He bought the land as he thought it was quite attractive and would be a good place to put a home and felt others would have the same feeling
- 5- His consultant had recommended future homeowners could investigate entering into a ploughing/ garbage pick up arrangement with the Town as this was often a standard servicing arrangement.
- 6- Any of the conditions could be passed onto future buyers.

G. Frank noted to the group that the application they were being asked to comment on was for re-zoning only and if DC (Direct Control District) was a suitable designation for the land owned by T. Menard. If MPC felt this answer was yes, then they should note the same to council. If there was another designation that would be more appropriate then is a suggestion that should be made to council.

Discussion regarding access from Thelma Street to the sites was raised. G. Frank confirmed that Thelma Street legally exists and is owned by the Town, but it is not physically developed, the access currently to the sites may or may not be accurately represented at this time. He noted that in the development phase, this issue would have to be addressed as part of a development agreement. Additionally, there would have to be survey work done to establish the exact boundaries.

H. Urano noted his concerns with access and Thelma Street.

T. Menard noted that the original subdivision in 1911 created the road and this roadway had not changed with the exception of some modifications to Highway 864 on the portions that run north and south.

R. Sheen noted the following concerns;

- a- He expressed that given the height of the grass, garbage burning, near by oil wells and the distance of the lots to 50 St that a fire situation could be quite serious in the area. Adding homes to area may very well exacerbate the situation .
- b- Conditions and caveats for development may be lost between generations of purchasers and staff.
- c- Relations between the oil company and future residents may not always be amicable and allowing T. Menard to re-zone to Direct Control may not be the best option.
- d- Referencing the comments from Associated Engineering it may be unreasonable for excess water to be reasonably controlled
- e- He shares the same concerns noted by R. Cressman and the MD of Taber on slope stability. Other concerns related to water were in regard to floods or breaks from pivots in the area.
- f- In his opinion the best option would be to leave the land zoned in its current designation.
- g- T. Menard has had many opportunities to point of view and dialogue could go on for a substantial amount of time with no further result.

T. Menard responded that having a resident in the area may help deter vandals. He noted he was concerned that he had not had a chance to respond to all points.

G. Frank reminded the group that further debate on the issue will be brought forth at the public hearing and that the commission needed only to make a recommendation on the re-zoning not the development issues at this time.

Councilor Tams noted that at the end of the day, the application has to go to Council so the Menards can get a final answer on their land. There must be a great deal of homework done before any development can occur.

Moved by Councilor Tams that the Municipal Planning Commission give 2nd reading to Bylaw 2012.

CARRIED

ITEM NO 9. OTHER BUSINESS

No discussion

ITEM NO 10. MEDIA ENQUIRIES

None.

ITEM No 11 – CLOSE OF MEETING

MOVED by E. Ellingson that this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 6:19 P.M.

CHAIRMAN

ITEM NO.7 DEVELOPMENT APPLICATIONS

- (A) DP 12-0032 – Derek Udey: 4303 – 56th AV, Lot 17,
Block 5, Plan 0814274; Detached Garage
(Discretionary Use LR-1)



Agenda Item 7 (A)

TOWN OF TABER MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Detached Garage – Derek Udey	Date of April 16, 2012 Agenda:
Prepared By: Jillian Koroluk, Development Officer	
Attachments: Application Form, Plans, Definitions Land Use Bylaw 4-2006, Low Density Residential District Requirements (LR-!)	
Topic: 12-032; Derek Udey 4303 – 56 th Ave; Lot 17 Block 5 Plan 0814274 Decision of a Detached Garage (discretionary use)	

Background:

This application has been brought to MPC for a decision on a detached garage. The proposed detached garage is 99.6m² (1072.5 sq ft) in area. The location of the proposed detached garage may be found at 4303-56th AV, which is located within the Low Density Residential District (LR-1). In the LR-1 zoning district detached garages are considered discretionary.

It is important to mention that this is not the first time that the applicant has applied to build a detached garage at this location. Previously the proposed garage was too large to meet the definition; therefore it had to be considered an accessory building. The previous application was brought to MPC for a decision on February 21st, where it was determined that the proposed accessory building was not found to be a good fit for the area. MPC also made a recommendation that if the applicant were to reapply with an application that was less than 100m², but involved three bays that the commission be involved in the decision.

The applicant has since had his plans redrawn and has reapplied for another development permit. The new application, as drafted meets the requirements of a garage (see plans attached) as it is under 100 m² in area and is smaller than the principal building (house) on the property. The proposed garage includes three bays; one double garage door and one single garage door.

It is our understanding that the applicant has contacted his adjacent neighbors and the area developer regarding his proposal with no objections.

Based on the above information the planning department recommends approval for the proposed 99.6m² (1072.5 sqft) detached garage at 4303-56th Ave.

If MPC approves this application for a detached garage(discretionary use), then the discretionary use will be advertised in the Taber Times and the appropriate landowners will be notified by the Town of Taber in accordance with the Municipal Government Act.

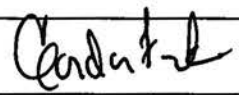
Options:

1. That the Municipal Planning Commission approve Development Application 12-032 for a detached garage at 4303-56th Ave.
 1. The site to be developed as per the site plan submitted.
 2. The development conforms to the district requirements of the Limited Industrial (LM) Land Use District.
 3. 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.
 4. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
 5. **Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.**

2. That the Municipal Planning Commission not approve Development Application 12-032 for a detached garage at 4303-56th Ave.

Recommendation: Option #1

**Approval
Date:**

CAO: 

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: LR-1 Roll Number: 5643170 Application Number 12-32
Date of Application: April 4, 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: Derek Udey Phone Res: 403 330 8844 Bus: _____
Address: 4303 56 Ave Cell: _____ Fax: _____
Taber Alberta Postal Code: T1G 0A8

Registered Owner: Derek Udey Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Legal Description of Property to be Developed: Lot: 17 Block: 5 Plan: 0814274

Municipal Address: _____

Proposed Use of Site: 4303 56 Ave
(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:

Proposed Setback from Property Lines:
Front Yard: _____ Side Yards: ¹ _____ ² _____ Rear Yard: _____

Present Use of Adjacent Properties: _____

	Existing	Proposed	N/A
Access:			
Provincial Highway # _____			
Municipal Road	[]	[]	[]
Internal Subdivision Road	[]	[]	[]
Undeveloped Road Allowance	[]	[]	[]
Private Road (i.e. Condominium).....	[]	[]	[]
Other (specify) _____			
Services:			
Water Supply			
Municipally owned and operated piped water system	[]	[]	[]
Other (specify) _____			
Sewage Disposal			
Municipally owned and operated sanitary sewer system	[]	[]	[]
Other (specify) _____			
Storm Drainage			
Municipal Sewers	[]	[]	[]
Ditches.....	[]	[]	[]
Swales	[]	[]	[]

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: _____	Lot Depth: _____
Lot Area: _____	New Construction Area (ft ²): _____
Lot Coverage By New Construction (%): _____	Total Site Coverage (%): _____
Number of Loading Spaces: _____	Building Height: _____
Driveway Width: _____	Landscaped Open Space (%): _____
Number of Units: _____	No. Off Street Parking Spaces: _____

Estimated Commencement Date: June 2012 Estimated Completion Date: Oct 2012

Application Fee: _____ Construction Value \$: _____

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 - 50th 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 Derek Udley

Letter of Authorization from Registered Owner or Signature of Registered Owner _____ Print Name D Udley
(if different from Applicant):



BUILDING PERMIT APPLICATION

A 4900 - 50 Street
Taber, AB T1G 1T1
Phone: 403-223-5500 Fax 403-223-5530

Permit Label

Other Permits Required: Electrical Plumbing Gas PSDS

Permit Type: Owner Contractor

Development Permit Number: _____

Application Date (M/D/Y): 04/04/2012

Estimated Completion Date (M/D/Y): _____

Owner Name: Derek Udey Mailing Address: 4303-56 Ave
 City: Taber Prov: AB Postal Code: T1G 0A8 Phone: 403 330 8844
 All Phone: _____ Email Address: dguddy@hotmail.ca Fax: _____

Contractor: Myself Mailing Address: _____
 City: _____ Prov: _____ Postal Code: _____ Phone: _____
 All Phone: _____ Email Address: _____ Fax: _____

Municipality: TOWN OF TABER Street Address: As above
 Unit #: _____ Lot: _____ Block: _____ Plan: _____ Subdivision Name: _____
 Legal Subdivision: Part of: _____ 1/4 Sect: _____ Twp: _____ Rg: _____ W of: _____ Tax Roll #: _____
 Directions: _____

Architect and/or Engineer (if applicable): Jajadesic Phone: _____

Project Information: Commercial Residential Multi Family Industrial Institutional Oil & Gas
 Type of Work: New Renovation Addition Accessory Building Basement Dev. Manufactured Home Demolition Other
 sq. meters sq. feet No. of Stories: _____ Building Classification: _____
 Main Area: _____
 2nd Floor Area: _____
 Basement Area: _____
 Garage Area: 99.9 Developed Yes No
 Detached Attached

Detailed Description of Work and/or Intended use or occupancy of the building:
I build a detached garage.

