



Agenda Forwarded: September 13, 2012

AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON SEPTEMBER 17, 2012 AT 4:30 PM.

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 – August 29 , 2012

ITEM NO 5. BUSINESS ARISING FROM THE MINUTES

ITEM NO 6. HOME OCCUPATION APPLICATIONS

None

ITEM NO 7. DEVELOPMENT APPLICATIONS

A) Reynold Tolsma
DP- 12-101- 5302 57 ST- Addition to Front of home

B) Brad Olson
DP 12-83 – 4920 56 Av- 2nd Detached Garage

ITEM NO 8. INFORMATION ITEMS

A) RFD- Ryan Geereart- Subdivision - 5051 41 Av

ITEM NO 9. OTHER BUSINESS

A) Building Permit Statistics- August 2012

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 September 13, 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 August 29, 2012 as presented.	
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, August 29, 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 August 29, 2012 as presented.	
Approval Date:	September 13, 2012	Interm	<i>file for vote</i>
		CAO:	<i>as per Dale Cullen</i>

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF
THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, AUGUST 29, 2012 AT 4:30 P.M.**

PRESENT: Councilor Louie Tams
Ray Sheen
Edwyn Ellingson
Ron Levagood

Absent - Councilor John Papp

ALSO PRESENT:

Dale Culler- Director of Corporate Services
Cory Armfelt- Contract Director of Planning and Economic
Development
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

Councilor Tams made a motion that a discussion on industrial property green space requirements be added to the agenda under Item 8.

MOVED by Councilor Tams to adopt the agenda as amended.

CARRIED

UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by R.Levagood that the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on June 18, 2012 as amended.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM #7a

**Discretionary Use – DP 12-88 – 2nd Detached Garage
Jack Dunsmore – 5428 44 Av
Lots 15-17, Block 32, Plan 6390L**

J. Koroluk summarized the application.

Councilor Tams enquired whether the application fit the definitions in the Land Use Bylaw with the exception on the second garage.

J. Koroluk noted that it did.

Moved by Councilor Tams that the DP 12 88, 5428 44 Av., Lots 15-17, Block 32, Plan 6390L be approved with the following conditions:

- 1) A waiver for the 58m2 (624 sq. ft.) garage is hereby granted.
- 2) The site is to be developed as per the site plan submitted.
- 3) The foundation is to be staked by an Alberta Land Surveyor, to ensure compliance with the site plan submitted.
- 4) The development conforms to the district requirements of the Low Density Residential (LR-2), Land Use District.
- 5) The exterior siding and trim of the 58m2 (624sq ft.) detached garage are to match the current dwelling in style and colour, or are of a colour and design scheme which does not detract from the appearance of the neighbourhood.
- 6) 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.
- 7) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
- 8) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Carried Unanimously

ITEM NO 8. OTHER BUSINESS

Councilor Tams noted that he had received 2 enquires as to whether there was a 15m green strip and parking requirement for new buildings in industrial areas.

C. Armfelt noted that this requirement typically comes into play in areas where the frontage of the parcel is adjacent to a highway or arterial road and is specific to the zone. In regard to the lands on 64 Av, it is considered an arterial road because it connects to Highway 36.

C. Armfelt also noted that the applicant in question has had this requirement relaxed as he had provided a suitable landscaping and parking plan. He also noted that some applicants were finding this a tough requirement and this item could be part of the review Council had directed Administration to do on the Land Use Bylaw.

E. Ellingson noted that the percentage of landscaped area required could also be an item to be considered for review as on a large parcel of land this could be a difficult requirement.

ITEM NO 9. MEDIA ENQUIRIES

None

ITEM NO 10. CLOSE OF MEETING

MOVED by R. Levagood that this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 4:50 P.M.

CHAIRMAN



TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Reynold Tolsma – House Addition

Date of Meeting: September 13th, 2012

Prepared By: Jillianne Koroluk, Development Officer

Attachments: Application Form, Map, Drawings, References

Topic: Permitted Use in the Low Density Residential District LR-2

Background:

On August 30, 2012 the Town of Taber received a home addition application to a home located at 5302 – 57th St. This application is brought to Municipal Planning Commission for a decision on the home addition.

Note: This home addition is a permitted use in the Town of Taber.

The reason this application has been brought to the Municipal Planning Commission (MPC) is to provide the MPC the opportunity to review the application and possibly request additional information from the applicant and/or incorporate any additional conditions prior to approval.

As indicated on the site plan provided by the applicant, the home along with the proposed additions would meet all setback and site coverage requirements for the district.

Options:

- 1) That the Municipal Planning Commission approve DP 12 101, Reynold Tolsma, 5302 – 57th St., Lot 21, Block 18, Plan 5365L with the following conditions:
1. The site is developed as per the site plan submitted.
2. The development conforms to the district requirements of the Low Density Residential District (LR-2).
3. The applicant to ensure that the positioning of the roof peaks on the new addition and the existing dwelling will not compromise the overall character of the home or the neighboring properties.
4. The exterior siding and trim of the 32.7sq m (352sq ft) home addition are to complement the exterior façade of the existing dwelling upon completion.
5. The shed located along the south west property line needs to be moved to a location where it is 1.2m from all property lines and 1.8m from all other structures on the property.
6. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code.
7. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
8. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.
2) That the Municipal Planning Commission approve DP 12 101, Reynold Tolsma, 5302 – 57th St., Lot 21, Block 18, Plan 5365L with amended conditions.
3) That the Municipal Planning Commission table the application and request additional information from the applicant.

Option #1.

Recommendation:

Approval Date: Sept. 13, 2012

Interim: Jill Koroluk as per Dale Cullen

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-2 Roll Number: 5256210 Application Number 12-101
Date of Application: Aug 30/12 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: Reynold Tolsma Phone Res: [REDACTED] Bus: _____
Address: 6018A-52 STR Cell: [REDACTED] Fax: _____
Taber, AB Postal Code: [REDACTED]

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

Legal Description of Property to be Developed: Lot: 21 Block: 18 Plan: 5365L

Municipal Address: 5302-57 st Taber, AB T1G 1L7

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

Existing Use of Site: front yard

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No:

Proposed Setback from Property Lines:
Front Yard: 6.13 m Side Yards: 3.40 m 1.275 m Rear Yard: 18.83 m

Present Use of Adjacent Properties: Residential

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

Services:			
Water Supply			
Municipally owned and operated piped water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
Sewage Disposal			
Municipally owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
Storm Drainage			
Municipal Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input 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>50 ft.</u>	Lot Depth: _____	<u>125 ft</u>
Lot Area: _____	<u>6250 sq. ft.</u>	New Construction Area (ft ²) _____	<u>273 sq. ft.</u>
Lot Coverage By New Construction (%): _____	<u>4.37%</u>	Total Site Coverage (%) _____	<u>1153 sq. ft 18.45%</u>
Number of Loading Spaces: _____		Building Height: _____	<u>8 ft.</u>
Driveway Width: _____		Landscaped Open Space (%): _____	
Number of Units: _____		No. Off Street Parking Spaces: _____	

