



Agenda Forwarded: February 14, 2013

AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON FEBRUARY 19, 2013 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 – January 21 , 2013

ITEM NO 5. BUSINESS ARISING FROM THE MINUTES

ITEM NO 6. HOME OCCUPATION APPLICATIONS

A. Travis Schnarr - HO-13-04
Spry Guy Deliveries- 5007 45 Av

X

B. Heather McPhee - HO-13-03
(Daycare) – 5805 56 ST

X

ITEM NO 7. DEVELOPMENT APPLICATIONS

A. McDonalds Chev Olds- DP 13-010
Portable Electronic Sign – 4901 46 Av

X

ITEM NO 8. INFORMATION ITEMS

None

X

ITEM NO 9. OTHER BUSINESS

A) Building Permit Statistics- January 2013

ITEM NO 10. MEDIA INQUIRIES

ITEM NO 11. CLOSE OF MEETING

X



TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Regular Minutes of MPC		Date of February 14, 2013	
		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 January 21, 2013 as presented.	
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, January 21, 2013 as amended.	
Recommendation:		Option #1- That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on January 21, 2013 as presented.	
Approval February 14, 2013		CAO:	
Date:			

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, JANUARY 21, 2013 AT 4:30 P.M.

PRESENT: Councilor Louie Tams
Edwyn Ellingson
Ron Levagood

ABSENT: Councilor John Papp
Ray Sheen

ALSO PRESENT: Greg Birch- CAO
Jill Koroluk- Development Officer
Lorraine Belanger - Planning and Economic Development Assistant

ITEM #1 - CALL TO ORDER

E. Ellingson called the Meeting of the Municipal Planning Commission to order at 4:32 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by Councilor L. Tams to adopt the agenda as presented.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by R. Levagood the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on December 10, 2013 as presented.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

Discussion regarding the progress of the Warning Letter issued to Taber Small Engine and deadlines for compliance took place.

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM #7a

**DP 13-06 Shell/ Smittys - Portable Electronic Sign
5754 46 AV**

J. Koroluk summarized the application and noted the applicant Henk De Vleiger was in attendance to speak to the application. She noted that MPC has the discretion to approve this sign as per the LUB. She commented that a review by Administration of the site indicated that there actually would be 2 signs on the site within 45 m of each other, a situation that was technically non conforming. She noted that the applicant was also applying for a permanent electronic sign, (his preference), but MPC had the authority to approve the signs should they see fit.

H. De Vlieger noted that he had given a lot of thought to applying for both signs. In his mind, he felt that the electronic advertising was the way of the future to generate traffic to his businesses. He clarified that his application at the Shell station, that sign would be for point of sale advertising only. He also noted that Shell would not allow for any modification of the sign in the "empty white space" near the bottom.

Discussion among members followed in regard the number of signs at the location and their function. Trends where multiple electronic signs were being permitted on single sites in Lethbridge was also noted and discussed.

J. Koroluk clarified that for both applications, John Thomas from Alberta Transportation was to review the final design, display and brightness of the signs.

MOVED E. Ellingson the MPC approve application with the following amendment to the condition, the truck parking sign currently on site be relocated.

1. The sign shall be situated as shown on the development permit application, and shall not be moved around the property to other advertising locations.
2. Renewals may be permitted in 180 days at the discretion of the Development Officer.
3. The sign design, display and layout must be approved by Alberta Transportation prior to installation.
4. The sign must be located on private property (Lot 7) a minimum of 3.0m back from the property line.
5. The sign must meet any applicable Provincial Signage requirements.
6. 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
7. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.

8. Prior to installation of the EMC the applicant must apply for an Electric Permit where required.

CARRIED UNANIMOUSLY

**ITEM NO 7b. DP 13-04 1089990 AB Ltd.
Permanent Electronic Sign
46 Av and Barton Dr**

J. Koroluk summarized the application.

MOVED by Councillor Tams the Municipal Planning Commission approve the freestanding changeable copy sign panel permit application for the freestanding sign located Southwest of the intersection of 46th Av and Barton Dr (existing Smitty's Sign):

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation.
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
 - iii) Provide a continuous static display without varying or increasing the lighting level or:
 - iv) Provide no display
 - f) The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
 - g) Prior to installation of the EMC the applicant must apply for a Building and Electric Permit where required.

