



Agenda Forwarded: December 6, 2012

AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON DECEMBER 10, 2012 AT 4:30 PM.

	<u>MOTION</u>
<u>ITEM NO 1. CALL TO ORDER</u>	
<u>ITEM NO 2. ADOPTION OF THE AGENDA</u>	X
<u>ITEM NO 3. DELEGATIONS</u>	
<u>ITEM NO 4. ADOPTION OF THE MINUTES</u>	X
A) RFD - Minutes of the Regular Meeting – October 15 , 2012	
<u>ITEM NO 5. BUSINESS ARISING FROM THE MINUTES</u>	
<u>ITEM NO 6. HOME OCCUPATION APPLICATIONS</u>	
None	
<u>ITEM NO 7. DEVELOPMENT APPLICATIONS</u>	
A) WR Meyers School Sign- Permenant Electronic Sign DP 12- 130	X
B) Optical Media – LED Portable Sign – Horizon Implements DP 12- 133	X
<u>ITEM NO 8. INFORMATION ITEMS</u>	
A) RFD- Enforcement Illegal Industrial Fabric Buildings	
<u>ITEM NO 9. OTHER BUSINESS</u>	
A) Building Permit Statistics- November 2012	
<u>ITEM NO 10. MEDIA INQUIRIES</u>	
<u>ITEM NO 11. CLOSE OF MEETING</u>	X



Agenda Item No. 4A

TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Regular Minutes of MPC		Date of December 6, 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 October 15, 2012 as presented.
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, October 15, 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 October 15, 2012 as presented.	
Approval	December 6, 2012	CAO:
Date:		

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF
THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, OCTOBER 15, 2012 AT 4:30 P.M.**

PRESENT: Councilor John Papp
Ray Sheen
Edwyn Ellingson
Ron Levagood

ABSENT: Councilor Louie Tams

ALSO PRESENT: Greg Birch- CAO
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 R. Levagood to adopt the agenda as presented.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by Councilor Papp that the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on September 17, 2012 as presented.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM #7a

DP 12-083 Second Detached Garage Brad Olson – 4920 56 AV

J. Koroluk summarized the application and it had been brought before MPC at the last regular meeting with a decision being made to table a motion in order to give Administration an opportunity to discuss MPC's concerns regarding the size with the applicant. She noted that the applicant had amended his plans and reduced the size of the garage to 67m², now bringing this combined garage area to 100m² for the existing and new garage.

MOVED by E. Ellingson the Municipal Planning Commission recommends the Municipal Planning Commission approve Development Permit Application 12-083 and grant a waiver for a second garage at 4920 56 Av with the following conditions:

- 1) A waiver for the 67sq m (728sq 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 67sq m (728sq 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) Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

ITEM NO 8a. Information Item Prime Auto Accessories Ltd. 6123 54 St. Subdivision and Re-zoning Application

J. Koroluk summarized the application. She noted that there were 2 applications in regard to the property, one to amend the zoning from LR-2 to R-2 zoning and then subdivide as noted in the diagram. She added the original home on the lot would remain, a new infill home would be constructed

on the newly created lot, the older garage demolished and the older sheds removed or moved to locations that would be compliant.

Discussion followed briefly on how these items would be handled in conditions of the subdivision and endorsement process.

G. Birch noted that if MPC wanted to pass a motion on specific conditions to be addressed by council they could, however the application had been brought to them for information purposes.

No motion was made in this regard.

ITEM NO 9. OTHER BUSINESS

a) Building Permit Statistics

No Comments

E. Ellingson enquired about the status of Taber Small Engine and the associated enforcement issues. He noted the site conditions, parking of commercial U-Hauls on the street and the fence were all still an unsatisfactory situation and an eyesore for the Downtown.

Discussion followed in regard the original conditions of the development permit, business license and bylaw regulations that could apply to the situation. Administration was strongly encouraged by the members to enforce any and all provisions of the applicable bylaws on the applicant to try and bring the site into compliance.

b) Variance Powers of MPC

G. Birch made a brief presentation to MPC on how a bylaw works. He noted that most are very similar in nature, starting with a Table of Contents, Definitions, General and District Provisions etc. He quoted Taber LUB, Sec. 2 .12 (a), *"the Development Authority may vary any and all District requirements. The variance shall not unduly affect the amenities, use or enjoyment of the site or neighbouring properties and shall not conflict with the Subdivision and Development regulations"*.

He noted that this provision was broad and gives the Development Authority a great deal of power but does have limitations. He added that in his opinion, without further interpretation of the current LUB, is that this means that only items that are specifically mentioned in the District section of the bylaw can be varied, (eg lot size, setbacks, height etc. He went on to add notations in General Provisions may not be within the power of MPC to vary and members should give careful consideration to items in this regard. He suggested applications in future involving a 2nd garage, parking requirements

etc, these items would be best served by going to the Subdivision and Development Appeal Board after refusal with reasons from MPC.

Discussion among members and staff took place on other alternatives, including MPC making a recommendation for a LUB text amendment on this item. Members of the commission expressed concern that items such as 2nd garages, parking waivers etc were very common requests from the community and for every application to go to an appeal it may become a very cumbersome situation. Further discussion took place as to the mechanics of making such an amendment to the bylaw.

MOVED by E. Ellingson the Municipal Planning Commission recommend to Council that Land Use Bylaw 4-2006 be amended to allow the Municipal Planning Commission to have variance power within Section 3- General Provisions of the Land Use Bylaw, with this large increase in discretion to apply only until such time as the Land Use Bylaw is reviewed in full.

CARRIED UNANIMOUSLY

ITEM NO 10. MEDIA ENQUIRIES

None

ITEM NO 10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 5:42 P.M.

CHAIRMAN

TOWN OF TABER

MPC Request For Decision

Subject: Permanent Electronic Sign	Date of December 6, 2012
Agenda:	
Prepared By: Jillianne Koroluk, Development Officer	
Attachments: Sign Examples Permit Application Site Plan Government of Alberta – Recommended Practices Sign Guidelines LUB 4-2006	
Topic: W.R. Meyers High School – Electronic Permanent Sign 5511 – 54 th St.; Lot , Block 53, Plan 6813JK	

Background:

The Town of Taber is in receipt of a permanent electronic sign application at the location of 5511 – 54th St. (Horizon School Division #67 – W.R. Meyers High School). The applicant has indicated the electric LED sign will be used to announce school activities and events. Attachment A provides an example of the proposed sign.

This application has been brought to MPC for a decision as the proposed structure is an electronic sign. Bylaw 16-2012 (an amendment to Land Use Bylaw 4-2006) states...