Estimated Commencement Date: Sept 15/12 Estimated Completion Date: July 30/13

Application Fee: _____ Construction Value \$: \$ 7071.00

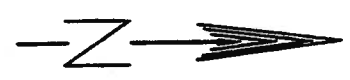
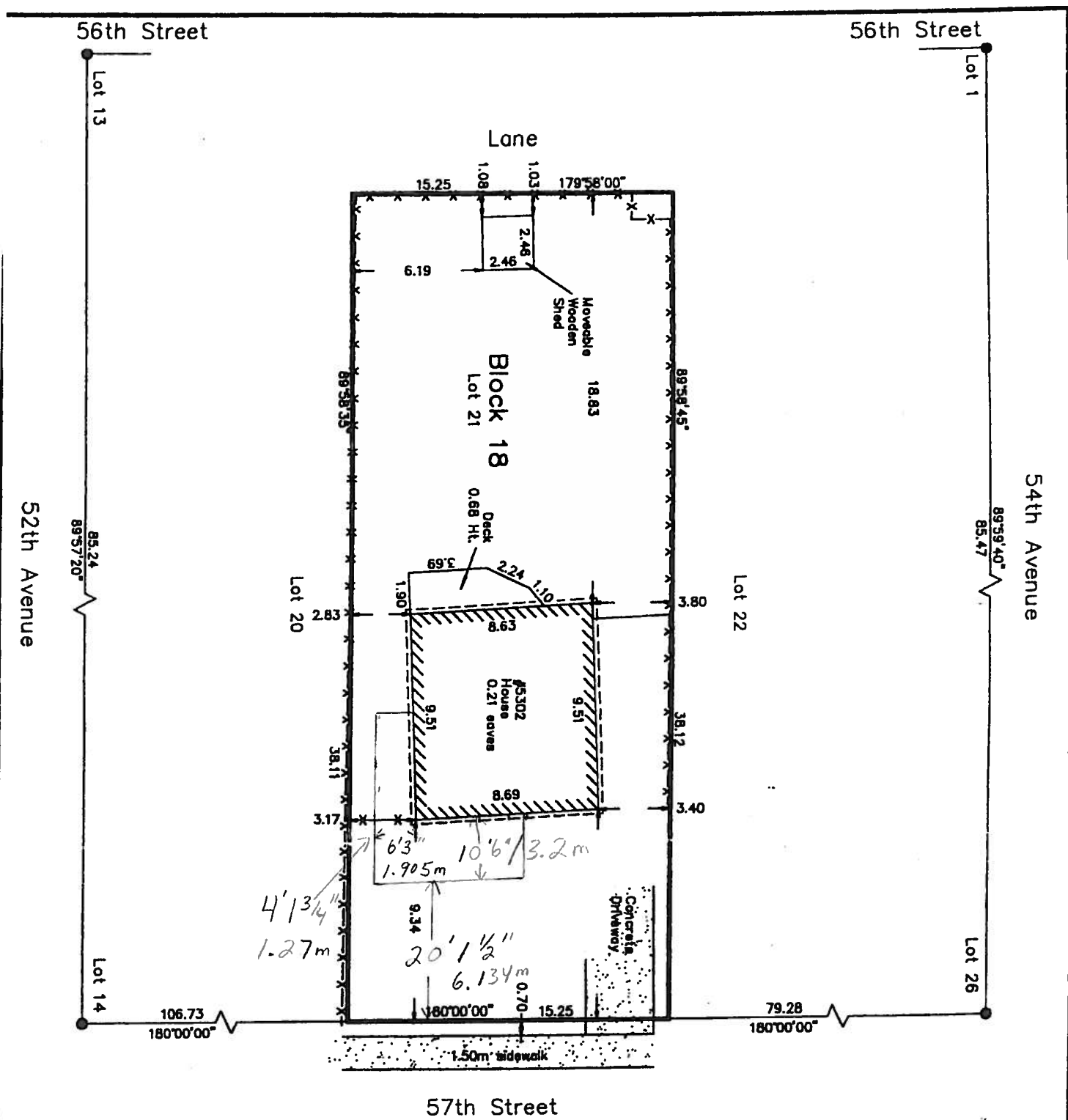
NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

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: Reynold Tolsma Print Name Reynold Tolsma

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



Alberta
Real Pr

SCA

LEGEND

- Property boundary
- Legal survey not found
- Dimensions are in feet unless
- NOTE: All fences unless
- Eaves dimension
- Measurements
- Fences are shown
- UR/W indicates
- n.t.s. indicates

Property Description:
Plan S305L
Block 18
Lot 21
S302 - 57th St.

NOTE: This plan and is ineffective

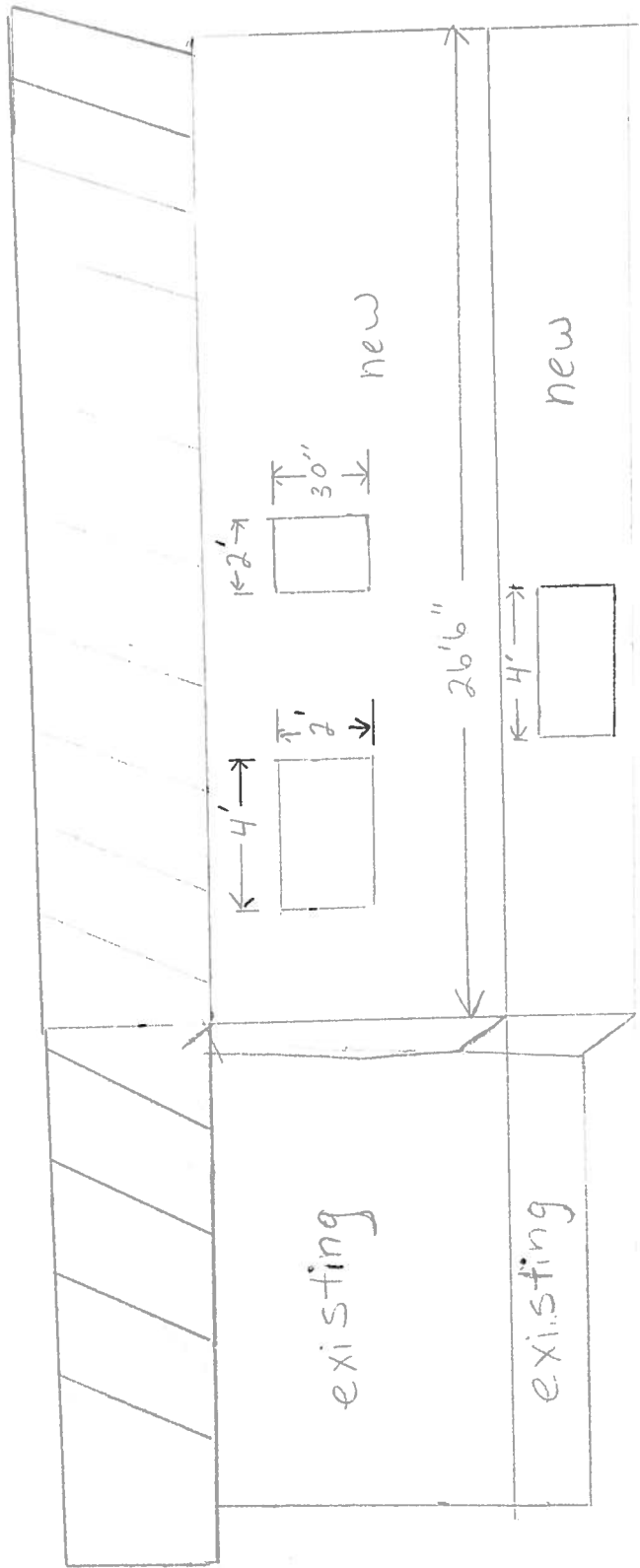


existing house

new addition

North view

4/12 roof

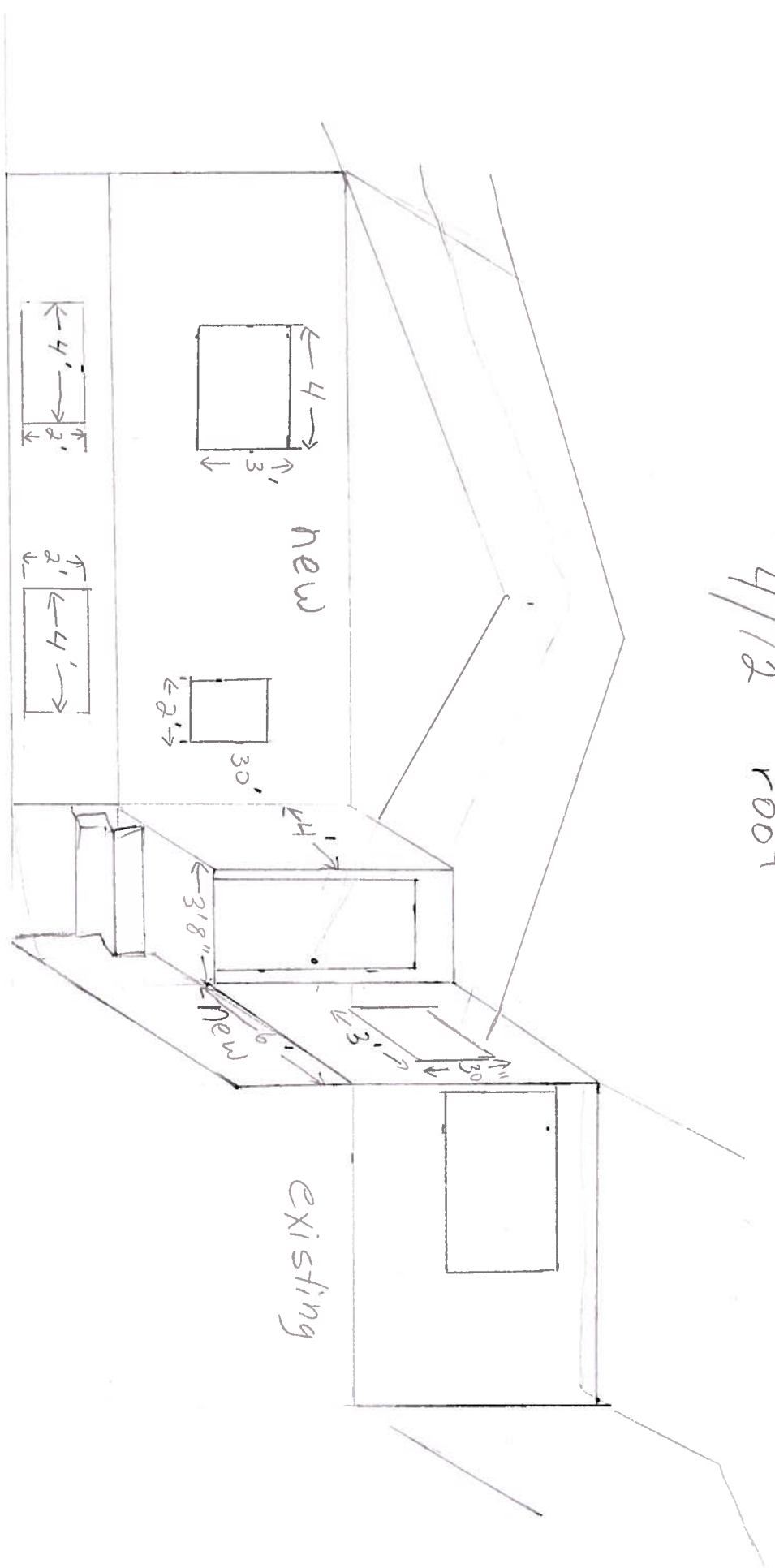


exterior siding

1 mm = 2 ft.