CARRIED UNANIMOUSLY

**ITEM NO 7b. DP 13-02 Jim Fuller
Conversion of Carport to Attached Garage (setback waiver)
5406 62 AV**

J. Koroluk summarized the application. She noted the waiver required for the project was for the rear yard set back.

MOVED by R. Levagood the Municipal Planning Commission approve DP Application 13-02, for the conversion of an existing carport into an attached garage at 5406 – 62nd Ave., Lot 24, Block 26, Plan 0913379 with the following conditions:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a waiver is granted to the normal 6.0m rear yard setback so that the garage may be as close as 2.33m to the rear property line.
2. The side yard setback shall be a minimum of 1.20m from the east property line to the side of the finished wall along the east side of the garage.
3. The maximum site coverage shall be no more than 50%.
4. The site is to be developed as per the site plan submitted.
5. **The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code.** It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
6. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.
7. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber

CARRIED UNANIMOUSLY

ITEM NO 8. INFORMATION ITEMS (TABLED FROM DECEMBER 10, 2012)

a) RFD- Enforcement Illegal Fabric Buildings

L. Belanger summarized the RFD and added since the December meeting, a survey of buildings had been undertaken to determine the location of structures. This survey brought to light four locations, one in particular that would require a warning/ stop order as per the LUB. One other structure that was somewhat recent was located at the UFA store, the remaining 2 locations were very old structures.

Councillor L. Tams commented that he was in favour of option 1 in the agenda as this option would give staff the time and flexibility to do their jobs as situations arise. It also would give staff support during the enforcement process and help deal with individual situations fairly as they arise.

MOVED by Councillor L. Tams Municipal Planning Commission approve Option 1 as presented in the RFD:

- 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.

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 5:30 P.M.

CHAIRMAN



TOWN OF TABER

MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Home Occupation Application – Office for a Delivery Company	Date of February 19, 2013 Agenda:
Prepared By: Jillian Koroluk, Development Officer	
Attachments: Application, LUB	
Topic: HO-13- 04 SpryGuy Deliveries 5007 – 45 th Ave, Lots 36-37, Block 17, Plan 6390L	
Background:	Town administration has received an application for a home occupation at the location of 5007 – 45 th Avenue. The applicant has indicated, he would like to operate a delivery service out of the above noted property. As this use is discretionary in the Narrow Lot Residential (R-1) Land Use District administration is bringing this application to MPC for a decision.
	This application differs from other home occupation applications administration has received as the applicant has indicated on his application he would like to be licensed to deliver alcohol and tobacco. Due to the applicant stated intent to deliver alcohol and tobacco, administration has forwarded this application onto the Taber Police Service for comment.
	The Taber Police Service (TPS) indicated the tobacco products would have to be legally eligible for sale in Alberta as identified by the “Alberta Duty Paid” sticker, and could not be delivered to anyone under the age of 18 years old. The TPS also indicated to legally deliver alcohol the applicant would require a Class D Liquor License. Lastly, the TPS indicated their desire was for the applicant to provide a clean police check. Each of these requests has been integrated into the conditions of approval.
	Administration recommends approval for the home office for the delivery service. The conditions of approval will have to be met prior to the development permit being issued. The approval is also subject to a 2 week notice of decision advertised in the Taber Times.
No business license will be issued until all of the conditions of the development permit have been met.	

Options:

1. That the Municipal Planning Commission approve (Pursuant to Section 2(11)(b)(iv)) Home Occupation 13-04, SpryGuy Deliveries, 5007 – 45th Avenue Lots 36 & 37, Block 17, Plan 6390L with the following conditions:
 - 1) The development shall conform to the district requirements of the Narrow Lot Residential (R-1) District, the Home Occupation conditions in Town of Taber Land Use Bylaw 4-2006 and the Town of Taber Business License Bylaw 8-2008,
 - 2) Applicant to provide the Taber Police Service and the Town of Taber with a satisfactory police check.
 - 3) If tobacco is being delivered the applicant must deliver only products that have been obtained from a legal vendor. The applicant is NOT permitted to deliver tobacco products to anyone under the age of 18 as required by Federal Health Regulations and must have identification produced if he is not certain. All tobacco products must be marked "Alberta Duty Paid", this is the sticker or band that is on each package. Non-compliance with this condition may result in the termination of the development permit.
 - 4) Applicant to provide the Town of Taber with a Class D liquor license prior to the issuance of a development permit.
 - 5) The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use.
 - 6) All permits issued for home occupations shall be revocable at anytime by the Development Authority if, in their opinion, the use is or has become detrimental to the amenities of the neighborhood.
 - 7) Subject to Town of Taber licensing requirements.

2. That the Municipal Planning Commission **NOT** approve Home Occupation, HO 13-04 SpryGuy Deliveries, 5007 – 45th Avenue Lots 36 & 37, Block 17, Plan 6390L.

Recommendation: Option #1

Approval Date: February 14, 2013

CAO: 



Application + Advertising Fee.....\$150.00
 Business License Fee.....\$150.00 / year
 Permit No: HO-13-024
 Land File: 4556360
 Zoning District: R1

Home Occupation Permit – Application Form

Application Process (usually one time only)

1. Applicant fills out the Home Occupation Permit application with the details of the proposed Home Occupation. note: Home Occupations are *discretionary uses* according to the Land Use Bylaw; therefore a Permit is required.
2. Applicant gets signatures from neighbouring **property owners** and the owner of the Home Occupation property indicating that they understand the details of the applicant's proposed Home Occupation *and* that they do not object to the applicant's proposed Home Occupation.
3. Applicant returns application form with signatures to Planning Department and pays the application fee.
4. Planning Dept may approve the application for the Permit.
5. Notice of Decision of the Permit approval is advertised in Taber Times (as required by the Land Use Bylaw). A Notice is also sent to the applicant.
6. 2 week appeal period: If there are no valid objections, the Permit becomes effective 2 weeks from the date it appears in the Taber Times.
7. Applicant pays the Business license fee (annual fee).

Applicant's Name: Travis Schaeff
 Business Name: SpryGuy Deliveries
 Civic Address: 5007-45th Ave Postal Code: T1G-1A8
 Mailing Address (if different than above): _____
 Legal Description: Lot 36 2/37 Block 17 Plan 6390L
 Phone Numbers: Res: _____ Other: 103-2660

1. Describe in detail what the business entails:
General deliveries such as groceries, tobacco, alcohol, and other household items
2. What work will be done on the premises and where?
Bookkeeping indoors.
4. Are there any employees other than family members who will be associated with this business?
 Yes No
- If yes, where will they be working from? _____
5. What will the hours of operation be?
8:00 Am - 2:00 Am

6. Will there be clients coming to the home?

Yes

No

If yes, how many?

and how often?

7. How much **off-street** parking is provided?

4 stalls

8. List the *type and size* of any vehicles, trailers, etc. that are used in the business:

one minivan

Where are they stored/parked?

at Residence

9. Will there be any storage of stock, materials, goods and equipment *inside* the home?

Yes

No

If yes, what is stored?

Where is it stored?

10. Do you have storage of materials, goods and equipment *outside* the home?

Yes

No

If yes, what is stored?

Where is it stored?

11. Will there be any deliveries made to the home?

Yes

No

If yes, what type and how often?

12. Will there be any flammable or hazardous materials on the premises as a result of the business (solvents, paint thinners, special cleaners, etc).

Yes

No

If so, what is the material, how much is being kept at the premises, and where is it stored?

13. Will there be any external indication to the public of this Home Occupation (noise, dust, odours, traffic, signage, etc.)?

Yes

No

If yes, please provide details:

One vehicle coming and going

The personal information is being collected under the authority of the Municipal Government Act, Section 640, the Town of Taber Land Use Bylaw 4-2006, and the Freedom of Information & Protection of Privacy Act, Section 32(c). This information will be used to determine eligibility for a development/home occupation permit and for enforcement of applicable laws. This information may be circulated to persons or authorities as necessary for the review process. If you have any questions regarding the collection of this information, please contact the FOIP Coordinator, 4900A - 50 Street, Taber, Ab., T1G 1T1, (403) 223-5500, ext 5519.