“Portable and permanent electronic changeable copy signs will be permitted by the Municipal Planning Commission and items such as location, messaging, movement of the messaging or lights, intensity of light and any other considerations the Municipal Planning Commission sees fit to attach as conditions of approval will be evaluated for each permit.”

The applicant in this situation has indicated the proposed electronic sign will be replacing the existing electric lighted sign to one that is programmable.

The planning department recommends approval for the electronic sign at this location of 5511 – 54th St. This type of sign will allow the messaging to be changed regularly with little or no safety hazard.

Options:

1. That the Municipal Planning Commission approve the permanent electronic sign permit application for W.R. Meyers High School at 5511 – 54th St., Lot , Block 53, Plan 6813JK with the following conditions:
 1. The sign must remain at the same location on the property and not be moved.
 2. The sign must meet any applicable Provincial Signage requirements.
 3. The Electronic Message Centre (EMC) approved under this permit must comply with the following requirements at all times:
 - a) Each display must last not less than 8 seconds.
 - b) Each display must be a self contained message with no continuation of one message into a subsequent message.
 - c) The display must be static with no motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement between displays and the change between displays must be immediate.
 - d) The display must be self dimming for night time conditions and the level of lighting at all times must be to the satisfaction of the Development Authority who may direct the level of lighting be adjusted.
 - e) The EMC must be monitored by the Applicant at all times and in the event of a malfunction, the EMC must be designed to either
 - i) Provide a continuous static display without varying or increasing the lighting level or:
 - ii) Provide no display
 4. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
 5. Prior to installation of the EMC the applicant must apply for an Electric Permit where required.

2. That the Municipal Planning Commission not approve the permanent electronic sign permit application for W.R. Meyer High School at 5511 – 54th St., Lot , Block 53, Plan 6390L.

Recommendation : Option 1

Approval Date: December 4, 2012

CAO: TGB

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: L-1R Roll Number: 5454010 Application Number 12-130

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: Sign)

Applicant: Horizon School Div. #67 Phone Res: _____ Bus: _____
Address: 6302-56th Street Cell: _____ Fax: _____
Taber, AB Postal Code: T1G 1Z9

Registered Owner: Same as above Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Legal Description of Property to be Developed: Lot: - Block: 53 Plan: 6813JK

Municipal Address: 5511-54th Street, Taber

Proposed Use of Site: Change to existing sign, from existing electric lighted sign to programmable electric LED school announcement & event sign. Note: No change to structure.

Existing Use of Site: Existing sign for W.R. Myers High School

If Development is Temporary, State for What Period: N/A

Adjacent to Highway: Yes: _____ No:

Proposed Setback from Property Lines: As existing

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

Present Use of Adjacent Properties: Public Institutional & Residential

	Existing	Proposed	N/A
Access:			
Provincial Highway # _____			
Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	Not Applicable
Internal Subdivision Road	<input type="checkbox"/>	<input type="checkbox"/>	
Undeveloped Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	
Private Road (i.e. Condominium)	<input type="checkbox"/>	<input type="checkbox"/>	
Other (specify) _____			
Services:			
Water Supply			
Municipally owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	
Other (specify) _____			
Sewage Disposal			
Municipally owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>	
Other (specify) _____			
Storm Drainage			
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>	
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	
Swales	<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: _____	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: <u>Dec 1, 2018</u>	Estimated Completion Date: <u>Jan 30/13</u>
Application Fee: _____	Construction Value \$: <u>\$ 20,000.00</u>
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>Andy Twison</u>
Letter of Authorization from Registered Owner or Signature of Registered Owner _____	Print Name _____
<p>(if different from Applicant): _____</p>	

Attachment A

GALAXY® 20 MM MONOCHROME 3500 SERIES



**Goodwill Donation Center
Olive Branch, Missouri
32 lines x 176 columns 20 mm Red**

**Bottom: State Bank and Trust
Alexandria, Minnesota
32 lines x 128 columns 20 mm RGB**



D Signs & Design Services
 Dennis Mase
 3008 2 Ave N
 Lethbridge, AB CANADA T1H 0C8
 Phone: 403-382-1244
 Fax: 403-380-3080
 Email: dsigns@telus.net

29/Oct/2012
 Quote valid for: 90 days
 Terms: 60% W/ORDER, 60% P88
 Subject to Credit Review
 INCO: CIP
 Anticipated mfg time: 4-6 Weeks

Reference: W.R. Myers High School

Ship date shall be established at time
 of order acceptance

Model	Description	Qty
AF-3500-32x144-20-R-SF	Galaxy® 20mm Monochrome Outdoor LED Matrix Display 3500 Series	1
	Line Spacing: 20mm Matrix: 32 lines by 144 columns LED Color: RED- 4096 Shades Display Configuration: SF - single one sided display Cabinet Design: Single Section per face Paint: Semi-Black All Around Active Area: 2' 1" H X 8' 4" W (Approx. Dimensions) Cabinet Dimensions: 2' 8" H X 8' 11" W X 0' 8" D (Approx. Dimensions) Max Power: 410 watts/display Ventilation: Front Service Access: Front Only Signal Connections: Quick Connects External to Display Frames per Second: 30 Dimming: Automatic, Scheduled, or Manual Readable Viewing Angle: 120 degrees horizontal x 50 degrees vertical Optimal Viewing Angle: 90 degrees Horizontal x 40 degrees Vertical Weight: Unpackaged 220 lbs per display; Packaged 450 lbs per display Compliance Info: UL,cUL,CE,UL-Energy Verified,FCC	
Galaxy® Wireless Ethernet Bridge Communication Upgrade Kit	Price Upgrade From Outdoor Galaxy® Communication Kit. Radio Set Includes: 1 Server (Sending) and 1 Client (Receiving). *Wireless communication devices may be affected by site specific conditions. Daktronics makes no guarantees that the communication device is suitable for every location.	1
Galaxy® AF-35XX Outdoor Wireless Ethernet Bridge Communication Kit (Requires Upgrade Item)	Communication Method: Wireless Ethernet Bridge [Requires Upgrade Item]	1
Galaxy®/GalaxyPro® External Temperature Sensor	External Temperature Sensor with 25 ft. Quick Connect Cable	1
Venus® 1500 v4 Software	Venus® 1500 v4 License Code Compatible with Windows® XP, Vista™, or Windows® 7	2
		1
Services		
G5G5 - Product Assurance	Five (5) Year Product Assurance	1