East view

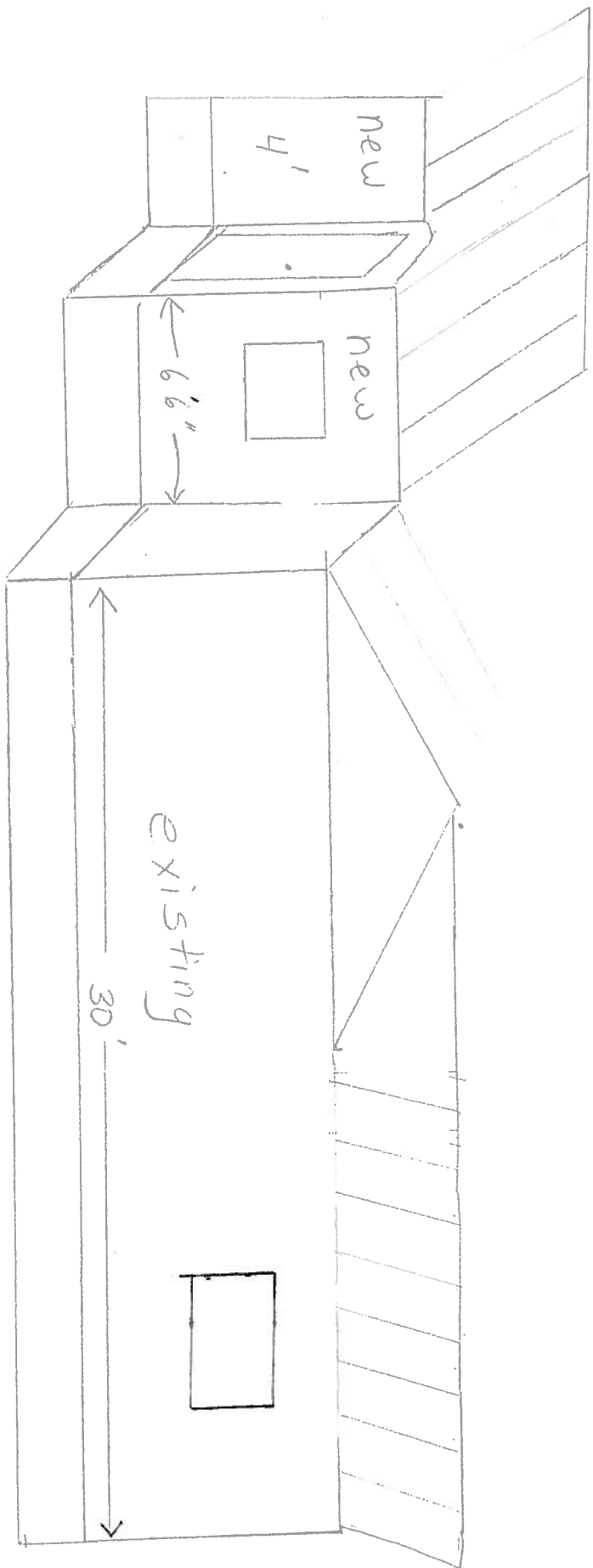
4/12 roof



1 mm = 2 ft.
Finished exterior siding
roof asphalt shingles

4/12 roof

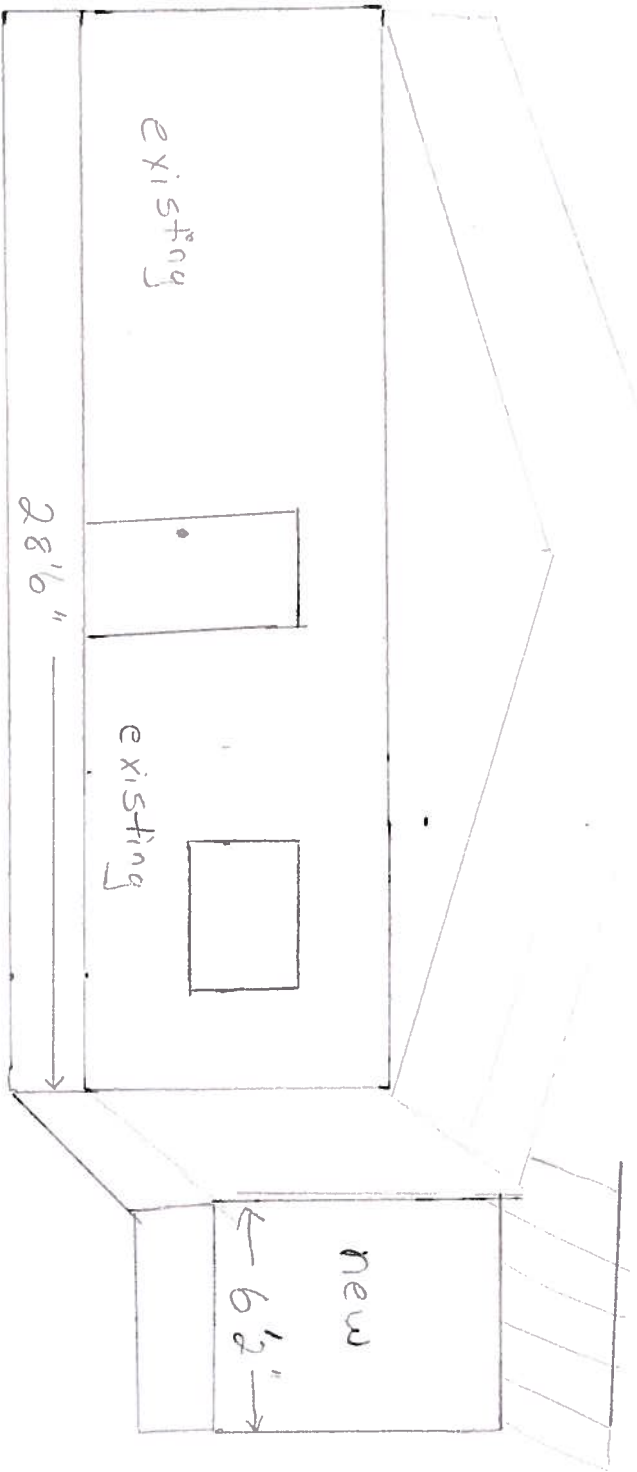
South view



1 mm = 2 ft.