I hereby certify that I have read and examined this application and know the information to be true and correct. I understand that the Development Authority will rely on this information in its evaluation of my application for a Home Occupation.

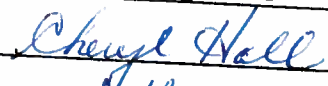


Signature of Applicant: Trevor Schman Date: Jan 15, 2013

Property Owner: I am the Title Holder for this property at this civic address _____ and hereby give my permission for this Home Occupation to be conducted at this property.

Signature of Property Owner Trevor Schman Date: Jan 15, 2013

Neighbouring Properties: Owners' Sign-off

By signing below I am indicating that I understand the details of the applicant's Home Occupation and I have no objection to the proposed Home Occupation.

Print Name	Signature	Date	Address
CHERYL HALL		JAN 12/13	5011-45 AVE.
Sona		Jan 15/13	5004-45 Ave
VYTES OPERATIONS		JAN 15/13	5014 45th AVE
	Unoccupied	Jan 15	5001-45 Ave

TOWN OF TABER - LAND USE BYLAW NO. 4-2006

Home Occupations, as defined, may be approved subject to the following conditions:

1. No person other than the occupant's family on the premises shall be engaged in such occupations.
2. The use shall not involve the sale nor display of goods upon the premises, but goods may be stored subject to the approval of the Development Authority provided the storage of such shall not be exposed to the public view nor shall it involve a change in the appearance of the residence or its accessory buildings.
3. No variation from the external appearance and residential character of land or building shall be approved.
4. No advertising sign shall be permitted except as allowed by Section 3.21.p.v. of Bylaw 4-2006;
 - a) Each notice or name plate shall not exceed 0.2 square metres in area provided there is no more than one per residential unit.
5. The use shall not generate traffic problems within the district.
6. Only one commercial vehicle of a capacity of more than 5000 KG Gross Vehicle Weight shall be allowed on site.
7. No offensive noise, vibration, smoke, dust, odours, heat, or glare shall be produced by the use.
8. The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use.
9. The Development Authority may approve an application for a home occupation for person(s) with physical or mental challenges handicaps which might not otherwise be approved if, in the opinion of the Development Authority, the granting of an approval would facilitate the earning of a livelihood for such person(s).
10. All permits issued for home occupations shall be revocable at anytime by the Development Authority if, in their opinion, the use is or has become detrimental to the amenities of the neighbourhood.
11. Only one permit shall be issued per dwelling unit, unless otherwise permitted by the Development Authority.



TOWN OF TABER COUNCIL REQUEST FOR DECISION

Subject: Home Occupation – Heather McPhee Day Home	Date of February 19, 2012 Agenda:
Prepared By: Jillian Koroluk – Development Officer	
Attachments: Business License Bylaw, Definition “Home Occupation”	
Topic: HO-13- 03 Heather McPhee Day Home 5805 – 56 th Street, Lot 9, Block 10, Plan 7710758	
Background:	<p>This application is brought to MPC for a decision on a home occupation application for a day home at the above noted address. The applicant has indicated on the application that there may be up to six children visiting the home in one day. Pursuant to Section 6(e) of Land Use Bylaw 4-2006 any home occupation involving more than one client visit per day will be forwarded to the Municipal Planning Commission for a decision.</p> <p>Administration has contacted other municipalities to learn of the practices typically associated with permitting day homes. Many municipalities and cities have language within their bylaw that exempts this type of business from requiring a development permit or a business license, the Town of Taber’s Land Use Bylaw and Business License Bylaw does not provide for such exemptions.</p> <p>Administration recognizes the need for affordable child care within the community, therefore approval is recommended. The conditions of approval will have to be met prior to the development permit being issued. The approval is also subject to a 2 week notice of decision period advertised in the Taber Times.</p>


Options:

1. That the Municipal Planning Commission approve HO 13 03, Heather McPhee (Day Home), 5805 - 56 Street, Lot 9, Block 10, Plan 7710758 with the following conditions:
 - 1) The development shall conform to the district requirements of the Low Density Residential (LR-2) District, the Home Occupation conditions in Town of Taber Land Use Bylaw 4-2006 and the Town of Taber Business License Bylaw 8-2008.
 - 2) The day home is limited to a maximum of six children not related to the operators.
 - 3) The applicant is to meet any Provincial child care regulation that is applicable.
 - 4) The applicant must adhere to any recommendations made in the reports supplied by Alberta Health Services and Town of Taber Fire Department.
 - 5) The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use.
 - 6) All permits issued for home occupations shall be revocable at anytime by the Development Authority if, in their opinion, the use is or has become detrimental to the amenities of the neighborhood.
 - 7) Subject to Town of Taber licensing requirements.

2. That the Municipal Planning Commission **NOT** approve HO 13 03, Heather McPhee (Day Home), 5806 – 56 Street, Lot 9, Block 10, Plan 7710758.

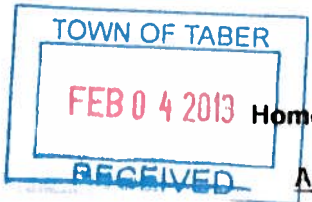
Recommendation: Option #1

Approval Date: February 14, 2013

CAO: 

4³⁰ PM EVERY 5TH MONDAY

FEB 19



Application + Advertising Fee.....	\$150.00	<input checked="" type="checkbox"/>
Business License Fee.....	\$150.00 / year	<input checked="" type="checkbox"/>
Permit No:		
Land File:	5856090	
Zoning District:	LR-2	

Home Occupation Permit - Application Form

Application Process (usually one time only)

MPC DECISION

1. Applicant fills out the Home Occupation Permit application with the details of the proposed Home Occupation. note: Home Occupations are *discretionary uses* according to the Land Use Bylaw; therefore a Permit is required.
2. Applicant gets signatures from neighbouring **property owners** and the owner of the Home Occupation property indicating that they understand the details of the applicant's proposed Home Occupation *and* that they do not object to the applicant's proposed Home Occupation.
3. Applicant returns application form with signatures to Planning Department and pays the application fee.
4. Planning Dept may approve the application for the Permit.
5. Notice of Decision of the Permit approval is advertised in Taber Times (as required by the Land Use Bylaw). A Notice is also sent to the applicant.
6. 2 week appeal period: If there are no valid objections, the Permit becomes effective 2 weeks from the date it appears in the Taber Times.
7. Applicant pays the Business license fee (annual fee).

Applicant's Name: Heather McPhee

Business Name: Day Home

Civic Address: 5805 56th Street Postal Code: T1G 1A1

Mailing Address (if different than above): same

Legal Description: Lot 9 Block 10 Plan 7710758

Phone Numbers: Res: [REDACTED] Other: [REDACTED]

1. Describe in detail what the business entails:
Babysitting Kids for working parents
(parttime and Full Time) &
Provide meals + supervision for children
2. What work will be done on the premises and where?
Babysitting Kids in home / backyard outings
(only during summer months)
Backyard completely fenced in
4. Are there any employees other than family members who will be associated with this business?
Yes No
- If yes, where will they be working from? _____
5. What will the hours of operation be? 8:00 AM to 5:00 PM

6. Will there be clients coming to the home?

Yes

No

If yes, how many?

1 to 6 Kids

and how often?

Monday to Friday

7. How much **off-street** parking is provided?

Large driveway
clients drop kids off then leave

8. List the *type and size* of any vehicles, trailers, etc. that are used in the business:

none

+ pick kids up at different times of the day.

Where are they stored/parked?

—

9. Will there be any storage of stock, materials, goods and equipment *inside* the home?

Yes

No

If yes, what is stored?

Where is it stored?

10. Do you have storage of materials, goods and equipment *outside* the home?

Yes

No

If yes, what is stored?

Where is it stored?

11. Will there be any deliveries made to the home?

Yes

No

If yes, what type and how often?

—

12. Will there be any flammable or hazardous materials on the premises as a result of the business (solvents, paint thinners, special cleaners, etc).