Please reference listed sales literature: DD1380382 for Installation Assurance Plus, DD1381543 for Venus® 1500 v4 Software, DD1412075 for AF-3500-32x144-20-R-SF, DD1558161 for Venus® 1500 v4 Software Training - Web Seminar, DD1715852 for Galaxy® AF-35XX Outdoor Wireless Ethernet Bridge Communication Kit (Requires Upgrade Item), DD1715852 for Galaxy® Wireless Ethernet Bridge Communication Upgrade Kit, SL-04703 for P1G5-Platinum Service (9 month extension), SL-05669 for G5G5 - Product Assurance

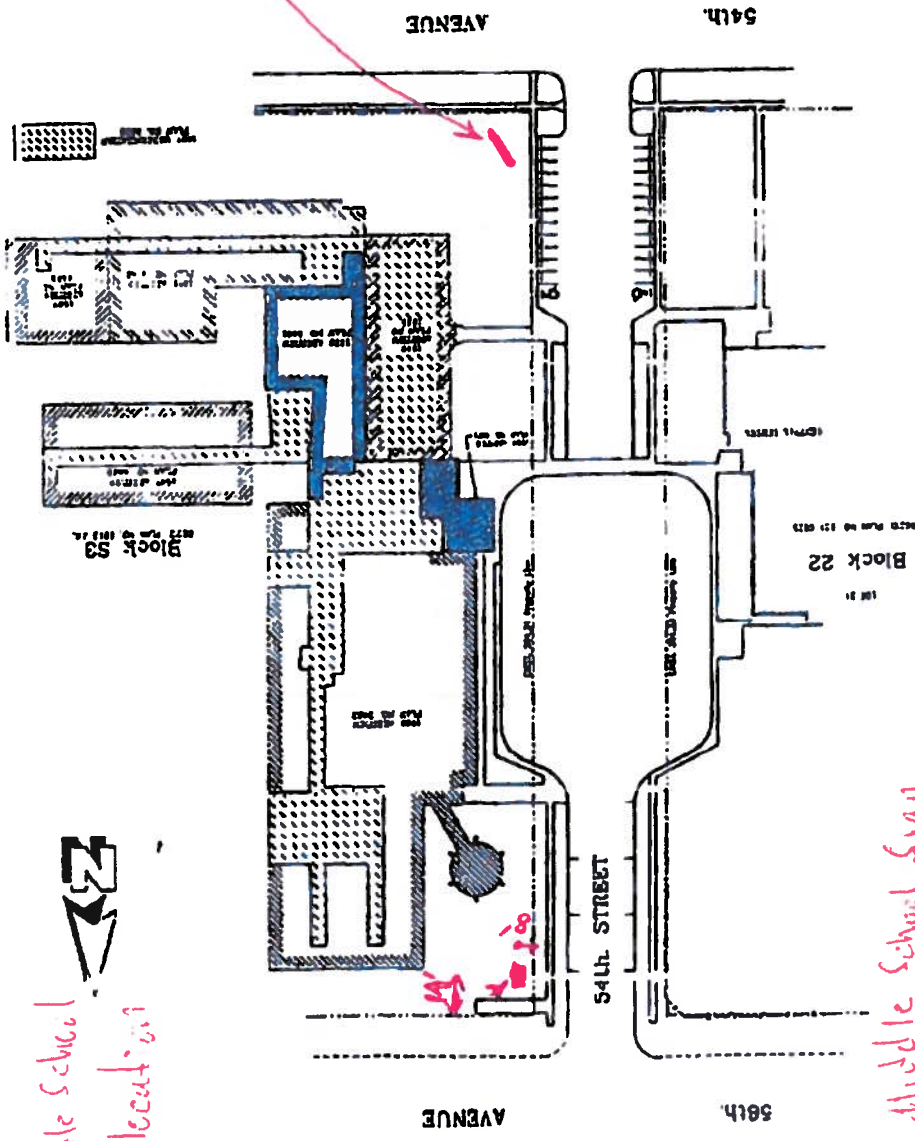
Please reference listed shop drawings: DWG-00808500 for AF-3500-32x144-20-R-SF

Options

** Service Options

Installation Assurance Plus - Advanced onsite support of equipment installation. Adds 90 days onsite labor service to the Product Assurance and includes one web seminar for product user	ADDITIONAL
Venus® 1500 v4 Software Training - Web Seminar - Interactive web-based Venus® 1500 v4 training in a Daktronics hosted classroom environment (English only). To discuss other arrangements, please contact us at: softwaretraining@daktronics.com	INCLUDED
P1G5-Platinum Service (9 month extension) - Extend Platinum to 12 months of Daktronics onsite labor for commercial displays. Includes 48' lift, normal business hours labor and requires purchase of an installation service.	ADDITIONAL

DAF Middle School
Sign location



W.R. Myers High School
location of existing
sign at W.R. Myers
New sign will be
installed on
existing structure

SITE PLAN

DAF Middle School Sign
Set back
8' setback on front 54th st
14' setback on sideyard 56th Ave.

DATE	11/27/2018
PROJECT	DAF Middle School Sign
SCALE	AS SHOWN
DRAWN BY	[Signature]
CHECKED BY	[Signature]
APPROVED BY	[Signature]

Government of Alberta Transportation	ELECTRONIC MESSAGE SIGNS		<i>Issued: JUN 2011</i>
			<i>Revised:</i>
			<i>Page 1 of 6</i>
RECOMMENDED PRACTICES	PART	HIGHWAY SIGNS	
	SECTION	MISCELLANEOUS	
	SUB-SECTION	BUSINESS	

General

The question of whether or not electronic message signs, especially the graphic display and video advertising types, contribute to unsafe driving and increase the potential for collisions is under-researched. However, there is evidence that complicated visual fields can distract drivers and that existing legislation and guidelines inadequately address electronic message sign applications.

Available research suggests that:

- Sign placement and length of time the sign takes the driver's attention off the roadway are influential factors. A study commissioned by the City of Toronto, on the safety and effects of video advertising placed at downtown intersections, found that video advertising can distract drivers, lead to collisions, and have an overall impact on traffic safety (Smiley, Persaud, Bahar, Mollett, Lyon, Smahel, et al., 2005).
- Impact on traffic safety varies according to particular video display signs and environments. Video display signs on curves, that were also close to the line of sight and visible for an extensive periods of time, were found to be particularly distracting (Smiley, Smahel & Eizenman, 2004).
- Drivers are more distracted by street-level advertising than raised signs (Crundall, Van Loon & Underwood, 2006).

The number of sign permit applications being received by the department for electronic message signs has drastically increased in recent years with the progression of electronic technology. Guidelines are required to ensure departmental consistency in the treatment of these sign permit applications across the province.

The majority of electronic message signs can be grouped into one of the following three categories:

- Electronic changeable copy signs;
- Electronic graphic display signs; and
- Video display signs.