Permit Applicant Declaration: The permit applicant certifies that this installation will be completed in accordance with the Alberta Safety Codes Act and Regulations and work will commence within 90 days. The permit applicant/owner acknowledges that as per Section 12(3) of the Alberta Safety Codes Act; Superior Safety Codes Inc. is not liable for any decision related to the system of inspections, examinations, evaluations and investigations including but not limited to a decision relating to their frequency and the manner in which they are carried out. The personal information provided on this form is protected by the Freedom of Information of Privacy Act.

Derek Udey Permit Applicant Name (Please print) Derek Udey Permit Applicant Signature _____ Homeowner's Signature (Homeowner permits only)

Project Value (Materials & Labour): \$ _____ Total Developed Area: 1079 Sq. Ft.
 Permit Fee: \$ _____ *SCC Levy: \$ _____ TOTAL FEE: \$ _____
 *SCC Levy is 4% of the permit fee with a minimum of \$4.50 and a maximum of \$500
 Payment Method: Debit Cheque Cash Authorization / Cheque Number _____

Permit Validation Section to be completed by the Building Safety Codes Officer:
 Special Conditions: _____
 SCO's Name (print or type) _____ SCO's Signature _____
 SCO's Designation Number _____ Date of Issue (M/D/Y): _____



INSPECTION REQUESTS please contact Superior Safety Codes at:
 Ph. 403-320-0734 or 1-877-320-0734 Fax 403-320-8969
 Allow 48 hours notice for inspection

DEREK UDEY

NEW GARAGE

4303 56 AVE.
TABER
ALBERTA

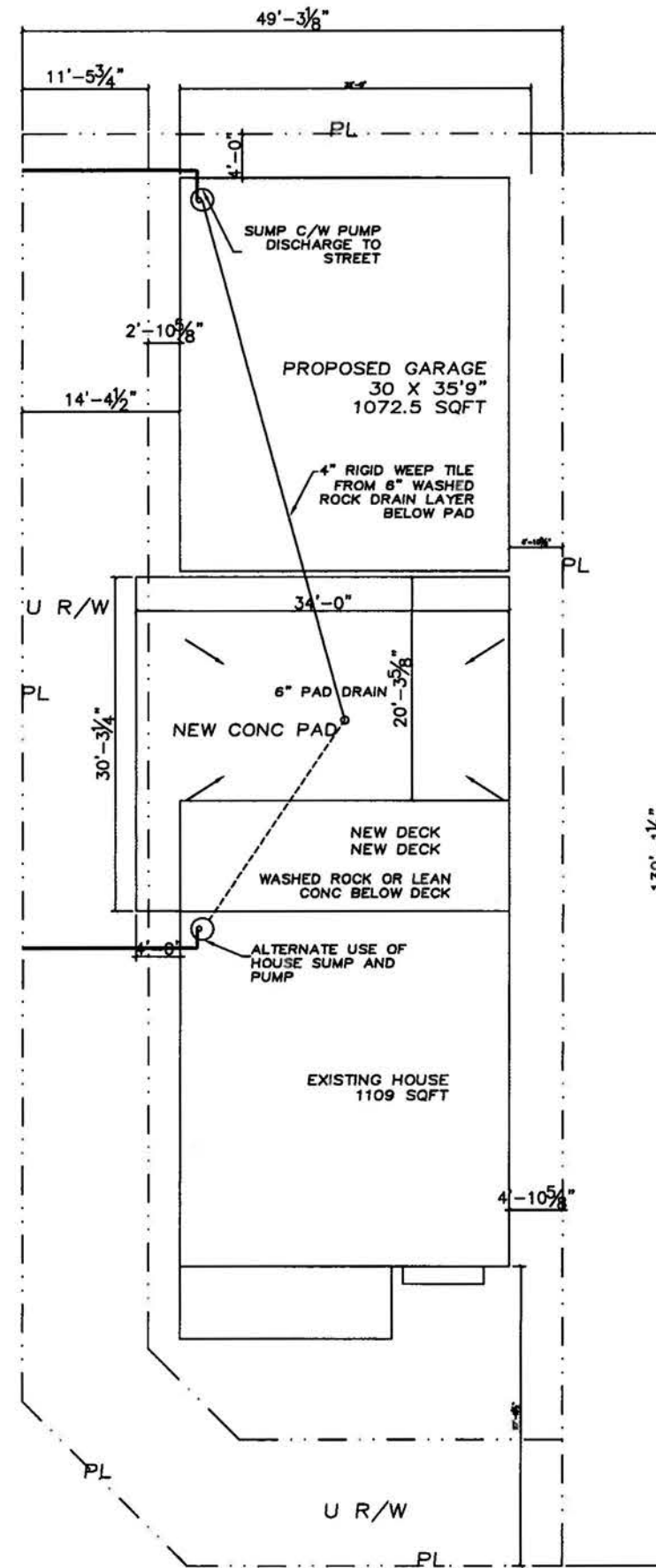
ISSUE FOR BUILDING PERMIT
Relssue Feb 23 2012
DRAWING INDEX

- A0 - TITLE & SITE PLAN
- A0.1- SITE CIVIL
- A0.2- SITE CIVIL SECTION
- S0 - SPECIFICATIONS
- S1 - FOUNDATION PLAN
- S2 - STRUCTURAL ELEVATIONS
- S3 - DECK STRUCT PLAN
- S4 - DECK ELEVATION
- S5 - DECK ELEVATIONS & DETAIL