Yes

No

If so, what is the material, how much is being kept at the premises, and where is it stored?

13. Will there be any external indication to the public of this Home Occupation (noise, dust, odours, traffic, signage, etc.)?

Yes

No

If yes, please provide details:

The personal information is being collected under the authority of the Municipal Government Act, Section 640, the Town of Taber Land Use Bylaw 4-2006, and the Freedom of Information & Protection of Privacy Act, Section 32(c). This information will be used to determine eligibility for a development/home occupation permit and for enforcement of applicable laws. This information may be circulated to persons or authorities as necessary for the review process. If you have any questions regarding the collection of this information, please contact the FOIP Coordinator, 4900A - 50 Street, Taber, Ab., T1G 1T1, (403) 223-5500, ext 5519.

I hereby certify that I have read and examined this application and know the information to be true and correct. I understand that the Development Authority will rely on this information in its evaluation of my application for a Home Occupation.

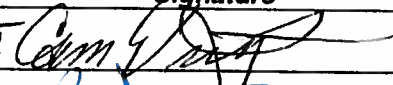
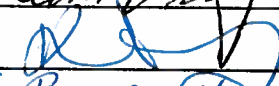


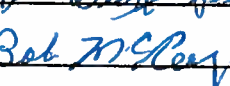
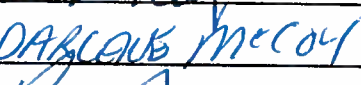
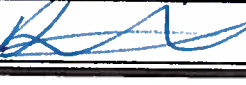
Signature of Applicant: Heather McPhee Date: Feb. 3 2013

Property Owner: I am the Title Holder for this property at this civic address yes and hereby give my permission for this Home Occupation to be conducted at this property.

Signature of Property Owner Heather McPhee Date: Feb. 3 2013

Neighbouring Properties: Owners' Sign-off

By signing below I am indicating that I understand the details of the applicant's Home Occupation and I have no objection to the proposed Home Occupation.

Print Name	Signature	Date	Address
CAM WRIGHT		FEB 2 ND	5816-56 ST
Kurtis Haerz		Feb 2nd	5801 56 ST
BOTH HILL		FEB 2 ND	5818-56 ST
Darrell Sawatzky		Feb 2	5819-56
Bob McCoy		FEB 2	5804-56
Darlene McCoy		Feb 2	5884-56 ST
Deann Callaway		FEB 2	5609-58 ^{Ave}

TOWN OF TABER - LAND USE BYLAW NO. 4-2006

Home Occupations, as defined, may be approved subject to the following conditions:

1. No person other than the occupant's family on the premises shall be engaged in such occupations.
2. The use shall not involve the sale nor display of goods upon the premises, but goods may be stored subject to the approval of the Development Authority provided the storage of such shall not be exposed to the public view nor shall it involve a change in the appearance of the residence or its accessory buildings.
3. No variation from the external appearance and residential character of land or building shall be approved.
4. No advertising sign shall be permitted except as allowed by Section 3.21.p.v. of Bylaw 4-2006;
 - a) Each notice or name plate shall not exceed 0.2 square metres in area provided there is no more than one per residential unit.
5. The use shall not generate traffic problems within the district.
6. Only one commercial vehicle of a capacity of more than 5000 KG Gross Vehicle Weight shall be allowed on site.
7. No offensive noise, vibration, smoke, dust, odours, heat, or glare shall be produced by the use.
8. The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use.
9. The Development Authority may approve an application for a home occupation for person(s) with physical or mental challenges handicaps which might not otherwise be approved if, in the opinion of the Development Authority, the granting of an approval would facilitate the earning of a livelihood for such person(s).
10. All permits issued for home occupations shall be revocable at anytime by the Development Authority if, in their opinion, the use is or has become detrimental to the amenities of the neighbourhood.
11. Only one permit shall be issued per dwelling unit, unless otherwise permitted by the Development Authority.

**TOWN OF TABER
BY-LAW NO. 8-2008**

BEING A BYLAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, TO PROVIDE FOR THE LICENSING AND REGULATING OF BUSINESSES AND INDUSTRY WITHIN THE TOWN OF TABER.