Electronic Changeable Copy Signs





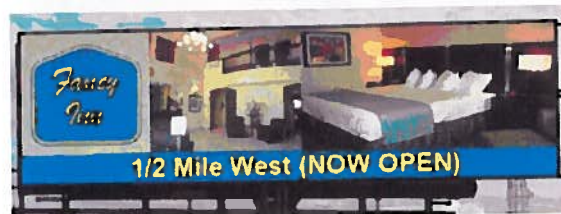
An electronic changeable copy sign is defined as a sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic or symbol is defined by a small number of matrix elements using different combinations of light-emitting diodes (LEDs), fibre optics, lightbulbs or other illumination devices within the display area.

An electronic graphic display sign is defined as a sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without information, defined by a small number of matrix elements using different combinations of light-emitting diodes (LEDs), fibre optics, light bulbs or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes.

Electronic Graphic Display Signs

Video Display Signs





Video display signs are defined as those signs or portions thereof which change their message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames which give the illusion of motion, including but not limited to the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including changeable copy signs.

Standard

Highways Development and Protection Regulation

Pursuant to Section 15 of the Highways Development and Protection Regulation AR 326/2009, Alberta Transportation does not permit signs exhibiting any of the following characteristics:

- Any sign that displays an intermittent flashing, rotating or moving light;
- Any sign which is flood-lighted in such a manner as to cause a visual distraction to the motoring public;
- Any yard lights, area lighting or other lights that, in the opinion of the Operations Manager, are excessively distracting to the public or create a traffic hazard;
- Any sign that has moving or rotating parts; or
- Any sign that bears a legend giving a command to stop, stop ahead, look or exercise caution, etc., or any legend that in any way imitates a standard or commonly used traffic control device or highway traffic sign.

With the advancement of electronic technology, electronic message signs are capable of creating intermittent flashing/changing messages or rotating images (animated backgrounds) or where the background can be changed or light intensified. Such signs can be a substantial distraction to motorists and a source of glare, which creates a traffic safety issue. The brightness from electronic message signs can also overwhelm driver's perception of critical regulatory, warning and guide signage or other traffic control devices.

Electronic Message Signs Not Permitted in Most Situations

For the above reasons, Alberta Transportation **does not permit** the use of electronic message signs within the development control zone of rural provincial highways.

The development control zone is defined under the *Highways Development and Protection Regulation* for provincial highways. The classes of provincial highways are shown in the Roadside Management Classification Map as amended from time to time and published on Alberta Transportation's website.

Within the corporate limits of urban municipalities (cities, towns, villages), the municipality is responsible for development approval outside the highway right-of-way for all classes of provincial highways. Along ring roads within urban municipality corporate limits, the municipality is responsible for development approval beyond the Transportation Utilities Corridor (TUC). As such, Electronic Message Signs located within corporate limits (outside the provincial highway right-of-way and beyond the TUC boundaries) are subject to municipal approval.

Electronic message signs featuring a continuous loop or animated images are strictly prohibited along provincial highways except in urban areas (within corporate limits) where the speed limit is less than 80 km/h.

Electronic message signs are also strictly prohibited within 800 m of the centrepoint of an interchange, where the information load on drivers is already high (due to other traffic control devices), and where drivers frequently perform lane changing maneuvers (i.e., merging and weaving conditions).

Situations Where Electronic Message Signs May Be Permitted

An electronic message sign that **operates only as a changeable copy sign (usually LED)** may be permitted as a part of a larger sign outside the highway right-of-way, such as to convey the price of fuel on gas station on-premise signs. An electronic changeable copy sign would be permitted if the operation of the message panel is only changed occasionally (a motorist driving at the posted speed limit could only see one static message during the drive by). An electronic changeable copy sign panel forming a component of an on-premise sign cannot exceed 25% of the overall size of the sign.

An electronic changeable copy sign may be permitted as part of a community Welcome sign (inside or outside the highway right-of-way) provided it does not exceed 15% of the overall sign size.

Conditions under which an electronic message sign panel is allowed (as a part of a larger sign) are:

- The sign panel does not contain or display flashing, intermittent, or moving lights, including animated or scrolling text.
- A sign panel provided as a public service showing the time and temperature shall not be considered a flashing or moving sign.
- The sign content remains fixed/static for a minimum message display duration, where:

Min. Display Duration (sec) = Sight distance to sign (m) / Speed limit (m/sec).

- In lower speed areas, the formula above should be used with a minimum sight distance to sign of 350 m.

- In areas with speed limit ≥ 80 km/h, the minimum message display duration is 60 seconds, unless the sight distance to the sign is less than 1 kilometre.
- When a message is changed electronically, it must be accomplished within an interval of 0.1 seconds or less so that an approaching driver cannot perceive any blanking of the display screen.
- There shall be no visual effects between successive displays.
- The sign panel must contain a default design that will freeze the sign panel message in one position if a malfunction occurs.
- The sign panel shall be equipped with a control system that automatically adjusts light emission level to ambient light conditions so as to no cause glare or excessive brightness.
- In no case shall the light level of any sign panel exceed 300 nits (candelas per square metre) between the time of sunset and sunrise, nor 5,000 nits at other times.
- Must not diminish the conspicuity of nearby traffic control devices.
- Alberta Transportation's Highway Operations Manager shall have the ongoing discretion to require the brightness, frequency, colours or other qualities of the sign panel be adjusted in order to address safety concerns.



Shown below are some examples of signs that may be permitted:

Policy Recommendations for Rural and Urban Municipalities

Rural municipalities authorize developments within the development control zones of minor highways and urban municipalities authorize developments within the development control zones of highways within urban boundaries of cities, towns, and villages. Alberta Transportation encourages both rural and urban municipalities **not to permit** electronic message signs adjacent to provincial highway right-of-way, especially those that function as graphic and/or video display signs. If electronic message signs are permitted, it is encouraged that the conditions outlined in this recommended practice be considered. Care should be taken to ensure electronic signs do not diminish the conspicuity of nearby traffic control devices, and to maintain appropriate spacing between electronic message signs (so that only one can be seen at a time).

If, in the opinion of the Highway Operations Manager, an electronic message sign permitted by a municipality constitutes a distraction to highway traffic and would compromise traffic safety, the Highway Operations Manager will work with the municipality to have the sign adjusted, removed or relocated.

Special Situations for Traffic Management Purposes

Alberta Transportation's electronic dynamic message signs for communicating pertinent safety messages and for traffic management functions are permitted within highway right-of-way. Information displayed on these electronic dynamic message signs are governed by strict departmental operating guidelines.