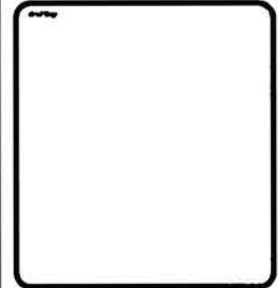


SITE PLAN
4303 56 AVE. V. TABER W.
LOT 17 BLK 5
PLAN 081 4274

LOT AREA : 6306 SQFT
COVERED AREA: 2182 SQFT
% COVERED - 34.6 %



IGLA - DESIC
SYSTEMS Ltd.
1221 2nd AVE. SOUTH
LETHBRIDGE, AB
T1J 0E4
PH: (403) 394-0027
FAX: (403) 394-0027



Revisions			
No.	By	Date	ISSUED FOR
1	AL	23/02/12	RELSSUE TIP

Project No.	
Date	NOVEMBER, 2011
Drawn By	GL
Checked By	AL
Scale	NTS

Project
DEREK
UDEY
4303 56 AVE.
NEW GARAGE
TABER, AB

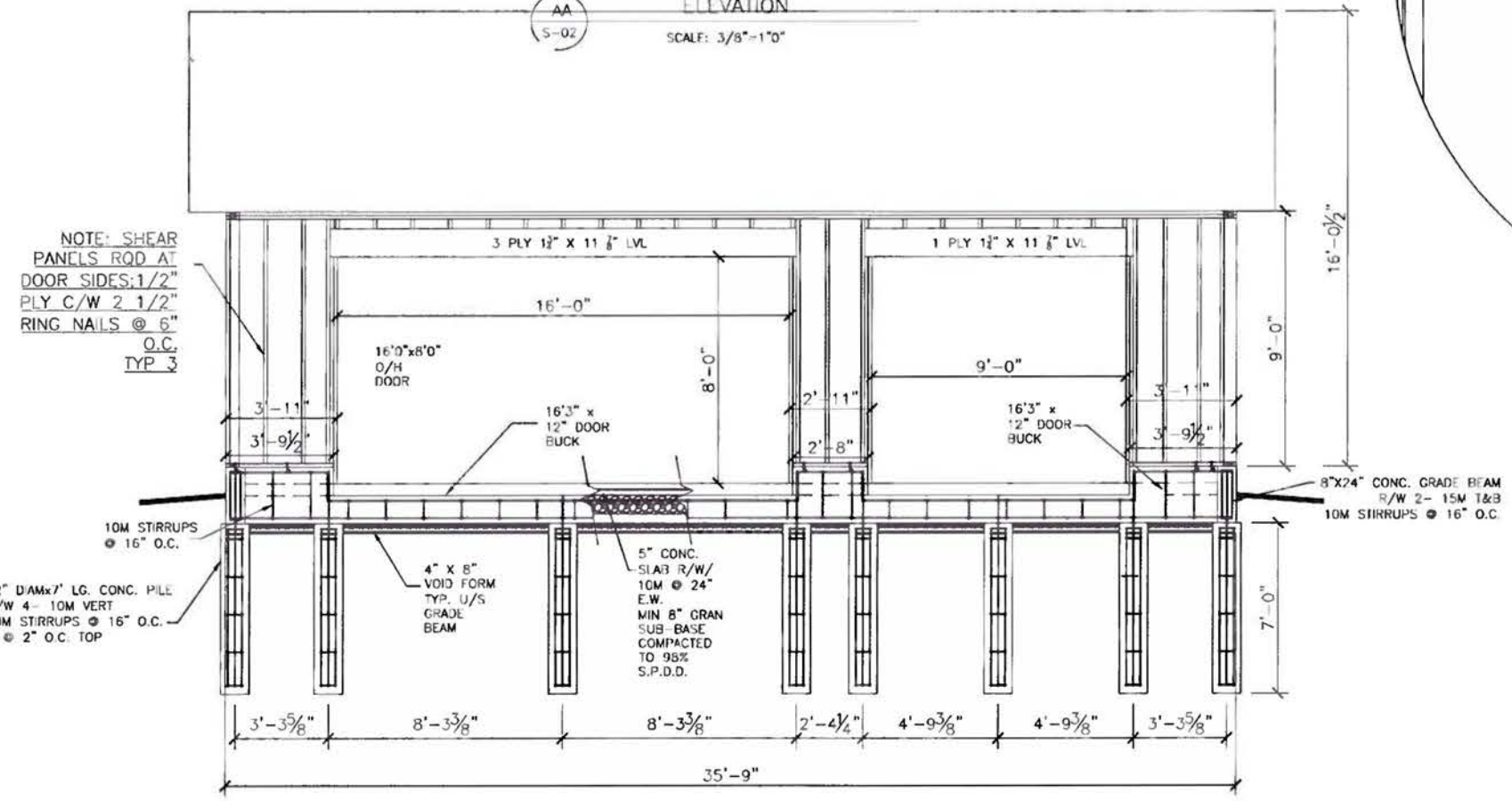
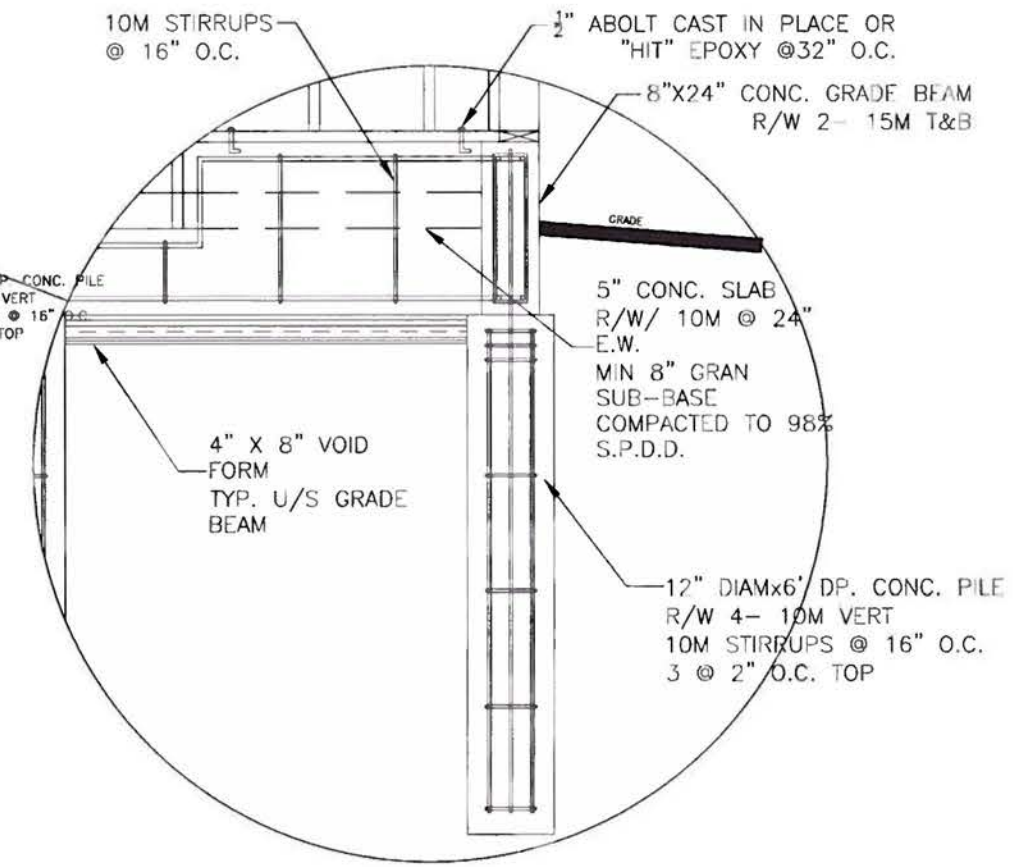
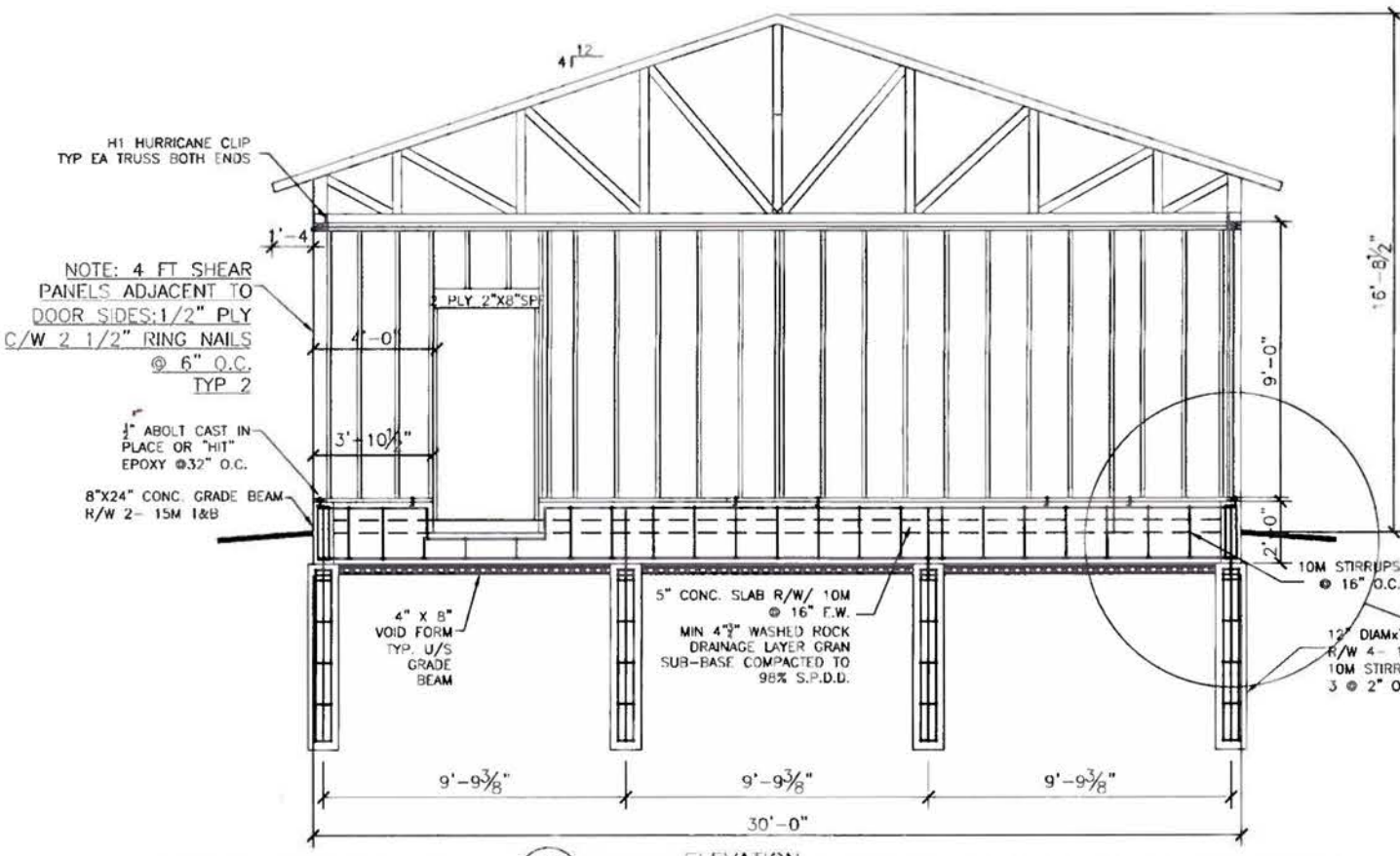
Drawing Title
TITLE & SITE PLAN

Drawing Number
A0

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 1221 2nd AVE. SOUTH
 LETHBRIDGE, AB
 T1J 0E4
 PH: (403) 394-0027
 FAX: (403) 394-0027



Revisions			
No.	By	Date	ISSUED FOR
1	AL	23/02/12	REISSUE 1BP

Project No.	
Date	NOVEMBER, 2011
Drawn By	GL
Checked By	AL
Scale	AS SHOWN

Project:
DEREK UDEY
 4303 56 AVE.
 NEW GARAGE & DECK
 TABER, AB

Drawing Title:
STRUCT ELEV

Drawing Number:
S2

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Section 1: Definitions and Operative Clauses

- (133) "GARAGE" means an ancillary building or portion of a main building, including a carport, used or intended to be used in conjunction with a dwelling unit principally for the private parking or storage of motor vehicles for personal transportation. A "garage" shall not exceed 100 m² in area with a maximum interior ceiling height of 3.7 metres and a maximum height of one storey. A "GARAGE" is not a "DWELLING UNIT" and is not an "ACCESSORY BUILDING" or parking garage.
- (134) "GARAGE, ATTACHED" means a "GARAGE" attached to a main building.
- (135) "GARAGE, DETACHED" means a "GARAGE" that is not part of the main building.
- (136) "GARAGE, PARKING" means a surface or sub-surface building or portion of a building designed specifically for parking vehicles either in association with an apartment building, condominium development or commercial building. A parking garage shall be greater than 100 m² in area.
- (137) "GARBAGE REDUCTION AND JUNK DEALERS" (see "RECYCLING DEPOI").
- (138) "GAS BAR" means a retail outlet that is limited to the sale of gasoline and related automotive products, and, may include a "CONVENIENCE FOOD STORE".
- (139) "GAS PROCESSING PLANT" (see "PETRO-CHEMICAL FACILITY").
- (140) "GOLF COURSE" means the golf playing area and accessory buildings and uses related to the playing of the game of golf and without restricting the generality of the foregoing includes pro shop, club house, restaurant, licensed dining area or lounge, driving range and picnic area.
- (141) "GRAIN BINS SALES AND STORAGE" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE").
- (142) "GRANARIES" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE").