4/12
roof

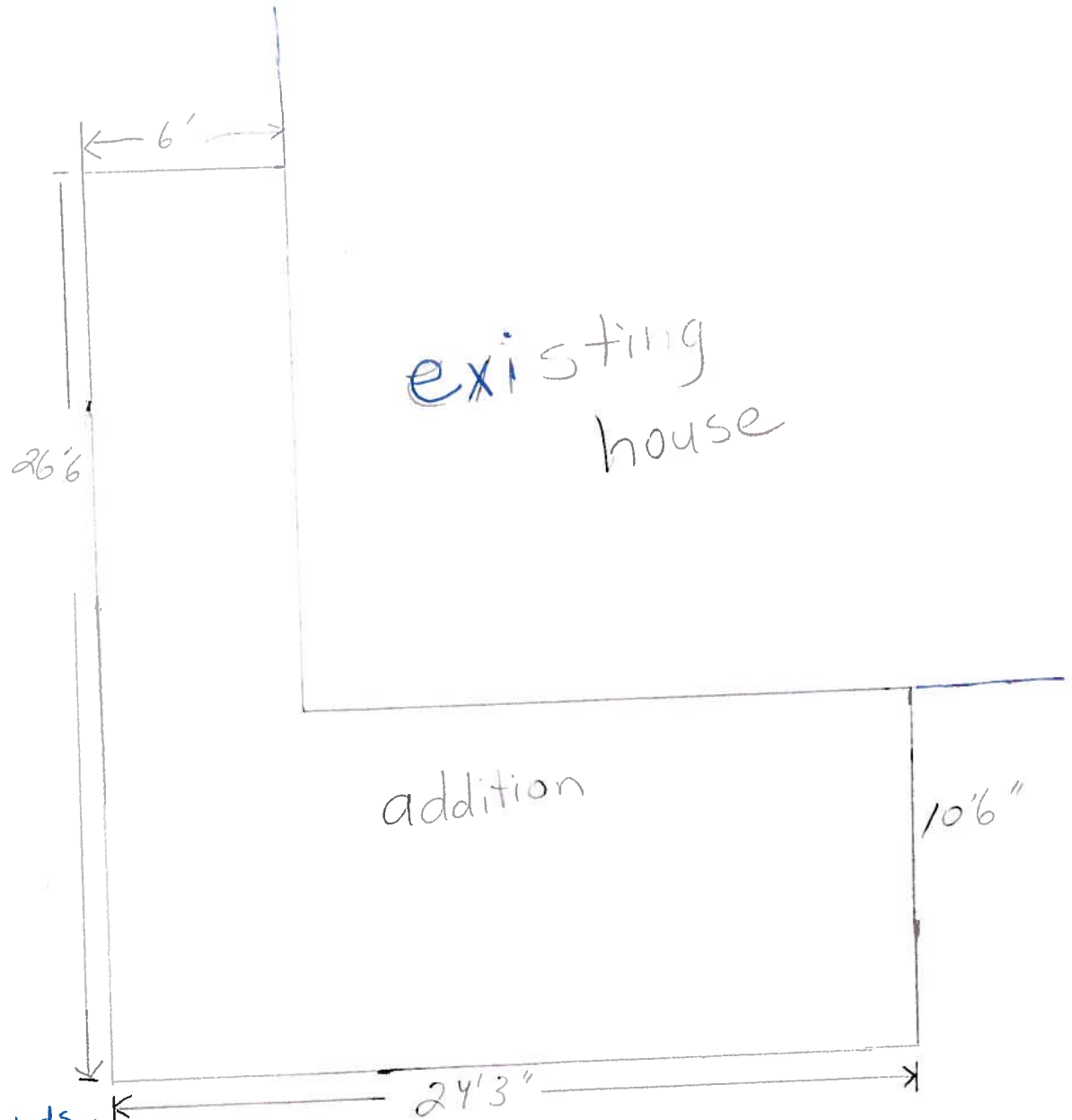
West view



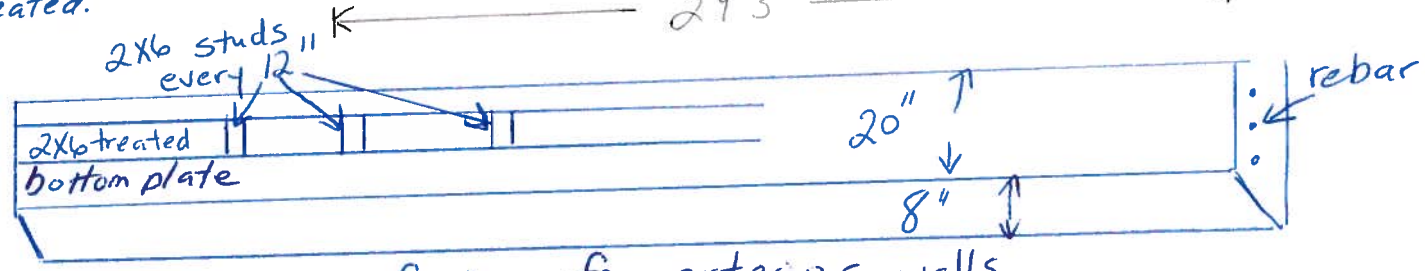
1 min = 2 ft.

- Finished exterior siding
- asphalt shingles

- spread footings for basement.
- 8" thick concrete by 20" wide with 3 lengths of rebar
- floor - concrete 5" thick.
- walls 2x6 - treated, every 12 inches, treated plywood.



up plate
2x6 - treated.



spread footing for exterior walls.



Agenda Item

TOWN OF TABER

Municipal Planning Commission Request for Decision

Subject:	Construction of 2 nd detached garage on site	Date of	September 17, 2012
		Agenda:	
Prepared By:	Jilliann Koroluk, Development Officer		
Attachments:	Application Plans Site aerial photograph Definitions LUB 4-2006 Low Density Residential (LR-2) District Requirements		
Topic:	12-083; Brad Olson 4920 – 56 th Ave; Lots 5, 6 and 7 Block 30 Plan 4348R Decision of a 2 nd Detached Garage on the property		
Background:	<p>The Town of Taber Planning Department is in receipt of an application to build a detached garage at the location of 4920 – 56th Ave. The proposed garage is 89 sq m (958 sq ft) in area. This application is unique as there is currently a detached garage located on the property. A detached garage is a permitted use in the Low Density Residential (LR-2) district however, Section 3(7) of Land Use Bylaw 4-2006 states:</p> <p><i>Unless otherwise specified in this by-law, garages shall be limited to one per lot.</i></p> <p>This application is brought to Municipal Planning Commission for a decision on a waiver to allow the property owner of 4920 – 56th Ave to construct a second detached garage on this property. The intended use of the second detached garage is for vehicle storage.</p> <p>The Town of Taber Planning department recommends that Municipal Planning Commission approves development permit application 12-0083 for the following reasons.</p> <ol style="list-style-type: none"> 1) There is no attached garage on the property; several properties located throughout Taber have an attached garage as well as a detached garage on the property. 2) The construction of the 2nd detached garage on the property is within the site coverage requirements of LUB 4-2006. <p>If the Municipal Planning Commission approves development permit application 12-83 affected parties will be notified in accordance with the Land Use Bylaw and the Municipal Government Act.</p>		

Options:

1. THAT the Municipal Planning approve Development Application 12-088 waiver for the 2nd detached garage at 4920 - 56th Ave. with the following conditions:
 - 1) A waiver for the 89 sq m (958 sq ft) garage is hereby granted.
 - 2) The site is to be developed as per the site plan submitted.
 - 3) The foundation is to be staked by an Alberta Land Surveyor, to ensure compliance with the site plan submitted.
 - 4) The development conforms to the district requirements of the Low Density Residential (LR-2), Land Use District.
 - 5) The exterior siding and trim of the 89sq m (958 sq ft) detached garage are to match the current dwelling in style and colour, or are of a colour and design scheme which does not detract from the appearance of the neighbourhood.
 - 6) 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.
 - 7) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
 - 8) 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 12-083 waiver for a second garage at 4920-56th Ave.

Recommendation:

Option 1

- THAT the Municipal Planning approve Development Application 12-083 waiver for the 2nd detached garage at 4920 – 56th Ave. with the following conditions:
- 1) A waiver for the 89sq m (958 sq ft) garage is hereby granted.
 - 2) The site is to be developed as per the site plan submitted.
 - 3) The foundation is to be staked by an Alberta Land Surveyor, to ensure compliance with the site plan submitted and with the Land Use Bylaw.
 - 4) The development conforms to the district requirements of the Low Density Residential (LR-2), Land Use District.
 - 5) The exterior siding and trim of the 89sq m (958sq ft) detached garage are to match the current dwelling in style and colour, or are of a colour and design scheme which does not detract from the appearance of the neighbourhood.
 - 6) 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.
 - 7) All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
 - 8) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Approval

Date: September 13, 2012

Interim

CAO:

See Horvath as per Dale Cullen

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-2 Roll Number: 5549050 Application Number 12-8

Date of Application: _____ 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: Brad Olson Phone Res: _____ Bus: _____

Address: 4920 56AVE Cell: _____ Fax: _____
Postal Code: _____

Registered Owner: Brad Olson Phone Res: _____ Bus: _____

Address: 4920 56AVE Cell: _____ Fax: _____
Postal Code: _____

Legal Description of Property to be Developed: _____ Lot: 5,6,7 Block: 30 Plan: 4348R

Municipal Address: _____

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:

Proposed Setback from Property Lines: _____

Front Yard: _____ Side Yards: ¹ _____ ² _____ Rear Yard: _____

Present Use of Adjacent Properties: _____

4920-56th AVE 2nd Detached Garage



Access:

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

Services:

Water Supply

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

Sewage Disposal

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

Storm Drainage

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

Additional Information (Based on Proposed Development)

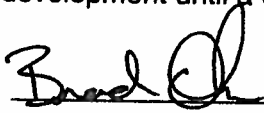
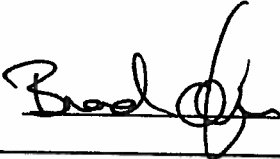
2 Copies of Site Plan Attached? yes no