References to Standards

<i>Highways Development and Protection Regulation</i>	
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TOWN OF TABER

MPC Request For Decision

Subject: Portable Electronic Sign	Date of December 10, 2012 Agenda:
Prepared By: Jillian Koroluk, Development Officer	
Attachments: Permit Application, Location Pictures, Sign Guidelines LUB 4-2006	
Topic: Horizon Implements – Electronic Portable Sign 5800 – 46 th Avenue; Lot 1, Block 1, Plan 9510236	
Background:	<p>The Town of Taber is in receipt of a portable electronic sign development permit application at 5800-46th Ave (Horizon Implements).</p> <p>This application has been brought to MPC for a decision as the proposed structure is a portable electronic sign. Bylaw 16-2012 (an amendment to Land Use Bylaw 4-2006) states...</p> <p><i>“Portable and permanent electronic changeable copy signs will be permitted by the Municipal Planning Commission and items such as location, messaging, movement of the messaging or lights, intensity of light and any other considerations the Municipal Planning Commission sees fit to attach as conditions of approval will be evaluated for each permit.”</i></p> <p>The planning department recommends approval for the electronic portable sign at the location of 5800 – 46th Ave. In six months the sign permit application <u>may</u> be renewed as other portable sign permits have been in the past.</p>

Options:

1. That the Municipal Planning Commission approve the electronic portable sign permit application for Horizon Implements at 5800 – 46 Avenue, Lot 1, Block 1, Plan 9510236 with the following conditions:
 1. The sign must remain at the same location on the property and not be moved. Renewals will be permitted in six month intervals at the development officer's discretion.
 2. The sign must be located a minimum of 0.6m from the curb.
 3. The sign must meet any applicable Provincial Signage requirements.
 4. The Electronic Message Centre (EMC) approved under this permit must comply with the following requirements at all times:
 - a) Each display must last not less than 8 seconds.
 - b) Each display must be a self contained message with no continuation of one message into a subsequent message.
 - c) The display must be static with no motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement between displays and the change between displays must be immediate.
 - d) The display must be self dimming for night time conditions and the level of lighting at all times must be to the satisfaction of the Development Authority who may direct the level of lighting be adjusted.
 - e) The EMC must be monitored by the Applicant at all times and in the event of a malfunction, the EMC must be designed to either
 - i) Provide a continuous static display without varying or increasing the lighting level or:
 - ii) Provide no display
 5. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
 6. Prior to installation of the EMC the applicant must apply for an Electric Permit where required.

2. That the Municipal Planning Commission not approve the electronic portable sign permit application for Horizon Implements at 5800 – 46th Ave, Lot 1, Block 1, Plan 9510236.

Recommendation: Option 1

Approval

Date: Dec. 4 / 2012

CAO: TGB

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: CC Roll Number: 5846010 Application Number 12-133

Date of Application: NOV. 29/2012 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: LED PORTABLE SIGN)

Applicant: OPTICAL MEDIA Phone Res: _____ Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

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

Legal Description of Property to be Developed: Lot: 1 Block: 1 Plan: 9510236

Municipal Address: HORIZON IMPLEMENTS 5800 46 ave

Proposed Use of Site: TO INSTALL A 4' x 8' PORTABLE SIGN. L.E.D.
(describe in detail - attach additional information if necessary)

Existing Use of Site: AG. IMPLEMENT DEALER

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: _____ Estimated Completion Date: _____

Application Fee: _____ Construction Value \$: _____

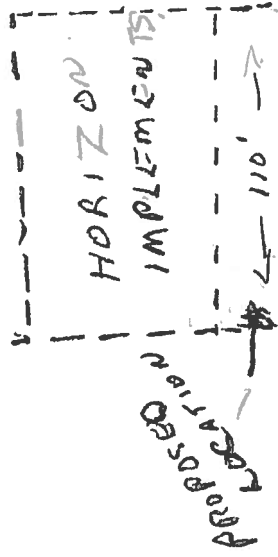
NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

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: LEN KOSTIUK Print Name _____

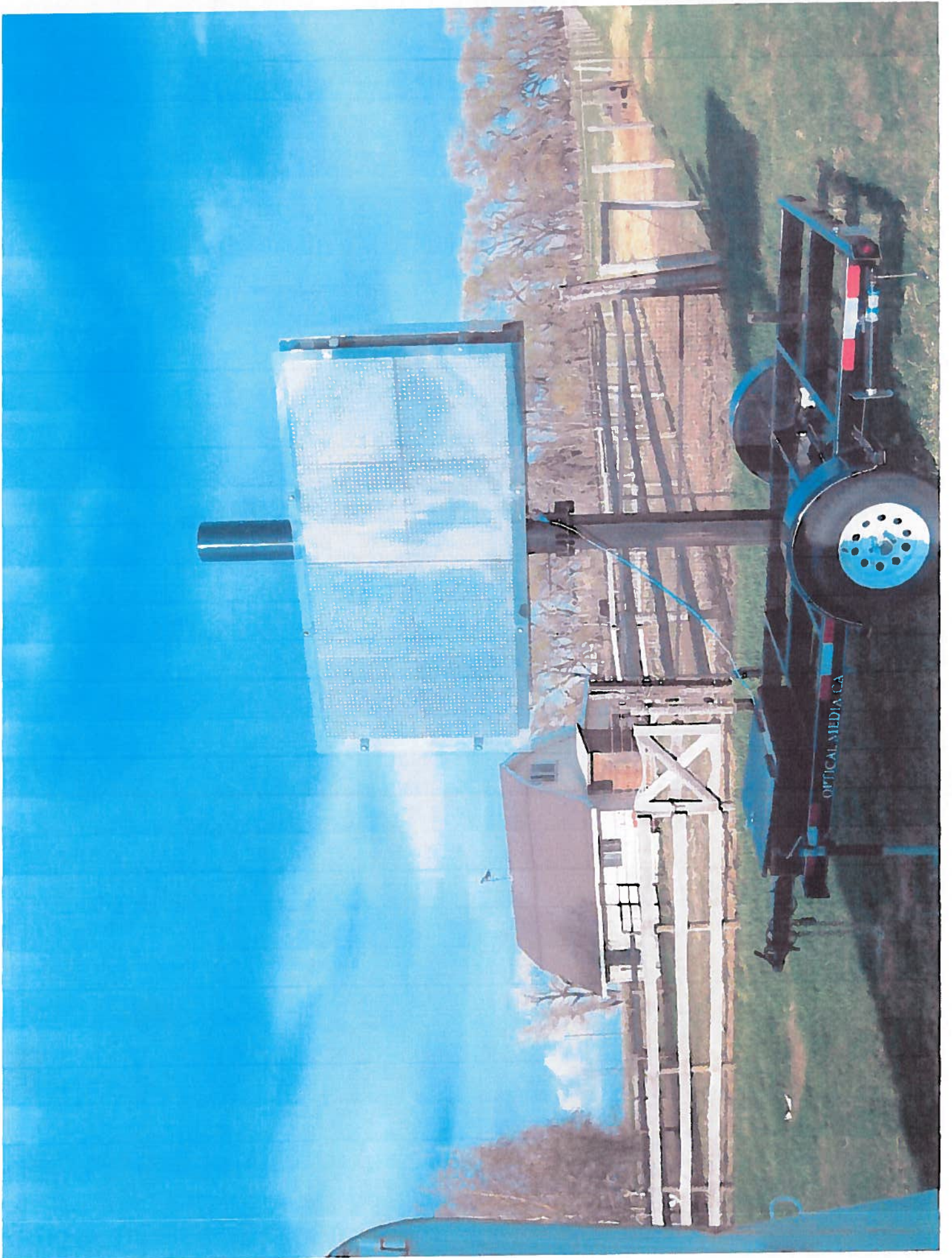
Letter of Authorization from
Registered Owner or
 Signature of Registered Owner Print Name _____
 (If different from Applicant): _____