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

1. PURPOSE

This District provides for single detached dwelling units.

2. USES

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

Permitted Uses

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

Discretionary Uses

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

3. DISTRICT REQUIREMENTS

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

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

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

Maximum Coverage:	45%
Minimum Landscaped Area:	30%
Minimum Floor Area (excludes basement):	80 m ²

4. SPECIAL REQUIREMENTS: GARAGES, ACCESSORY BUILDINGS AND STRUCTURES

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

ITEM NO 8. INFORMATION ITEMS

- a) Land Use Bylaw Text Amendment – 4506 – 46th Ave., Lot 43, Block 1, Plan 8710826, Add Agricultural Machinery/Equipment Sales and Service to the list of discretionary uses, CC (Comprehensive Commercial District)

**Land Use Bylaw Amendment
FORM F**



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

APPLICATION NO: _____ BYLAW NO: 6-2012
RECEIVED DATE: March 22, 2012 ROLL NO: 3744409
FEE RECEIVED: \$600

Applicant

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

Name: Andrew & Colbie Glan Phone: 403-223-1532
Address: 4305-48 Ave Taber T1G 1G1 Cell No: 403-317-4256
Postal Code

Legal Description of Land Subject to Amendment:

Municipal Address: 4506-46 Avenue Taber AB T1G 2A4
Legal Description: Lot: 43
Block: 1 Plan: 8710826

Amendment Proposed: From: _____
To: _____

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

ADD AGRICULTURAL MACHINERY/EQUIPMENT
SALES & SERVICE TO CC (COMPREHENSIVE
COMMERCIAL USE) - AS A DISCRETIONARY USE

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)

SEE ATTACHED

Date: March 22, 2012

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, Cobie Glas 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): 403-317-4256

Date March 22 2012
Phone (wk): _____

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

I/We, Andrew Glas, 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 _____

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.

BUSINESS DESCRIPTION

Sales, Service and Parts for Baselier

- Rototillers – agriculture / commercial
- Specialty Rototillers – agriculture
- Vine Shredders – agriculture
- Flail Mowers – agriculture /commercial

Service and Repairs

- Agriculture equipment
- Construction equipment

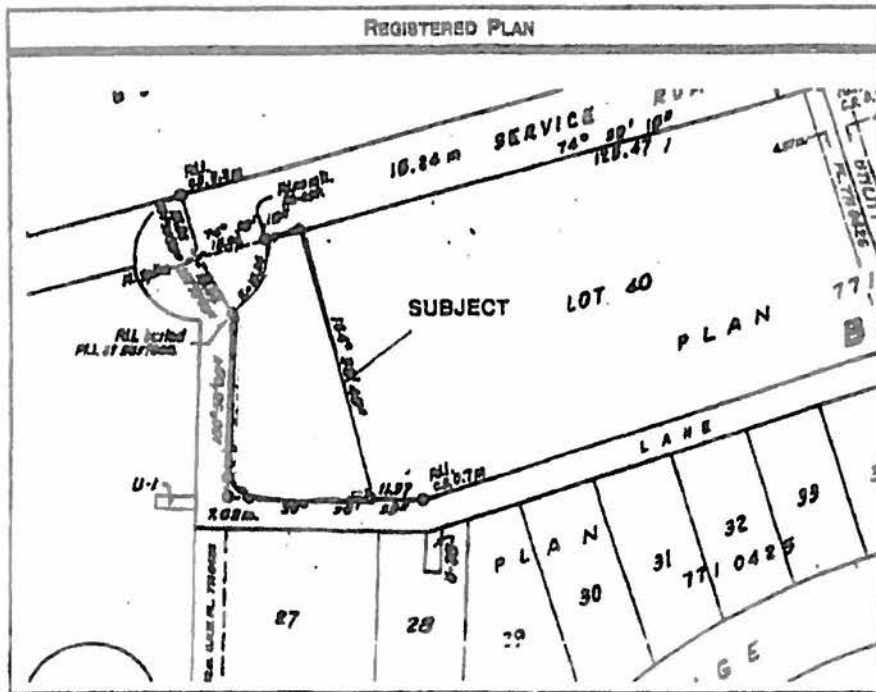
Parts, Service and Repairs

- Hydraulic components

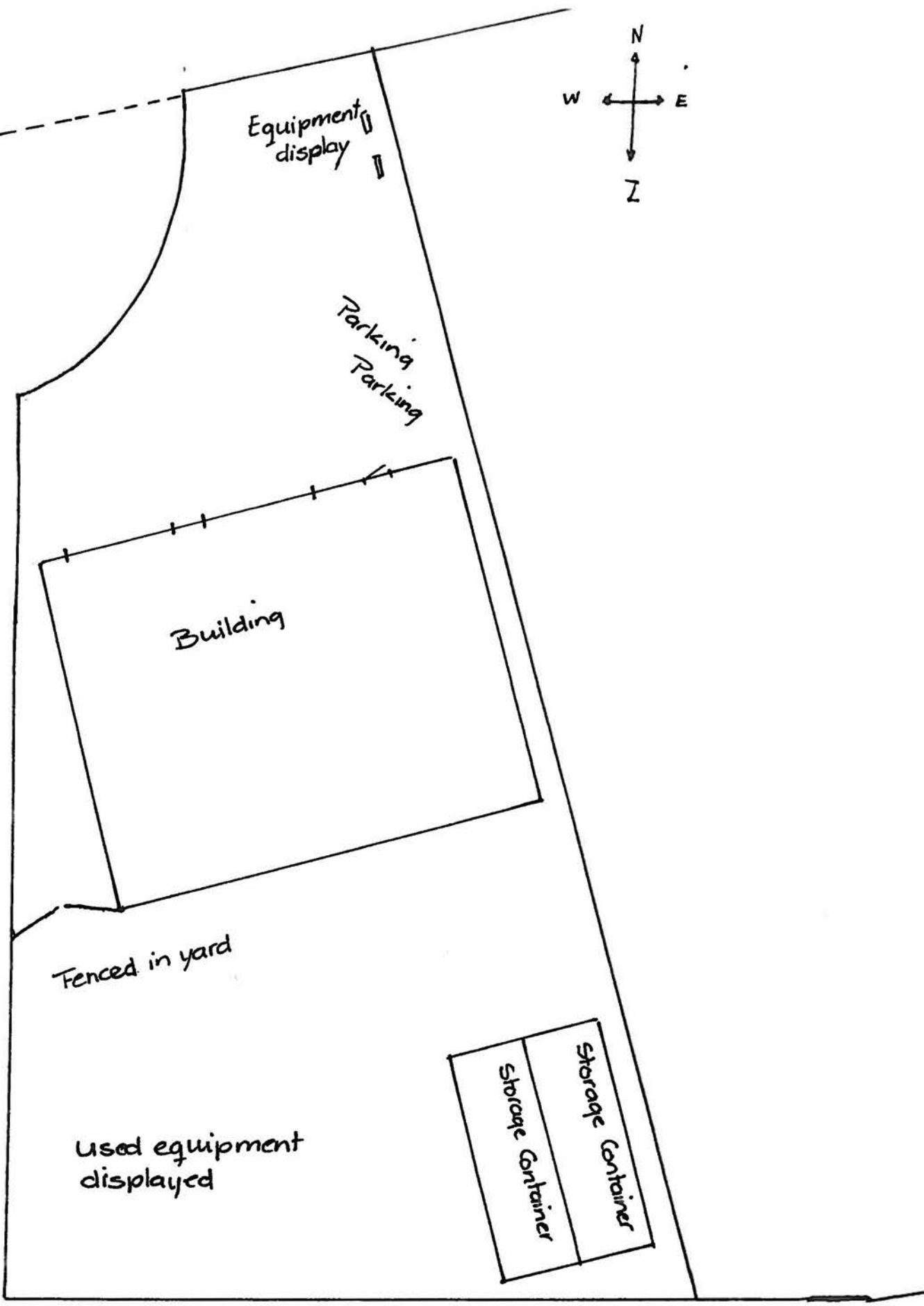
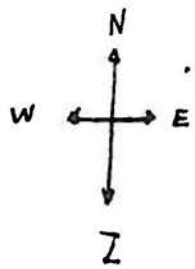
Onsite Service

Customers

- Agriculture
- Construction



- UPDATE BUILDING**
- Electricity
 - Floor
 - Heating



Equipment display

Parking
Parking

Building

Fenced in yard

Used equipment displayed

Storage Container
Storage Container



Agenda Item 6.A)