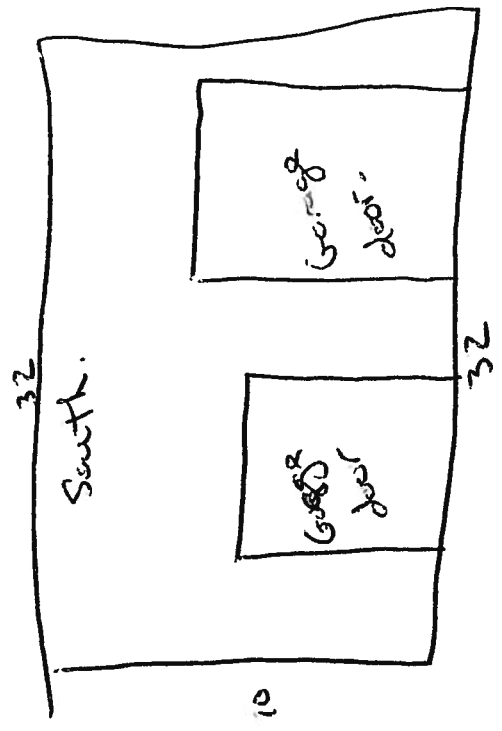
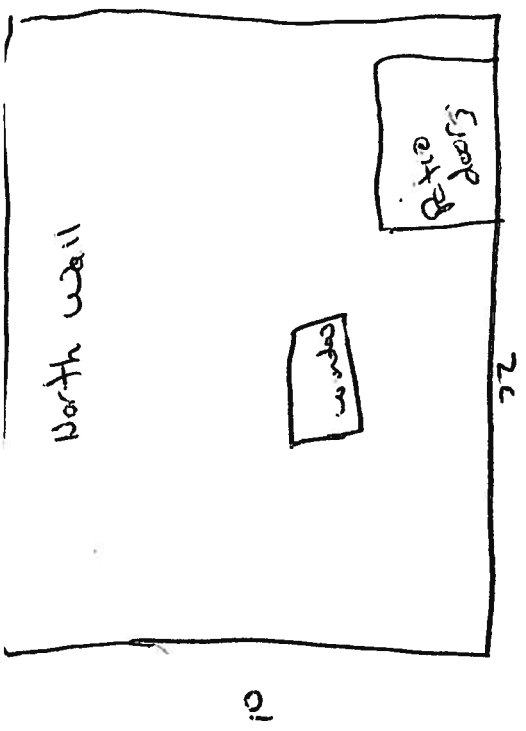
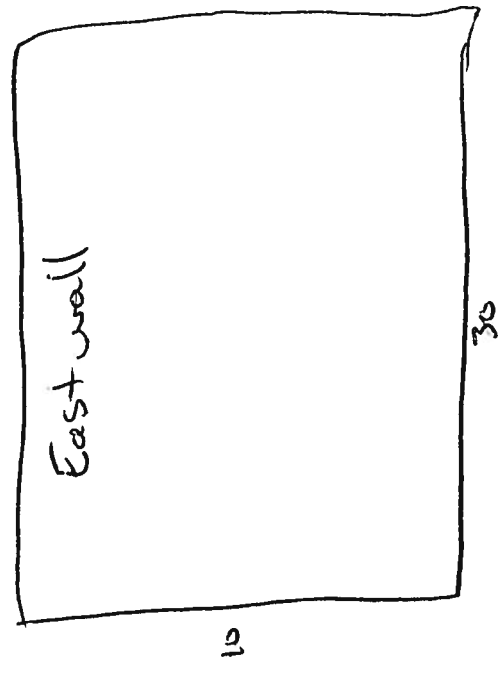
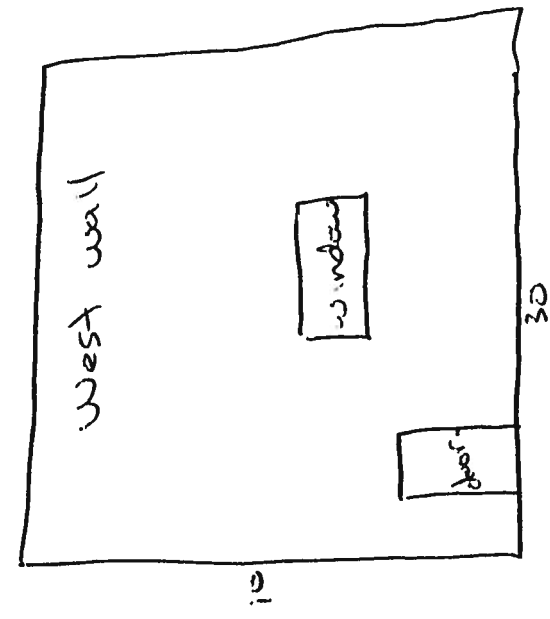
Drainage Plan/Elevations Included? yes no

Will you be applying for a Building Permit? yes no

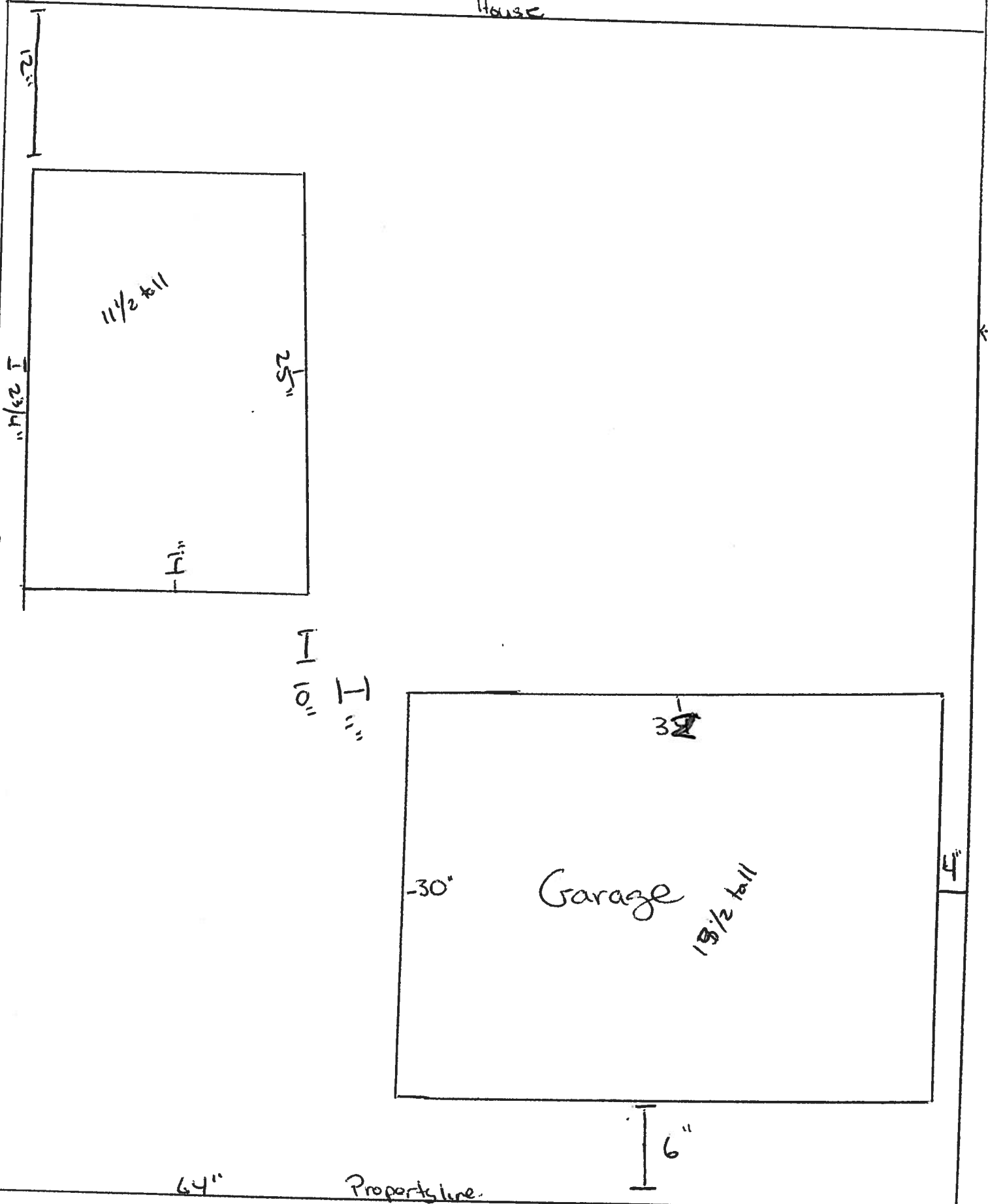
Will you be applying for a Business License? yes no

Lot Width: _____	64"	Lot Depth: _____	77"
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: _____	Estimated Completion Date: _____
Application Fee: _____	Construction Value \$: _____
NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.	
<p>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.</p>	
<p>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.</p>	
Signature of Applicant or Agent: 	Print Name <u>Brad Olson</u>
Letter of Authorization from Registered Owner or Signature of Registered Owner (if different from Applicant): 	Print Name <u>Brad Olson</u>



House



11 1/2 tall

25"

7 1/2"

I 10"

I 10"

32"

30"

Garage

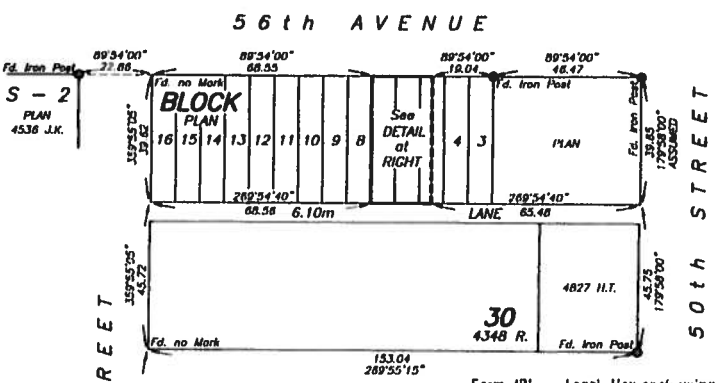
15 1/2 tall

6"

64"

Property line.