STREETS

#3

R.R. TRACKS



SECTION 3: General Provisions (for all Districts)

21. Signs

- (a) A Development Permit shall be required for all signs, unless otherwise specified in this section.
- (b) All signs shall be related to point-of-sale advertising, unless otherwise specified in this section or waived by the Municipal Planning Commission.
- (c) No advertisement shall be permitted which is attached to fences, poles, trees, or any object in a public street or place.
- (d) The Development Officer may require the removal of any sign which in the opinion of the Development Officer is unsightly or is in such a state of disrepair as to constitute a hazard.
- (e) Quality, aesthetic character and finishing of sign construction shall be to the satisfaction of the Development Officer. The area around sign structures shall be kept clean and free of overgrown vegetation, and free from refuse material as a condition of any sign permit.
- (f) No person shall erect or place a sign so that it would be considered, in the opinion of the Development Officer, to be a traffic hazard, or distract/obstruct the vision of persons driving motor vehicles.
- (g) No signs are allowed on public property without approval from the Development Authority in addition to any permission granted by a relevant public agency.
- (h) Portable signs may be allowed, subject to the following:
 - (i) No portable sign structures are allowed on Town land unless consent is granted by Council. If Council consents to allow a portable sign on Town land, application for a portable sign development permit shall be made and shall be subject to all other relevant provisions of the Land Use By-law, except that Council may be permitted more than one portable sign per parcel if those portable signs are separated by no less than 46 metres measured along the front lot line.
 - (ii) No portable signs are allowed within 46 metres of a residential district.

SECTION 3: General Provisions (for all Districts)

- (iii) The sign face of each portable sign shall have maximum dimensions of 2.5 metres by 1.7 metres.
- (iv) Portable signs shall have a maximum height of 3.5 metres above grade.
- (v) Portable signs shall not be fitted with any flasher, animator, or revolving beacon.
- (vi) A maximum of one portable sign structure per parcel may be allowed on a commercial or industrial parcel for a period or periods of time not to exceed a total of 180 days in each calendar year. Each portable sign shall be separated from other portable signs by no less than 46 metres, measured along the front lot line and shall be located entirely on the parcel. Approved signs not located completely within the property line may be removed and impounded by a Development Officer or their designate.
- (vii) Messages on an approved portable sign structure may change but shall first be approved by the Development Officer, including those allowed on public land. Unapproved messages, including those not removed after the approved expiry date, may cause the portable sign structure to be removed and impounded by a Development Officer or their designate.
- (viii) All portable signs shall be kept in good repair at all times. Any portable sign which, in the opinion of the Development Officer, is not kept in good repair may be removed and impounded at the discretion of the Development Authority/Officer. The Development Officer shall generally give 48 hours notice to the owner of the portable sign of a decision to remove the portable sign that is no longer in good repair unless the sign is deemed to be a safety hazard, in which case the sign may be removed without notice.
- (ix) All portable signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
- (x) A portable sign shall be removed on or before the expiry date noted on the portable sign development permit. Any portable sign not removed by the expiry date may be removed and impounded by a Development Officer or their designate.

SECTION 3: General Provisions (for all Districts)

- (xi) Portable signs not approved by the Town will be removed and impounded by a Development Officer or their designate.
 - (xii) Release of any impounded portable sign shall be subject to a fee established by resolution of Council.
- i. The Development Authority will assess applications for signs in commercial and industrial districts according to the following site development standards:
- (i) Sites with less than 90 metres (295 ft.) of frontage shall have no more than one freestanding sign provided there is no less than 46 metres separation between other free standing signs located on nearby properties. Any site with at least 90 m of frontage may be considered for one additional freestanding sign erected for each additional 90 m (295 ft.) or portion thereof, of street frontage abutting the developed portion of the said parcel, or if a site is considered to be double fronting by the Development Authority, each frontage may be considered for one freestanding sign provided that the signs are more than 90 m (295 ft.) apart.
 - (ii) The maximum height of any freestanding sign shall not exceed 10.5 m (34.4 ft.) from grade and no part of the sign shall be less than 3 metres above grade.
 - (iii) The total sign area of a freestanding sign shall not exceed 0.5 m² (5.38 sq. ft.) in area for each metre of street frontage of the developed site for the first 15 metres of lineal frontage, plus 0.2 m² for each additional lineal metre of frontage to a maximum of 20 m² (215.28 sq. ft.) and clear of overhead utility lines.
 - (iv) The freestanding sign shall not project within 2 metres (6.56 ft.) of overhead utility lines.
 - (v) Freestanding signs may rotate no more than six revolutions per minute.
 - (vi) Fascia signs shall be located only on a business frontage and shall not project more than one metre above the top of the vertical face of the wall to which they are attached.