TOWN OF TABER **Council Request For Decision**

Subject: Land Use Bylaw Text Amendment	Date of April 9, 2012 Agenda:
Prepared By: Jillianne Koroluk, Development Officer	
Attachments: Bylaw 6-2012 Public Notice of Bylaw Amendment Application for Bylaw Amendment Map of adjacent properties Agricultural Machinery/Equipment Sales & Service Definition Comprehensive Commercial (CC) District Requirements	
Topic:	Administration Amendment to Bylaw 4-2006 Text Amendment to Comprehensive Commercial (CC) District to add "Agriculture Machinery/Equipment Sales & Service" as a discretionary use.
Background:	<p>The Town of Taber received an application (March 22nd, 2012) to amend the text of Land Use Bylaw 4-2006, to include "Agricultural Machinery/Equipment Sales & Service" as a discretionary use in the Comprehensive Commercial (CC) District. This application is intended to accommodate a new agricultural sales and service business at the location of 4506-46th Ave. Surrounding uses are Automotive/Recreation Vehicle Sales and Rental (Taber Ford), Truck/Transport Operation (Summit Motors) and Mixed Density Residential.</p>
	<p>Currently the applicant has a pending offer to purchase at 4506-45th Ave, which is presently zoned Comprehensive Commercial (CC). This location is ideal for the applicant as the property/building currently sits vacant and is located along one of the main traffic corridors of town.</p>
	<p>It should be noted that similar agricultural businesses located within town limits were zoned Comprehensive Commercial, however these businesses were approved prior to the adoption of Land Use Bylaw 4-2006, therefore a Land Use Bylaw amendment was not necessary.</p>
	<p>The Land Use Bylaw defines "Agricultural Machinery/Equipment Sales & Service" as follows:</p> <p>"means the selling and service of agricultural machinery and equipment such as farm implements and supplies, and may include sales, repairs, storage, rentals, leasing, and service of such equipment, as well as offices, showrooms, and sales rooms. This includes "Dairy Industry Equipment", "Farmyard Maintenance Equipment", "Farm Machinery or Implements Sales and Service", "Farm Implement Dealerships", "Grain Bins Sales and Storage", Granaries Sales, Storage and Assembly", and "Irrigation Equipment Sales and Storage"</p>
Cont'd	

Administration met with the applicant and advised that the only solution would be to add "Agricultural Machinery/Equipment Sales & Service" as a discretionary use and if the amendment is approved by Council, then their development permit could be considered.

The text amendment proposed is as follows:

Add: "Agricultural Machinery/Equipment Sales & Service" to the list of discretionary uses in the Comprehensive Commercial (CC) District.

The application will be advertised and property owners notified in accordance with the Bylaw.

Options:

1. That Council proceeds with 1st Reading for Bylaw No. 6-2012 and that a Public Hearing be held on Monday, May 14th, 2012 at 5:00 p.m. in the Council Chambers.
2. That Council not proceed with 1st Reading for Bylaw No. 6-2012.

Recommendation: Options #1 - That Council proceeds with 1st Reading for Bylaw No. 6-2012 and that a Public Hearing be held on Monday, May 14th, 2012 at 5:00 p.m. in the Council Chambers.

**Approval
Date:**

April 3, 2012

CAO:

Cardak

TOWN OF TABER
BY-LAW NO. 6-2012

**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 Section 21: Comprehensive Commercial (CC) District be amended by adding the following:
 - a) "Agricultural Machinery/Equipment Sales & Service to the list of discretionary uses".
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 _____, 2012.

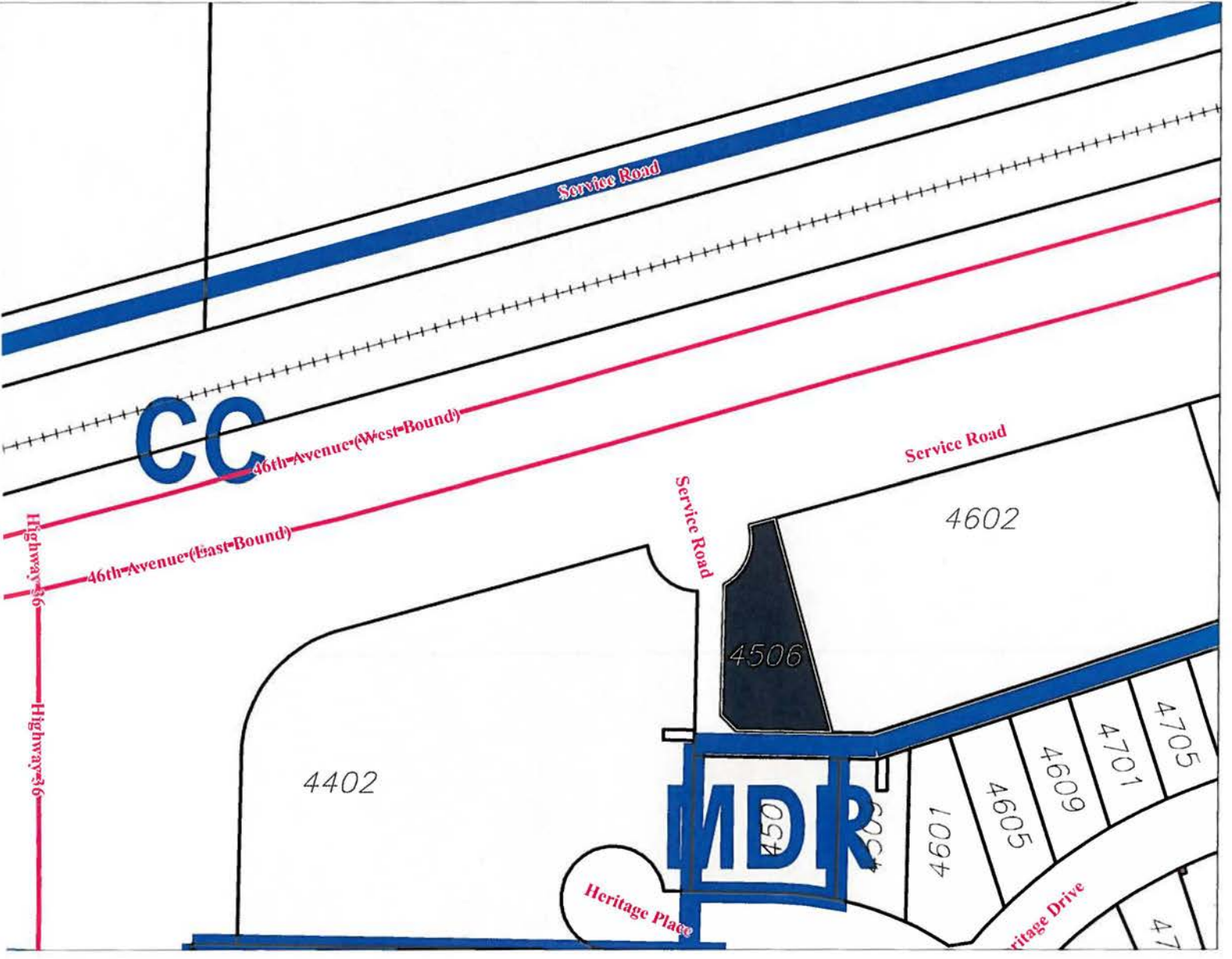
RES. _____ **READ** a second time this _____ day of _____, 2012.

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

MAYOR

CHIEF ADMINISTRATIVE OFFICER

Proposed Location of new Agricultural Machinery/Equipment Sales & Service business



Section 1: Definitions and Operative Clauses

- (8) “AGGREGATE STOCKPILING, TEMPORARY” means the temporary use of land for the storage of processed aggregates or other raw materials for a particular project or contract of road construction.
- (9) “AGGREGATE STORAGE AREA” means the use of land for the temporary storage of aggregates for sale or use in the production of cement or asphalt.
- (10) “AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE” means the selling and service of agricultural machinery and equipment such as farm implements and supplies, and may include sales, repairs, storage, rentals, leasing, and service of such equipment, as well as offices, showrooms, and sales rooms. This includes “Dairy Industry Equipment”, “Farmyard Maintenance Equipment”, “Farm Machinery or Implements Sales and Service”, “Farm Implement Dealerships”, “Grain Bins Sales and Storage”, “Granaries Sales, Storage and Assembly”, and “Irrigation Equipment Sales and Storage”.
- (12) “AGRICULTURAL OPERATION(S)” means an agricultural activity conducted on agricultural land for gain or reward or in the hope or expectation of gain or reward, and includes:
- (a) the cultivation of land
 - (b) the raising of livestock, but excluding ‘Confined Feeding Operations’ as defined by the Agricultural Operations and Practices Act (AOPA),
 - (c) the production of agricultural field crops,
 - (d) the production of fruit, vegetables, sod, trees, shrubs and other specialty horticultural crops,
 - (e) the production of milk and eggs,
 - (f) the production of honey,
 - (g) the operation of agricultural machinery and equipment including irrigation pumps and the application of fertilizers, manure, insecticides, pesticides, fungicides and herbicides including application by ground and aerial spraying for agricultural purposes.
- This use is not a ‘Confined Feeding Operation’.
- (13) “AGRICULTURAL PROCESSING” means a small scale facility, employing 50 or fewer people where agricultural produce such as grains, legumes, honey, etc. – is collected, sorted, washed, cleaned, dusted, waxed, cooked, or otherwise prepared or processed into finished or semi finished products and from which