4"

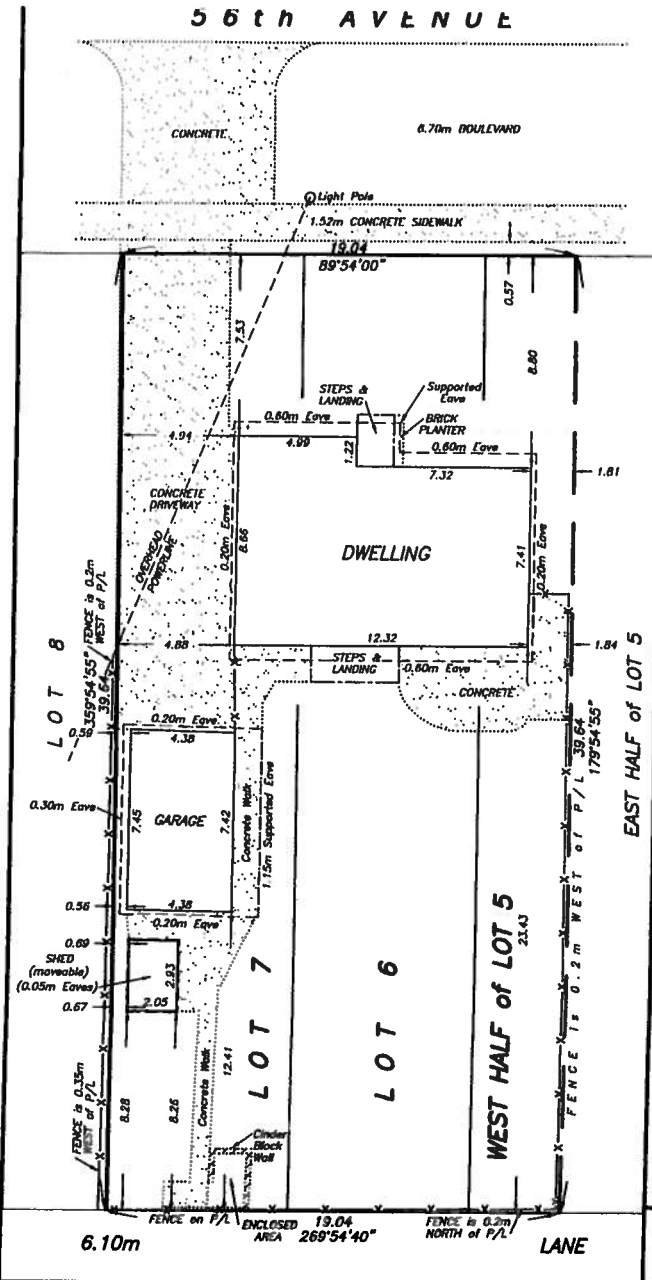


Form 'D' Legal Non-conforming Buildings (with Development Permits)

This will certify that the information contained on this Real Property Report (RPR) dated 07/17/06 indicates that the building(s) shown thereon does not conform to the requirements of Land Use By-law #4-2006 but the building(s) received a development permit prior to enactment of this by-law or when the building(s) was originally constructed it did not require a development permit. Therefore, the location of these building(s) is considered legal non-conforming and may continue indefinitely. This certification does not relate to the use(s) of the building(s). No effort has been made by the Town of Taber to verify the accuracy of the information on this RPR.

07/18/2006
Development Officer

PLAN SHOWING ESTABLISHMENT OF PROPERTY CORNERS
SCALE = 1 : 1500



"REAL"

LEGAL DESC
PLAN 4348
LOT(S) The W

MUNICIPAL ADDR
4920 - 56th A
TABER, ALBERTA

DATE OF SURVEY

CERTIFICATION: I have personal supervision of the survey and the instruments used are of standard accuracy and are in accordance with the standards of the Survey Act.

- the Plan illustrates the improvements situated on the land
- the improvement
- no visible encroachment on adjoining property
- no visible encroachment registered instrument

PURPOSE: This is the property owner, of a land conveyed a submitted to the permitted only for attached.

Where applicable, in the property corner map. The attached plan is misinterpretation of the information shown on the Property Report up to

This document

NOTE:
Fo
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LEGEND

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- Din
- str
- Fer
- Enc
- anc

HALM
No. 102 - 4
SANDMAN
LETHBRIDGE, ALBER

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

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

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 ²	300 m ² /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.



Agenda Item 8(A)

TOWN OF TABER

Municipal Planning Commission Request for Decision

Subject: Subdivision Application	Date of September 17, 2012 Agenda:
Prepared By: Jillianne Koroluk, Development Officer	
Attachments: Application Tentative Plan Public Notice Low Density Residential (LR-2)	
Topic: Subdivision Application TT-12-0-008 Lot 28, 29 and 30, Block 39, Plan 575 T – 5051-41 st AVE. To subdivide 0.087 HA into two residential lots for a semi-detached unit	
Background:	<p>The Town has received a tentative subdivision application, dated August 2nd, 2012, for consideration by the Subdivision Authority (Town Council) under the provisions of the Municipal Government Act and Town of Taber Subdivision and Development Authority Bylaw. This subdivision application is intended to subdivide the above noted property into two residential lots for an existing semi-detached dwelling.</p> <p>The application was advertised and circulated to adjacent landowners, Town departments and potentially affected agencies in accordance with the Municipal Government Act. No objections were received from departments or agencies.</p> <p>This subdivision will allow a semi-detached dwelling to be registered on separate titles which was the original intent of this development. Administration supports this application because the duplex has been constructed with all required permits in place Development Permit number 11-0038.</p> <p>This application is brought to Municipal Planning Commission for a recommendation to the Subdivision Authority and for any additional information the Municipal Planning Commission deems necessary.</p>
Options:	<ol style="list-style-type: none"> 1. THAT Municipal Planning Commission recommends that the Subdivision Authority approve Subdivision Application TT-12-0-008 on September 24th, 2012 with conditions. 2. THAT Municipal Planning Commission does NOT recommend that the Subdivision Authority approve Subdivision Application TT-12-0-008 on September 24th, 2012. 3. THAT Municipal Planning Commission recommends that the Subdivision Authority approves Subdivision Application TT-12-0-008 with AMMENDMENTS on September 24th, 2012.

Recommendation:

THAT Subdivision Application TT-12-0-008 to create 2 residential lots BE APPROVED, subject to the following conditions:

1. That this approval shall apply to **BEING ALL OF LOTS 28, 29 & 30, BLOCK 39, PLAN 575 T - 5051-41st AV.**
2. The applicant should enter into an encroachment agreement between Lot 31, Block 39, Plan 575 T and Lot 30, Block 39, Plan 575 T in regards to the garage located along the east side of Lot 30, Block 39, Plan 575 T which has a 0.24m eave encroachment into the applicants lot.
3. Town services shall be provided to the newly subdivided lot at the expense of the future owner of the new lot. In addition engineering design, construction of service extensions, connection and other considerations with regard to this aspect become conditions of the development permit for the new residential dwelling.
4. Append the conditions outlined in number 3 as a caveat on the future title, at the expense of the applicant.
5. That, pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber prior to endorsement.
6. That the subdivision be registered in a manner satisfactory to the Land Titles Office.
7. The applicant shall provide an access / driveway onto the proposed lot(s) to the satisfaction of the Town of Taber and in accordance with Town Standards prior to final endorsement of the subdivision.
8. Easements or rights of way shall be registered against the land for the provision of gas, power and other utilities as required. The developer is responsible for making suitable arrangements with the relevant utility companies for the provision of services prior to final endorsement of the plan.