SECTION 3: General Provisions (for all Districts)

- (vii) Fascia signs shall not exceed 25% of the superficial area of the wall comprising the business frontage for the sign.
- (viii) Billboard signs will not be permitted on properties where fascia or freestanding signs are located.
- j. The design, character, location and construction of a billboard sign shall be to the satisfaction of the Development Authority/Officer, who shall take into consideration the following aspects:
 - (i) Compatibility with the general architectural lines and forms of nearby buildings and the character of the streetscape or area within which it is to be located.
 - (ii) The restriction of natural light to the surrounding buildings.
 - (iii) Wall mounted billboards are not to exceed vertically above either the roofline for flat-roofed buildings, or the eave line for all other buildings.
 - (iv) The face of the billboard sign is not to exceed a vertical dimension of 4.8 m (15.74 ft.) by a horizontal dimension of 10 m (32.80 ft.) (to a maximum of 20 m² (215.29 sq. ft.)).
 - (v) A billboard sign should not be located within a minimum distance of 300 m (984.25 ft.) from any other billboard sign on the same side of the road. Where a billboard sign is located on a corner or double fronting parcel, each frontage may have a billboard sign provided that the signs are no closer than 300 m (984.25 ft.) apart.
 - (vi) Billboard signs should not project within 5 m (16.40 ft.) of the property line.
 - (vii) Billboard signs will not be allowed where fascia or freestanding signs are developed.
 - (viii) Billboard signs shall not be permitted in Residential Districts nor in the Downtown Commercial (DT) District.
- k. Awning signs may be allowed to encroach over public property in the Downtown Commercial District at the discretion of the Development Authority and subject to the following conditions:

SECTION 3: General Provisions (for all Districts)

- (i) An encroachment agreement with the Town is required;
 - (ii) The sign does not project more than 1.2 m over public property;
 - (iii) The sign is no closer than 0.6 m to the curb;
 - (iv) The sign has a minimum clearance of 2.4 m from grade;
 - (v) The sign is not clad with wood, metal, or solid fibre glass.
- l. Freestanding signs are not permitted in Residential Districts except:
- (i) Within a Residential District, one identification freestanding sign may be allowed to identify the name of an apartment, multi-family complex, mobile home park or a subdivision, and which does not exceed 4 m² (43.05 sq. ft.) in area, or exceed 4.5 m (14.76 ft.) in height.
 - (ii) Freestanding signs in Residential Districts identifying the name of the community, neighbourhood, or subdivision shall blend in with the architecture or development theme of the surrounding area.
 - (iii) Signs on non-conforming industrial and commercial uses in residential districts shall be considered by the Development Authority according to the merits of the individual application.
- m. Signs of an advertising, directional or information nature shall not be erected on land nor affixed to any exterior surface of any building or structure unless the Development Authority has approved an application for this purpose. Temporary or portable signs in excess of 1.8 m² shall not be erected unless the Development Authority has approved an application for this purpose.
- n. The applicant for a development permit for a sign shall in no case proceed with the construction, erection, alteration or relocation of such sign until the details, as herein before provided, have been approved and a development permit granted.
- o. Signs may also require a permit from Alberta Infrastructure and Transportation.
- p. Notwithstanding the provisions of subsections 3(18)(a) to 3(18)(o) inclusive in

SECTION 3: General Provisions (for all Districts)

this section, the following signs may be erected on land or affixed to the exterior surface of a building or structure without a development permit provided that the sign is not illuminated and that any necessary permits have been obtained from Alberta Infrastructure and Transportation in accordance with the Highway Development Control Regulations.

- (i) Temporary political signs, real estate signs, signs announcing any local event of a religious, educational, recreational, or cultural nature, or similar signs of a temporary character not exceeding 3 square metres (32.3 sq. ft.) and limited to one sign per parcel. Any temporary sign installed on a property shall be removed within fourteen (14) days of the termination of the event for which the signs are erected, by the owner of the signs or the owner of the property on which the sign is erected. The Development Officer may have such signs removed or destroyed after the 14-day timeframe.
- (ii) Advertisements or signs in relation to the function of local authorities, utility boards or other public or quasi-public bodies, including statutory and official notices.
- (iii) Signs stating the name of any architectural firm, the names of contractors and suppliers, as well as signs advertising the future use of a building may be erected on the site where that building is under construction, and shall be removed immediately after any portion of the said building is occupied.
- (iv) Traffic and directional signs authorized by the CAO or Alberta Infrastructure and Transportation.
- (v) Signs or name plates related to an on-site business provided there is no more than one per business and that each sign does not exceed 0.2 square metres in area or for a home occupation in residential districts provided there is no more than one per residential unit and that it does not exceed 0.2 square metres in area”.

22. Parking Requirements

- (a) The Development Authority shall require all proponents of development to provide off-street parking and loading facilities in accordance with the location

TOWN OF TABER
BY-LAW NO. 16-2012

**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 1(7) Definitions and Operative Clauses "Definitions" be amended by adding the following definitions:

"PORTABLE ELECTRONIC CHANGEABLE COPY SIGNS" means a sign or portion that displays electronic, non-pictorial, text information and is of a transportable nature.

"ELECTRONIC CHANGEABLE COPY SIGNS" means a sign or portion that displays electronic, non-pictorial, text information.

"ELECTRONIC GRAPHIC DISPLAY SIGNS" means a sign or portion that displays electronic, static images, static graphics, or static pictures, with or without information. Often Video Display Signs can be programmed to act as Electronic Graphic Display Signs.

"VIDEO DISPLAY SIGNS" means a sign or portion of that changes messages or backgrounds in a manner or method of motion, special effects to imitate movement dynamic graphics, moving patterns or moving bands of light.

3. That Section 3(21) General Provisions (for all districts) "Signs" be amended by adding the following: Proposed additions are underlined and proposed deletions have been struck through.
 - (a) All signs shall be related to point-of-sale advertising, unless otherwise specified in this section unless waived by the Municipal Planning Commission or the Development Officer as warranted.
 - (h) (vii) A maximum of one portable sign structure per parcel may be permitted on a commercial or industrial parcel for a period or periods of time not to exceed a total of 180 days. Subsequent to the 180 day time period the permit may be renewed at no cost provided there are no complaints with regard to the placement of the portable sign. The Development Authority or Development Officer may also revoke the Development Permit after the 180 day time period. Each portable sign shall be separated from other portable signs by no less than 46 metres, measured along the front lot line and shall be located entirely on the parcel. Approved signs not located completely within the property line may be removed and impounded by a Development Officer or their designate.
 - (p) Portable and permanent electronic changeable copy signs will be permitted by the Municipal Planning Commission and items such as location, messaging, movement of the messaging or lights, intensity of light and any other considerations the Municipal Planning Commission sees fit to attach as conditions of approval will be evaluated for each permit.

- (q) Electronic graphic display signs will be permitted by the Municipal Planning Commission and items such as location, messaging, movement of the messaging or lights, intensity of light and any other considerations the Municipal Planning Commission sees fit to attach as conditions of approval will be evaluated for each permit.
- (r) Video display signs will not be permitted within the Town of Taber unless the application is accompanied with a town wide public consultation report and the review of the proposal is positive. The terms of this report will be defined by the Municipal Planning Commission.
4. The remainder of By-Law 4-2006 and its amendments thereof not amended by this By-Law remains in full force and effect.
5. It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

RES. 246/12 **READ** a first time this 10th day of September, 2012.