SECTION 21: Comprehensive Commercial (CC) DISTRICT

1. Purpose

This district is intended to provide areas for a comprehensively designed and attractive mix of highway commercial, service commercial and general commercial uses located on high visibility highway/arterial road corridors and in other areas planned as major commercial centres as part of new community/neighbourhood development. Due to the intensity of commercial development anticipated, appropriate transitions are to be provided between these areas and residential 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) Automotive/Recreation Vehicle Sales and Rental
- (b) Banks/Financial Institution
- (c) Clinic
- (d) Convenience Food Store
- (e) Dry Cleaning and Laundry Depot
- (f) Eating Establishment
- (g) Florist Shop
- (h) Funeral Home
- (i) Gas Bar
- (j) Hotel
- (k) Laundromat
- (l) Motel
- (m) Office or Office Building
- (n) Office, Medical/Dental
- (o) Personal Service Shop
- (p) Pharmacy
- (q) Restaurant
- (r) Restaurant, Drive-through
- (s) Retail Store
- (t) Shopping Centre
- (u) Supermarket
- (v) Theatre
- (w) Theatre, Movie

SECTION 21: Comprehensive Commercial (CC) DISTRICT

- (x) Utilities
- (y) Vehicle Wash
- (z) Warehouse Store

Discretionary Uses

- (a) Accessory Uses, Structures, and Buildings
- (b) Automobile Repair Garage
- (c) Automobile Service Station
- (d) Automobile Supply Store
- (e) Boarding or Lodging House
- (f) Caterer
- (g) Data Processing Establishment
- (h) Day Care Facility
- (i) Dry Cleaning and Laundry Plant
- (j) Dry Cleaning Establishment
- (k) Duplicating Shop
- (l) Equipment Rental/Repair
- (m) Farmers'/Flea Market
- (n) Food and/or Beverage Service Facility
- (o) Gaming or Gambling Establishment
- (p) Greenhouse, Commercial
- (q) Institutional Use
- (r) Museum
- (s) Nursery and Garden Store
- (t) Park
- (u) Printing Establishment
- (v) Public Assembly
- (w) Public Use
- (x) Railway
- (y) Recreation Facility, Commercial
- (z) Recreation Facility, Indoor
- (aa) Religious Assembly*
- (bb) Signs
- (cc) Taxi/Bus Depot
- (dd) Tourist Information Facility
- (ee) Truck Stop
- (ff) Veterinary Clinic

*Note Section 3(26) of this Bylaw.

SECTION 21: Comprehensive Commercial (CC) DISTRICT

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:	2,000m ²
Minimum Lot Width:	20 metres
Minimum Front Yard:	10 metres
Minimum Rear Yard:	7.5 metres
Minimum Side Yard:	3 metres
Building Height:	Discretion of the Development Authority.
Maximum Coverage:	40%
Minimum Landscaped Area:	10%

4. Special Requirements: Landscaping

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

- (a) All areas not covered by buildings and parking shall be landscaped. Protective barriers with a minimum height of 15 cm (6 inches) shall be placed around all landscaped areas.
- (b) The minimum landscaped area shall be concentrated in 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.
- (c) Final landscaping plans shall be approved by the Development Officer prior to installation of plant materials.

5. Special Requirement: Storage Areas

All storage areas shall be appropriately fenced or screened. All sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority. All 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. “Outdoor storage” may be allowed only as an accessory use; exclusive or primary use of lots for “outdoor storage” is not permitted in this District.

SECTION 21: Comprehensive Commercial (CC) DISTRICT

6. Special Requirements: Parking

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface.

7. Special Requirement: Building Location and Front Yard

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

8. Special Requirements: Site Plan and Development Agreement

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on 'Form A' and 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.

b)DP 12-0022 – Jayco Builders Inc. – 11 Westview
Place, Lot 28, Block 5, Plan 1112745; Lot width
waiver and rear yard waiver



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

Subject: Decision of Waiver	Date of April 16, 2012 Agenda:
Prepared By: Jillian Koroluk	
Attachments: Site Plan	
Topic: Development Application 12-022, Jayco Builders Inc. Decision for lot width and rear yard waiver for a Single Family Dwelling 11 Westview Place; Lot 28; Block 5; Plan 1112745; District R-2	
Background:	<p>The town received a development permit application for the above noted property requesting a lot width waiver from 11m to 10.58m (0.42m) and a rear yard waiver from 6m to 4.9m (1.10m) for a single family dwelling. The rear of this property backs on to an existing lane and will not unduly interfere with the use and enjoyment of adjoining properties. The noted property is located in the Narrow Lot Residential (R-2) District.</p>
Rationale:	<p>The applicant was granted a 0.42m lot width waiver for the front portion of the property. The waiver was granted as per the site plan submitted. The applicant received the waiver due to the fact that the lot has an irregular pie shape, where the front portion is narrower than the rear portion. Lot width waivers for pie shaped lots are not uncommon in the Town of Taber and allow more flexibility for an often difficult lot to develop.</p> <p>The applicant also applied for a 1.10m rear yard waiver to allow for a deck at the rear of the house. The waiver was granted due to the fact that the lot is pie shaped therefore the rear yard of the property has ample amenity space for future property owners and will not affect adjacent properties.</p> <p>The above noted waiver was advertised in the Taber Times newspaper on March 28, 2012. The appeal period for the above noted waiver ended on April 12, 2012.</p>
Approval Date: April 12, 2012	

Lot Grading & Plot Plan

Municipal Address:
 11 West View Place
 Taber, Alberta

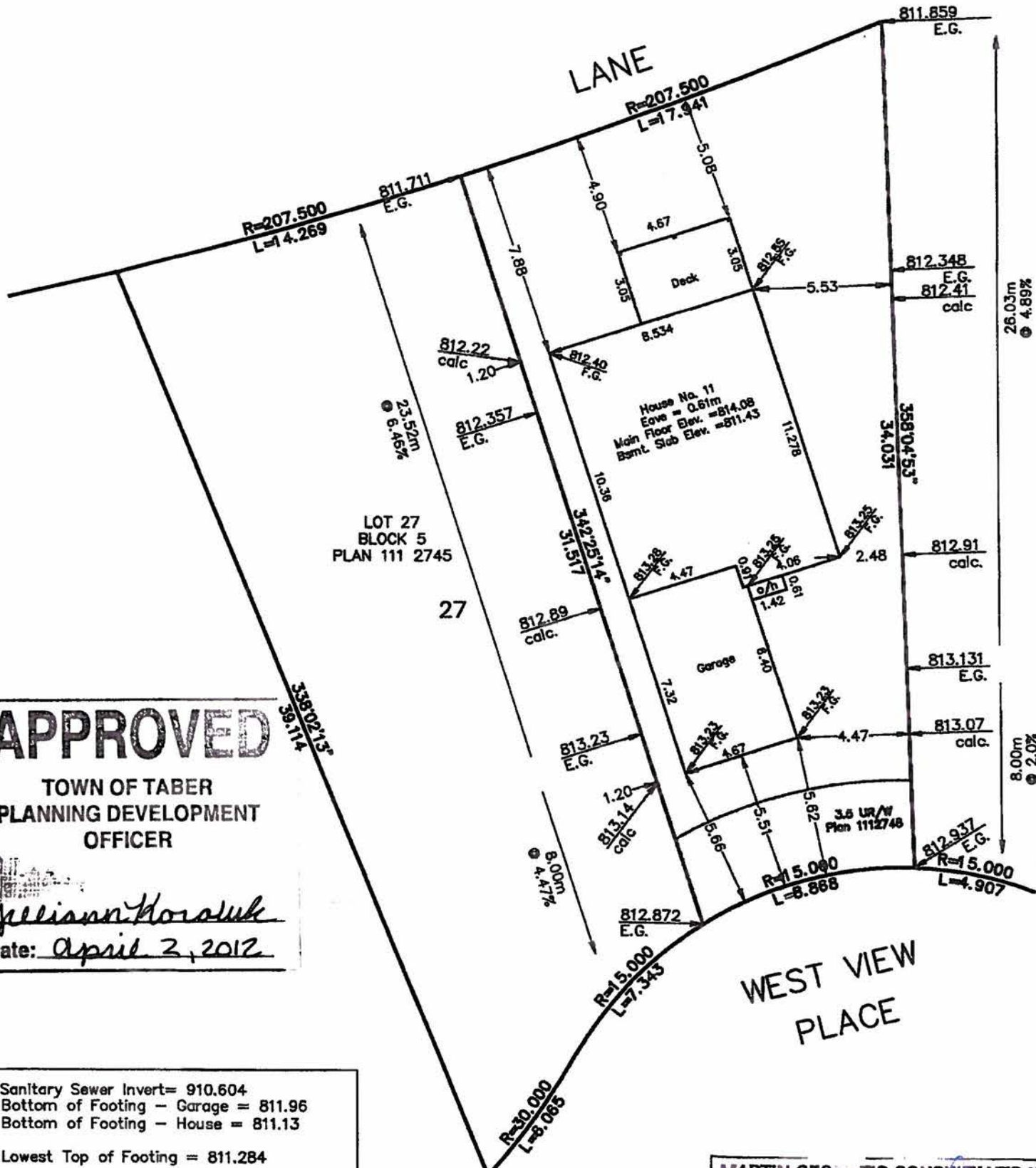
Lot: 28
 Block: 5
 Plan: 111 2745

NOTES:
 Maintain minimum foundation coverage per:
 AB Building Code 9.12.2.2 MINIMUM DEPTH OF FOUNDATIONS
 1) The minimum depth of soil cover for foundations is 1.2m.