Approval Date: September 13, 2012

Interim CAO: *File Koroluk as per Dale Cullen*

APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY

DATE of receipt of completed Form 1:	FEES submitted:	FILE No.
--------------------------------------	-----------------	----------

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. Name of registered owner of land to be subdivided
 RENTAR HOLMES LTD. Address and phone No.
 504 - 44 AVENUE, TABER, AB T1G 1A9
 Ryan Geeraert 403 223-1403, 403 359-0783 cell

Name in block capitals

2. Name of agent (person authorized to act on behalf of registered owner, if any) THOMAS C. PENNER Address and Phone No.
 Box 655, Lethbridge, Alberta T1J 3Z4 329-4688

Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 Being all of lots 28 to 30 block 39 Reg. Plan No. 575 T. C.O.T.No. 111 203 006
 Area of the above parcel of land to be subdivided 0.087 Hectares (0.22 Acres)
 Municipal address (if applicable) 5051 - 41 AVENUE, TABER

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of TOWN OF TABER

b. Is the land situated immediately adjacent to the municipal boundary? Yes No **X**
 If "yes", the adjoining municipality is

c. Is the land situated within 0.8 kilometres of the right-of-way of a Highway? Yes **X** No
 If "yes", the Highway is No. 3

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body or by a drainage ditch or canal? Yes No **X**
 If "yes", state its name

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes No **X**

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land DUPLEX

b. Proposed use of the land DUPLEX

c. The designated use of the land as classified under a land use bylaw -

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (where appropriate)

a. Describe the nature of the topography of the land: FLAT

b. Describe the nature of the vegetation and water on the land: N/A

c. Describe the kind of soil on the land: SANDY

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or removed or moved
 DUPLEX & TWO GARAGES

8. WATER AND SEWER SERVICES


If the proposed subdivision is to be served to other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal _

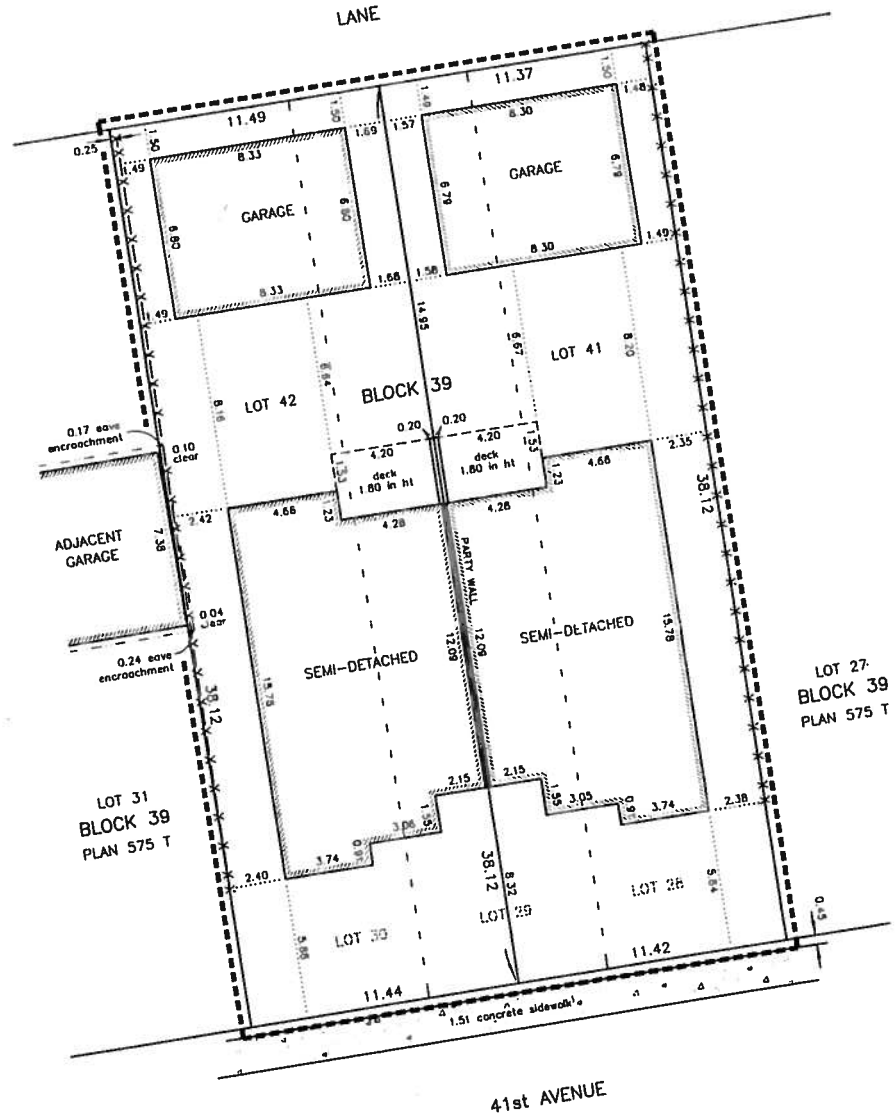
9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, THOMAS C. PENNER hereby certify that I am the registered owner, or

I am the agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Address: Box 655, Lethbridge, Alberta, T1J 3Z4
 Phone No. 403 329-4688

(Signed).....  Date August 9, 2012



NOTE : Portion to be approved is outlined thus -----
 and contains approximately 0.087 ha.
 Distances are in metres and decimal parts thereof.
 Distances and areas are approximate and are
 subject to change upon final survey.

RENTAR HOMES

TENTATIVE PLAN SHOWING SUBDIVISION
 of
 LOTS 28, 29 & 30, BLOCK 39, PLAN 575 T.
 within

S.W.1/4 SEC. 32, TWP. 9, RGE. 16, W. 4 M.

Town of Taber



brown okamura & associates ltd

Professional Surveyors
 514 Stafford Drive, Lethbridge, Alberta

APPROVED

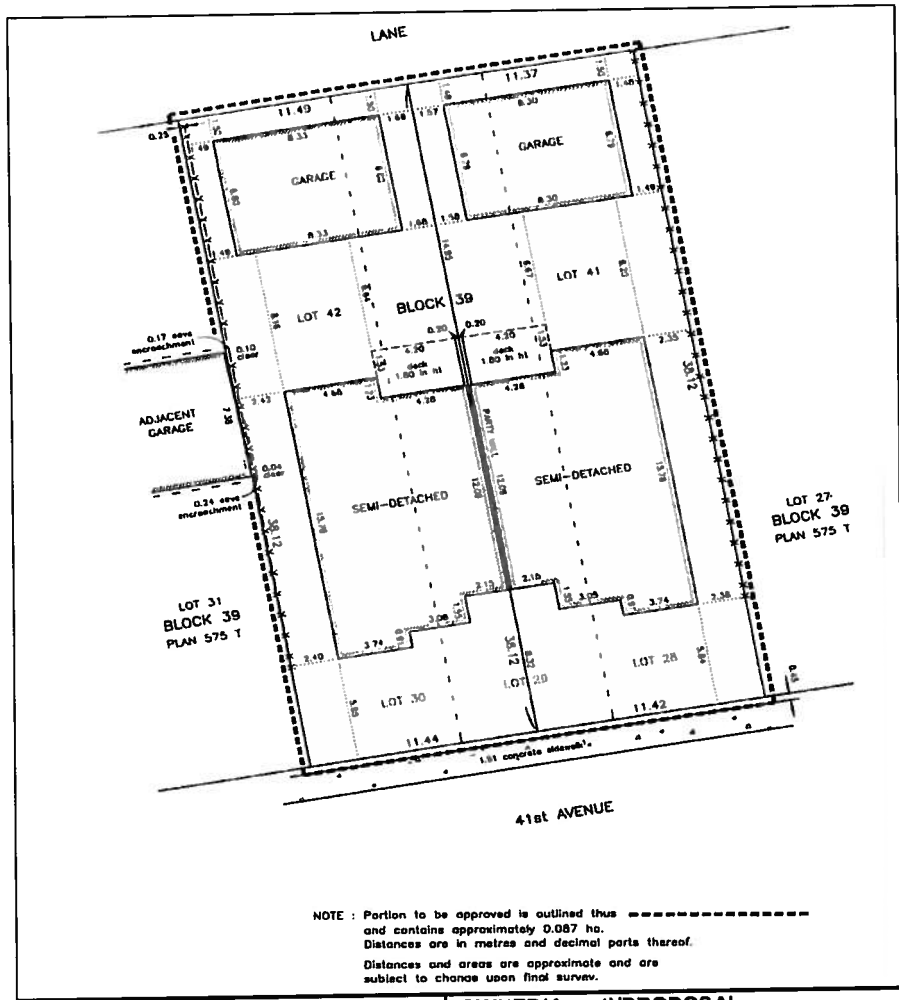
T. C. Penner

T. C. Penner, A.L.S.

DRAWN	TH	DATE	August 2'12
CHECKED	TCP	JOB	11-11055
SCALE		DRAWING	11-11055TA
	1:200		

THE TOWN OF TABER HEREBY GIVES NOTICE

PURSUANT TO SECTION 653(4) OF THE MUNICIPAL GOVERNMENT ACT, THAT THE FOLLOWING SUBDIVISION APPLICATION IN THE TOWN OF TABER HAS BEEN RECEIVED