RES. 278/12 **READ** a second time this 9th day of October, 2012.

RES. 279/12 **READ** a third time and finally passed this 9th day of October, 2012.



MAYOR



CHIEF ADMINISTRATIVE OFFICER



Agenda Item

TOWN OF TABER

Municipal Planning Commission Request for Decision

Subject: Industrial Fabric Buildings	Date of December 6, 2012 Agenda:
Prepared By: Lorraine Belanger, Planning Dev. Asst., Cory Armfelt, Contract Planning Director	
Attachments: N/A	
Topic: Enforcement on Non Compliant Fabric Structures	
Background:	<p>The Town of Taber Planning Department has been encountering situations in regard to illegal industrial fabric buildings constructed without development or building permits. Most of these buildings appear to have been erected in the past 10-15yrs, with the perception they did not require a building or development permit as the structures were fabric and sometimes only temporary. To date, enforcement measures have been taken on a case by case basis as these structures have been discovered, typically instigated by a request for compliance letter, a request for a new development/ building permit or occasionally via a complaint.</p> <p>One common issue within the deficiency is the side yard distance required for these structures to be compliant under both the LUB and the Alberta Building Code. Also, these structures do require the foundation, the structure, and the fabric comply with Alberta Building Code. Typically this can mean an engineering stamp, CSA rating and calculations on the wall area exposure as dictated by the use and size of the building. Temporary structures must meet the same requirements as structures that may be in place for longer than 3 yrs.</p> <p>The process to bring the existing buildings into compliance would be for owners/ applicants to apply for a development permit and an "as built building permit" through our Safety Codes provider, Superior Safety Codes. These permits entail a Real Property Report being supplied to confirm setback distances and an engineers report on an existing structure to confirm structural compliance. A challenge with this approach is cost as the remedy to bring the structure into compliance may outweigh the present value. Engineer's reports can be several thousand dollars and if fire rating is required, fabric generally can't be treated or rated to the requirements of the code. Ultimately, it is a difficult situation because often the most cost effective remedy is to have the building removed.</p> <p>Administration is requesting direction regarding how to treat these structures as we become aware of them. We could retain the existing approach of addressing these deficiencies as permits and/or compliance applications bring them to our attention, or inform all business owners which have these structures of their potential non-compliance. There is merit in either approach which can be discussed at the meeting. However a policy direction from MPC is required due to the challenges currently being encountered by the Planning Department when a situation as above is encountered.</p>

Options:

1. That the Municipal Planning Commission direct the administration to address fabric structures as we become aware of their existence via complaints, compliances or a permitting process.
2. That the Municipal Planning Commission direct administration to inform all owners which have such a illegal non-conforming fabric structure to remove the structure or bring it into compliance.

Recommendation:

Option 1

- 1) That the Municipal Planning Commission direct the administration to address fabric structures as we become aware of their existence via complaints, compliances or a permitting process.

Approval Date: December 6, 2012

CAO: TGB



TOWN OF TABER
BUILDING PERMIT STATISTICS
 Nov-12

	2012 NOV			2011 NOV		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	3	3	564,308	3	3	488,190
2 FAMILY DWELLING						
SEMI DETACHED DWELLING	2	2	325,230	4	4	798,840
MULTI FAMILY DWELLING				1	4	697,050
RESIDENTIAL ADDITIONS & ACCESS.	3		58,690	2		71,520
GARAGES & CARPORTS	2		45,866	1		14,760
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER				2		155,000
NEW INDUSTRIAL	1		468,000			
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER				2		363,650
MOBILE HOME PARK						
DEMOLITIONS				1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				1		59,000
	11	5	1,462,094	17	11	2,653,010

	2012 YEAR TO DATE (NOV 2012)			2011 YEAR TO DATE (NOV 2011)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	25	25	5,318,264	24	24	5,134,850
2 FAMILY DWELLING	6	6	1,020,230	1	2	638,760
SEMI DETACHED DWELLING				4	4	798,840
MULTI FAMILY DWELLING				1	4	697,050
RESIDENTIAL ADDITIONS & ACCESS.	26		301,780	15		378,674
GARAGES & CARPORTS	13		293,578	14		399,141
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL	1		216,000			
COMMERCIAL ADDITIONS/ALTER	12		475,047	13		1,999,693
NEW INDUSTRIAL	5		3,042,400	2		865,425
INDUSTRIAL ADDITIONS/ALTER	6		1,172,480	6		1,169,440
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	4		1,984,073	5		1,135,650
MOBILE HOME PARK						
DEMOLITIONS	6		30,000	5		25,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		52,169	3		90,000
	108		13,906,021	93	34	13,332,523

Town of Taber

Building Permits NOVEMBER 2012

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0087 12 MU	07-Nov-12	TODD AND CHARLENE FRITZ		
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4639 62 A AVE		MOVEABLE SHED/ HOTTUB AND GAZEBO	\$13,440.00	6246240

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0090 12 MU	08-Nov-12	REYNOLD TOLSMA	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5302 57 ST		ADDITION TO THE FRONT OF THE HOME	\$40,250.00	5256210

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0099 12 MU	15-Nov-12	BARB KUSNIR	TBV	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4728 53 AV		DETACHED GARAGE	\$21,600.00	5247060

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0105 12 MU	22-Nov-12	ISSAC THIESSEN	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5007 43 ST		NEW SFD	\$178,560.00	5043110

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0106 12 MU	07-Nov-12	SPRITFIRE INVESTMENTS	VENTURE HOLDINGS LTD	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4602 46 AV		NEW STORAGE BUILDING	\$468,000.00	3744400

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0107 12 MU	08-Nov-12	RYAN BADURA	MAPLE LEAF HOMES	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4321 56 AV		NEW SFD	\$208,823.00	5643070

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0108 12 MU	21-Nov-12	BRAD OLSON	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4920 56 AV	DETACHED GARAGE	\$24,266.00	5549050

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0109 12 MU	22-Nov-12	616739 AB LTD	MAPLE LEAF CONSTRUCTION
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5025 41 ST	ONE 1/2 OF SEMI DETACHED PROJECT	\$162,615.00	5041140

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0110 12 MU	22-Nov-12	616739 AB LTD	MAPLE LEAF CONSTRUCTION
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5027 41 ST	1/2 OF SEMI DETACHED PROJECT	\$162,615.00	5041130

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0113 12 MU	21-Nov-12	MANOLITO MENDOZA	DOUG LACEY
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4936 54 AV	BASEMENT DEVELOPMENT (as built)	\$5,000.00	5349020

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0116 12 MU	22-Nov-12	298154 AB LTD	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4221 56 AV	NEW SFD	\$176,925.00	5642090