Top of foundation walls shall extend not less than 150mm above finished ground level.(0.2m recommended.)

House plans must be amended to reflect the bottom of footing elevations as well as garage floor elevation and any other grades shown on the approved grading plans, as MGL has made necessary changes.

NOTE: Offset dimensions from property lines are shown to House foundation only. Please refer to House Plans which may show additional fascia inside required setbacks.



APPROVED
 TOWN OF TABER
 PLANNING DEVELOPMENT
 OFFICER
Meliann Koroluk
 Date: April 3, 2012

Sanitary Sewer Invert = 910.604
 Bottom of Footing - Garage = 811.96
 Bottom of Footing - House = 811.13
 Lowest Top of Footing = 811.284

LEGEND:
 - E.G. Existing Grade
 - F.G. Finished Grade
 - B.O.W. Back of Walk
 - → Driveway Location

NOTE:
 - Contractor to confirm Sanitary Sewer Invert in field at time of excavation.
 - Contractor to use extreme caution to ensure footings are bearing on suitable soil. If not, the depth of concrete footings should be increased and a geotechnical engineer should inspect prior to placing concrete.
 - Elevations shown on Lot Lines are as per Lot Grading plan
 Dimensions are in meters and decimals thereof

Rev.#	Description:	Date:
0	Issued for Approval	02/17/12
1	edit type error	03/30/12

MARTIN GEOMATIC CONSULTANTS LTD.
 (or authorized representative)
 DATE: March 30/12
APPROVED VERTICAL GRADES
 BUILDER IS RESPONSIBLE FOR FOLLOWING THESE
 APPROVED VERTICAL GRADES AS SHOWN ON THIS PLAN

Scale: 1:200
 File: 124104RPRGPS.dwg
 Date: Mar 30, 2012
 Printed/ Edited: Mar 30, 2012



c) DP 12-0023 – Jayco Builders Inc. – 19 Westview
Place, Lot 31, Block 5, Plan 1112745; Lot width
waiver



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

Subject: Decision of Waiver	Date of April 16, 2012 Agenda:
Prepared By: Jillian Koroluk	
Attachments: Site Plan	
Topic: Development Application 12-023, Jayco Builders Inc. Decision for lot width waiver for a Single Family Dwelling 19 Westview Place; Lot 31; Block 5; Plan 1112745; District R-2	
Background	The town received a development permit application for the above noted property requesting a lot width waiver from 11m to 8.31m (2.96m) for a single family dwelling. The noted property is located in the Narrow Lot Residential (R-2) District.
Rationale:	<p>The lot was granted a 2.96m lot width waiver for the front portion of the property. The waiver was granted as per the site plan submitted. The applicant received the waiver due to the fact that the lot has an irregular pie shape, where the front portion is narrower than the rear portion. Lot width waivers for pie shaped lots are not uncommon in the Town of Taber and in taking this avenue the property will be able to be developed for a single family dwelling.</p> <p>The above noted waiver was advertised in the Taber Times newspaper on March 28, 2012. The appeal period for the above noted waiver ended on April 12, 2012.</p>
Approval Date: April 12, 2012	

Lot Grading & Plot Plan

Municipal Address:
 19 - Westview Place
 Taber, Alberta

Lot: 31
 Block: 5
 Plan: 111 2745

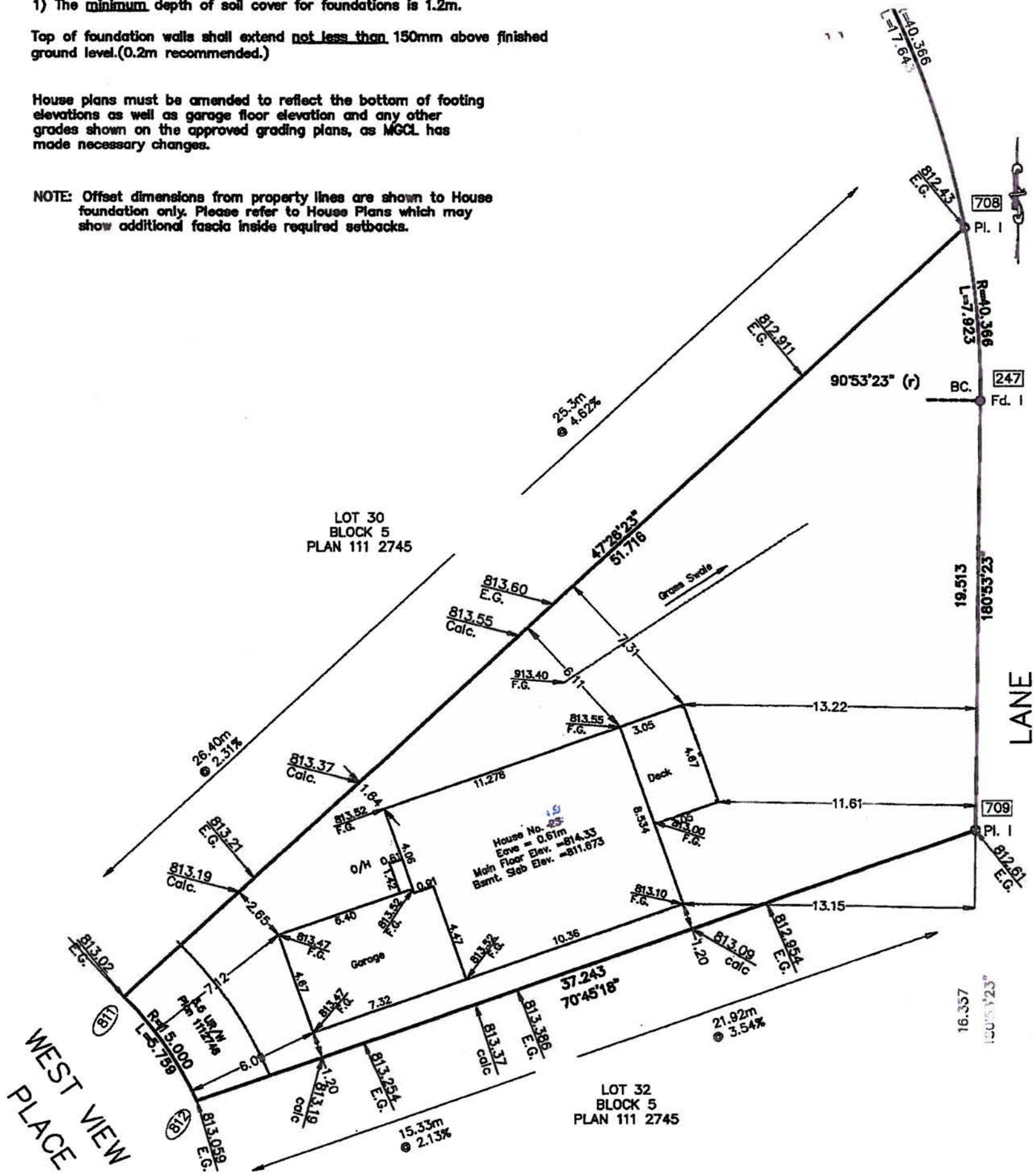
NOTES:

Maintain minimum foundation coverage per:
 AB Building Code 9.12.2.2 MINIMUM DEPTH OF FOUNDATIONS
 1) The minimum depth of soil cover for foundations is 1.2m.

Top of foundation walls shall extend not less than 150mm above finished ground level.(0.2m recommended.)

House plans must be amended to reflect the bottom of footing elevations as well as garage floor elevation and any other grades shown on the approved grading plans, as MGCL has made necessary changes.

NOTE: Offset dimensions from property lines are shown to House foundation only. Please refer to House Plans which may show additional fascia inside required setbacks.



Sanitary Sewer Invert = 810.708
 Bottom of Footing - Garage = 812.20
 Bottom of Footing - House = 811.37
 Lowest Top of Footing = 811.639

LEGEND:
 - E.G. Existing Grade
 - F.G. Finished Grade
 - B.O.W. Back of Walk
 - → Driveway Location

NOTE:
 - Contractor to confirm Sanitary Sewer Invert in field at time of excavation.
 - Contractor to use extreme caution to ensure footings are bearing on suitable soil. If not, the depth of concrete footings should be increased and a geotechnical engineer should inspect prior to placing concrete.
 - Elevations shown on Lot Lines are as per Lot Grading plan
 Dimensions are in meters and decimals thereof

Rev.#	Description:	Date:
0	Issued for Approval	16/02/12
1	Added grass swale	30/03/12

APPROVED

TOWN OF TABER
 PLANNING DEVELOPMENT
 OFFICER

Aliciaann Koroluk
 Date: April 2, 2012

MARTIN GEOMATIC CONSULTANTS LTD.
 (or authorized representative)

DATE: March 30/12

APPROVED VERTICAL GRADES
 BUILDER IS RESPONSIBLE FOR FOLLOWING THESE
 APPROVED VERTICAL GRADES AS SHOWN ON THIS PLAN

Scale: 1:200
 File: 124105RPRGPS.dwg
 Date: Mar 30, 2012
 Printed/ Edited: Mar 30, 2012

MARTIN
 GEOMATIC CONSULTANTS LTD.