PROPERTY DESCRIPTION SW ¼ SEC 32 TWP 9 RNG 16 W4M	OWNER(Agent)/PROPOSAL
SUBDIVISION APPLICATION TT-12-0-008 5051 41 AV PLAN 575T, BLOCK 39, LOTS 28-30	Brown Okamura and Associates Ltd proposes as follows: An application intended to subdivide the subject property (0.087 HA) into 2 residential lots.
Any adjacent land owner may comment on the above application by ensuring that the Department of Planning and Economic Development receives a written submission prior to September 12, 2012 . Any submissions received will be considered by the Subdivision and Development Authority prior to making a decision on the noted application.	
Any inquiries on any matter contained within this Notice may be made to the Department of Planning and Economic Development at the Town of Taber, 4900A – 50 Street, Taber, T1G 1T1, Phone (403) 223-5500, ext 5527.	

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

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:

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- (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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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 ²	300 m ² /unit
Minimum Lot Width:		
Fully serviced lot:	14 metres	18 metres (9 m/side)
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a) Rear Lanes:	1.2 metres	
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Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	45%	45%
Minimum Landscaped Area:	25%	25%

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- (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.



TOWN OF TABER
BUILDING PERMIT STATISTICS
 Aug-12

	2012 AUGUST			2011 AUGUST		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	4	4	866,051	3	3	731,845
2 FAMILY DWELLING						
SEMI DETACHED DWELLING	2	2	347,620			
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	3		33,133	2		10,600
GARAGES & CARPORTS	2		23,167	1		48,058
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		30,000	1		22,300
NEW INDUSTRIAL				1		585,000
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	3		15,000	1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	1		14,000			
	16		1,328,971	9	3	1,402,803

	2012 YEAR TO DATE (AUGUST)			2011 YEAR TO DATE (AUGUST 2011)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	16	16	3,551,206	17	17	3,617,425
2 FAMILY DWELLING				1	2	638,760
SEMI DETACHED DWELLING	2	2	347,620			
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	19		189,330	12		248,571
GARAGES & CARPORTS	8		174,246	9		254,381
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	11		459,047	10		1,839,693
NEW INDUSTRIAL	3		2,024,400	1		585,000
INDUSTRIAL ADDITIONS/ALTER	3		827,000	5		1,149,440
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	4		1,984,073	2		282,000
MOBILE HOME PARK						
DEMOLITIONS	6		30,000	3		15,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	2		26,000	2		31,000
	74		9,612,922	62	19	8,661,270

Town of Taber

Building Permits AUGUST 2012

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0028 12 MU	01-Aug-12	GRACE AND REYNOLD TOLSMA	SELF	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
6018 52 ST	ADDITION TO SINGE ATTACHED GARAGE		\$4,500.00	6050180

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0053 12 MU	15-Aug-12	CRAIG JENSEN	RYAN GEERAERT	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5104 44 AV	REPLACE FLAT ROOF AND GARAGE WALL		\$18,133.00	5655100

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0055 12 MU	16-Aug-12	JACK BREWIN	DANNY LANHOFER	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5209 44 A ST	AS BUILT DECK WITH WAIVER		\$5,000.00	5244400

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0058 12 MU	01-Aug-12	SPITFIRE INVESTMENTS	TOTAL CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5402 50 AV	YOGA STUDIO ADJACANT TO EXISTING GYM		\$30,000.00	4854010

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0060 12 MU	01-Aug-12	CALVIN PYRCH	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4341 56 AV	NEW SFD		\$167,961.00	

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0062 12 MU	01-Aug-12	SIEBE YPMA	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4237 56 AV	NEW SFD		\$201,580.00	5642050

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0063 12 MU	29-Aug-12	MIKE ROBERTS	MIKE ROBERTS
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5040 41 ST	ONE HALF OF NEW SEMI DETACHED UNIT	\$173,810.00	5041360

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0064 12 MU	29-Aug-12	MIKE ROBERTS	MIKE ROBERTS
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5038 41 ST	ONE 1/2 OF NEW SEMI DETACHED	\$173,810.00	5041350

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0065 12 MU	01-Aug-12	HENRY MAUS	
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4821 56 av	DETACHED GARAGE	\$18,667.00	5648280

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0067 12 MU	09-Aug-12	CONSTANT INVESTMENTS	DUNCAN MADGREGOR HOMES
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
18 WESTVIEW BLVD	NEW SFD	\$217,660.00	5242140

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0068 12 MU	29-Aug-12	RICK AND BONNIE VANDERHADEN	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
23 WESTVIEW BLVD	NEW SFD	\$278,850.00	5142060

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0072 12 MU	22-Aug-12	WADES HOUSE MOVING	WADES HOUSE MOVING
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5028 42 AV	DEMO OLD HOME	\$5,000.00	4150070

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0073 12 MU	30-Aug-12	CRAIG JENSEN	ENERGY SMART
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5603 55 ST	ABOVE GROUND POOL	\$10,000.00	5655100

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0074 12 MU	30-Aug-12	ELDON DAHL	TBV
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4918 55 AV	DEMO REAR COVERED DECK	\$5,000.00	5449120

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0075 12 MU	30-Aug-12	TEREDAR ENT	ON SITE GROUP	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5332 46 AV			\$14,000.00	4553140

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTT BB 0059 12 MU	01-Aug-12	SPITFIRE INVESTMENTS	TOTAL CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5402B 50 AV	DEMO PORTION OF REAR OF BUILDING		\$5,000.00	

2 FAMILY DWELLING

2 Permits

29-Aug-12	\$173,810.00
29-Aug-12	\$173,810.00
	\$347,620.00

COMMERCIAL ADDITIONS OR ALTERATIONS

1 Permit

01-Aug-12	\$30,000.00
	\$30,000.00

DEMOLITIONS

3 Permits

30-Aug-12	\$5,000.00
22-Aug-12	\$5,000.00
01-Aug-12	\$5,000.00
	\$15,000.00

GARAGES AND CARPORTS

2 Permits

01-Aug-12	\$4,500.00
01-Aug-12	\$18,667.00
	\$23,167.00

RESIDENTIAL ADDITION AND ACCESS

3 Permits

30-Aug-12	\$10,000.00
15-Aug-12	\$18,133.00
16-Aug-12	\$5,000.00
	\$33,133.00

SIGN

1 Permit

30-Aug-12	\$14,000.00
	\$14,000.00

SINGLE FAMILY DWELLINGS

4 Permits

29-Aug-12 \$278,850.00

09-Aug-12 \$217,660.00

01-Aug-12 \$201,580.00

01-Aug-12 \$167,961.00

\$866,051.00

\$1,328,971.00

Home Occupations Applications - 2012

Date Applied by Month

January 2012

30-Jan-12	HO 12 01	954881 AB LTD		4650 MAJESTIC PLACE	CHANGED BUS LICENSE AND DP TO REFLECT NEW #D
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February 2012

07-Feb-12	HO 12 02	TENDER LOVING PAWS	TERESA PAPP	4621 52 AV	HO FOR DOG GROOMING SALON
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April 2012

03-Apr-12	HO 12 03	SYNTHETIC GRASS	KEVIN SAUNDERS	4623 50 AV	OFFICE FOR LANDSCAPING COMPANY
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18-Apr-12	HO-12-04	J&S CLEANING	SCOTT PERRETT	4101 55 ST	OFFICE FOR CLEANING COMPANY AND PORTABLE SIGN BUSINESS
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19-Apr-12	HO 12 05	CORLEY FAROUGH	CORLEY FAROUGH	4708 56 AV	HO FOR PHOTOGRAPHY COMPANY
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May 2012

01-May-12	HO 12 05	CAJUN CONSTRUCTION	JANE MCCANDLESS	5020 44 AV	OFFICE ONLY FOR A CONSTRUCTION COMPANY
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08-May-12	HO 12 07	PORTA PLAY	MITCH HOLST	4022 PROMINENCE PLACE	OFFICE FOR A MOBILE PORTA PLAY COMPANY
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June 2012

Date Applied by Month

27-Jun-12 HO 12 08 SOUTHERN TROUGH WILHELM WIEBE 5401 45 ST OFFICE FOR CONSTRUCTION COMPANY

August 2012

01-Aug-12 HO 12 09 NICE TOUCH CLEANING NETTIE PETERS 5610 55 ST OFFICE FOR CLEANING COMPANY