Consulting Engineers, Planners, and Land Surveyors
 226-21st Street North Lethbridge, Alberta T1H 3Z4
 Ph: (403) 329-0250 E-mail: geomatic@mgcl.ca Fax: (403) 329-0304

d) DP 12-0019 – RC Construction – 14 Fairway Village,
Unit 14, Plan 9410343; Maximum site coverage waiver
and rear yard waiver



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

Subject: Decision of Waiver	Date of April 16, 2012 Agenda:
Prepared By: Jillian Koroluk	
Attachments: Site Plan	
Topic: Development Application 12-019, RC Construction Decision for rear yard waiver and maximum site coverage waiver for a new condominium unit. 14 Fairway Village; Unit 14; Plan 9410343 (RC-1)	
Background	The town received a development permit application for the above noted property requesting a waiver increasing the maximum site coverage from 45% to 49% and a rear yard waiver reducing the rear yard setback from 6m to 5.99m. The noted property is located in the Narrow Lot Residential (R-2) District.
Rationale:	<p>The applicant was granted a 4% maximum site coverage waiver to allow for the construction of a new condominium unit. A site coverage waiver is not uncommon for this area and would allow for the construction of a new condominium unit with an attached garage, deck and veranda.</p> <p>The applicant was granted a 0.01m rear yard waiver for a rear deck. The waiver was granted based on the premise that the rear yard setback would be consistent with the property next door and ample amenity space is still available for future property owners.</p> <p>The above noted waiver was advertised in the Taber Times newspaper on March 28, 2012. The appeal period for the above noted waiver ended on April 12, 2012.</p>
Approval Date: April 12, 2012	

Lot Grading & Plot Plan

Municipal Address:
 14 Fairway Village
 Taber, Alberta

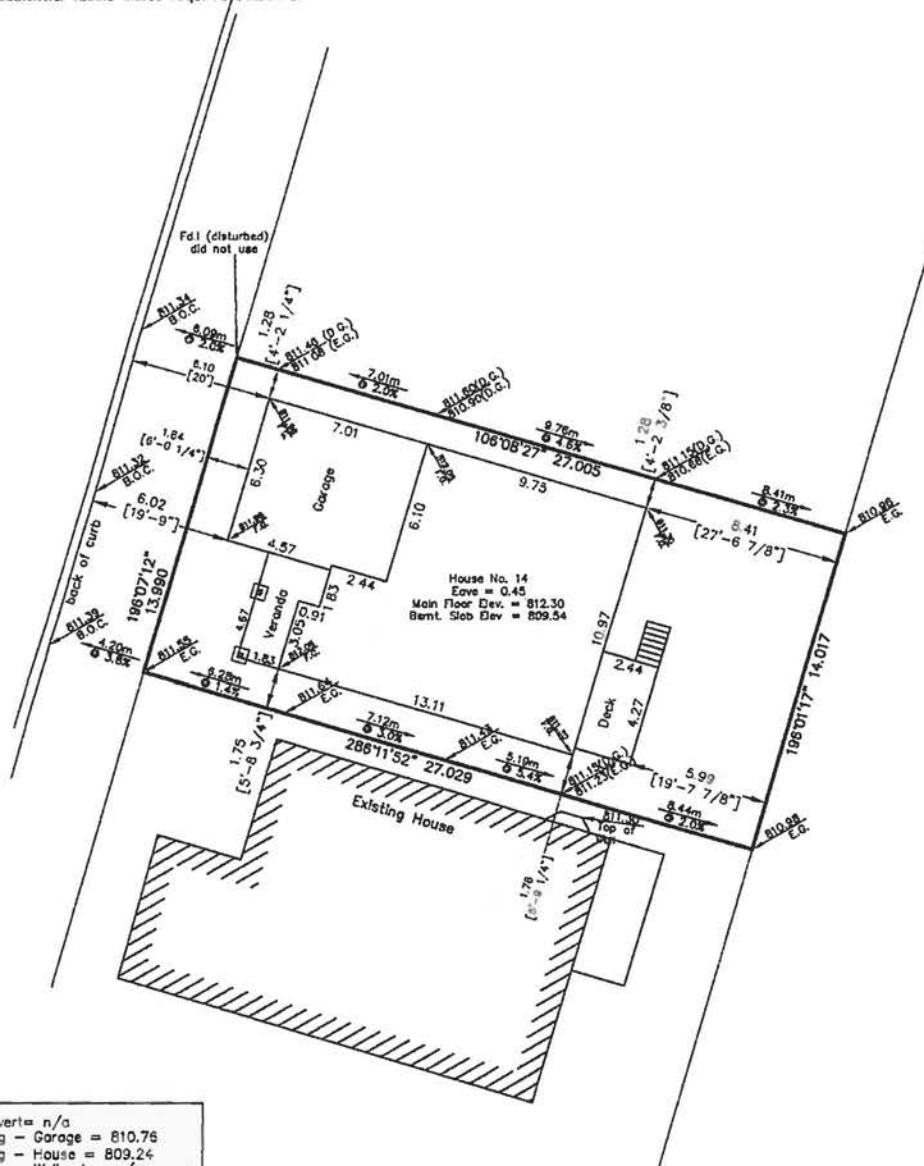
Lot: Unit 14
 Block: -
 Plan: 941 0343

NOTES:
 Maintain minimum foundation coverage per:
 AB Building Code 9.12.2.2 MINIMUM DEPTH OF FOUNDATIONS
 1) The minimum depth of soil cover for foundations is 1.2m.

Top of foundation walls shall extend not less than 150mm above finished ground level.(0.2m recommended.)

House plans must be amended to reflect the bottom of footing elevations as well as garage floor elevation and any other grades shown on the approved grading plans, as MGCL has made necessary changes.

NOTE: Offset dimensions from property lines are shown to House foundation only. Please refer to House Plans which may show additional fascia inside required setbacks.



Sanitary Sewer Invert = n/a
 Bottom of Footing - Garage = 810.75
 Bottom of Footing - House = 809.24
 Bottom of Footing - Walkout = n/a
 Lowest Top of Footing = n/a

LEGEND:
 - E.G. Existing Grade
 - F.G. Finished Grade
 - D.C. Design Grade
 - B.O.C. Back of Curb

NOTE:
 - Contractor to confirm Sanitary Sewer Invert in field at time of excavation.
 - Contractor to use extreme caution to ensure footings are bearing on suitable soil. If not, the depth of concrete footings should be increased and a geotechnical engineer should inspect prior to placing concrete.
 - Elevations shown on Lot Lines are as per Lot Grading plan
 Dimensions are in meters and decimals thereof

Rev.#	Description	Date
0	Issued for Approval	

Scale: 1:200
 File: 114059RPR
 Date:
 Printed/ Dec 08, 2011
 Edited:

MARTIN
 GEOMATIC CONSULTANTS LTD.
 Consulting Engineers, Planners, and Land Surveyors
 256-21st Street North, Lethbridge, Alberta T1V 3Z4
 Ph: (403) 323-0280 E-mail: pmartin@martin.ca Fax: (403) 323-8884

e) Building Permit Stats – March 2012

Town of Taber

Building Permits MARCH 2012

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0009 12 MU	08-Mar-12	GRACE CHEN/ DAVID HO	
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5305 48 AV	CONVERSION OF STORAGE SPACE TO 1 BEDROOM S HUFF	\$16,800.00	4853360

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0013 12 MU	14-Mar-12	IGW GROUP	THE TDL GROUP
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
6200 46 AV	TIM HORTONS BUILDING REPAIR AND TEMP TRAILER	\$5,000.00	4462020

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0014 12 MU	22-Mar-12	TABER AND DISTRICT HOUSING	TBV
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4730 50 AV	KITCHEN EXPANSION	\$1,409,645.00	4745200

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0015 12 MU	22-Mar-12	D. CHEUNG	CHINOOK SHEET METAL
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5114 46 AV	KITCHEN RENOVATION TO O-SHO'S	\$36,337.00	4551060



TOWN OF TABER

BUILDING PERMIT STATISTICS
Mar-12

	2012 MARCH			2011 MARCH		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS				3	3	837,405
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	1		16,800			
GARAGES & CARPORTS				1		17,310
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		41,337	3		71,360
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER				1		370,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	1		1,409,645	1		30,000
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	4		1,467,782	9	3	1,326,075

	2012 YEAR TO DATE (MAR 2012)			2011 YEAR TO DATE (MAR 2011)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	2	626,280	4	4	1,072,905
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	6		46,237	2		38,837
GARAGES & CARPORTS				2		44,830
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		41,337	3		71,360
NEW INDUSTRIAL	2		836,400			
INDUSTRIAL ADDITIONS/ALTER	1		480,000	2		514,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	1		1,409,645	1		30,000
MOBILE HOME PARK						
DEMOLITIONS	2		10,000			
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				2		31,000
	16	2	3,449,899	16	4	1,802,932