UNDER AUTHORITY of and pursuant to the Municipal Government Act, being Chapter M-26, RSA 2000, and amendments thereto;

The Municipal Council of the Town of Taber in the Province of Alberta, duly assembled, HEREBY ENACTS AS FOLLOWS:

This By-law may be cited as the "Business Licence Bylaw" of the Town of Taber.

SECTION I: DEFINITIONS AND INTERPRETATIONS

1. In this By-law all definitions contained in the Act shall apply.
2. Interpretations of this Bylaw shall be consistent with the requirements of the Act.
3. In this By-law:
 - (a) **"Act"** means the Municipal Government Act, being Chapter M-26, RSA 2000, and amendments thereto;
 - (b) **"Adult Person"** means any living person over the age of eighteen (18) years of age.
 - (c) **"Applicant"** means a person who applies for a licence or renewal of a licence required by this By-law, and shall also mean a person who is appealing the refusal, revocation, or suspension of a licence.
 - (d) **"Business"** means:
 - (i) a commercial, merchandising or industrial activity or undertaking;
 - (ii) a profession, trade, occupation, calling or employment, or
 - (iii) an activity providing goods and services,

and whether or not for profit and however organized or formed, including a co-operative or association of Persons.

Section 1: Definitions and Operative Clauses

- (153) "HOME FURNISHING/FURNITURE STORE" (see "RETAIL STORE" and "WAREHOUSE STORE").
- (154) "HOME OCCUPATION" means development where there is the commercial use of a dwelling unit, by a resident of that dwelling unit, for a business. The business shall not require more than one (1) business associated visit per day to the dwelling unit unless specific approval is granted by the Development Authority after consulting with nearby residents. The business must be secondary to the residential use of the building and no aspects of the business operation shall be detectable from outside the property. The dwelling unit shall not be used as a work place for non-resident employees of the business and shall have no retail sales. There shall be no outdoor business activity or storage of materials or equipment allowed on site, but may include limited storage of one commercial vehicle up to 5000 KG Gross Vehicle Weight. No offensive noise, vibration, smoke, dust, odours, heat, or glare shall be produced by the use.
- (155) "HOTEL" means a building designed for the accommodation of the travelling or vacationing public containing guestrooms served by a common entrance as well as general kitchen and dining or other public rooms.
- (156) "INDOOR AND OUTDOOR STORAGE FACILITIES" (see "STORAGE, INDOOR" and "STORAGE, OUTDOOR").
- (157) "INDOOR RECREATION FACILITY" (see "RECREATION FACILITY, INDOOR").
- (158) "INDUSTRY, AGRICULTURAL" (see "AGRICULTURAL INDUSTRY").
- (159) "INDUSTRY, ELECTRICAL AND ELECTRONIC PRODUCTS" means an industry involved in the production of appliances, lighting products, audio and video recording, receiving, sending and playing products, communications products, business machine products, electrical transformers and switches, energy, wire and cable products, but shall not include electrical generation equipment or battery products.
- (160) "INDUSTRY, FOREST BASED" means an industrial operation that manufactures or produces forest products and generally includes lumber manufacturing facilities, oriented strand board plants, pulp mills and sawmills.

that this does not further increase the unit density of the parcel.

4. **Dwelling Units per Parcel**

No person shall construct or locate or cause to be constructed or located more than one dwelling unit on a lot unless provided for in this bylaw (e.g. multiple unit buildings are identified as specific uses within certain districts and can therefore be approved without reference to this section) and specified in a development permit.

5. **Main Building per Lot**

No person shall construct or cause to be constructed, more than one main building per lot unless authorized by the Development Authority. In addition, no person shall construct, or cause to be constructed, an accessory building on a residential lot unless the main residential building is constructed prior to, or at the time of, construction of the accessory building.

6. **Home Occupations**

In addition to the specific requirements identified in the definition for Home Occupation, all Home Occupations shall be subject to the following:

- (a) Storage of goods shall not be exposed to the public view and is only allowed if specifically approved by the Development Authority as part of the issuance of a home occupation development permit.
- (b) The Development Permit for a home occupation shall become null and void and thereby revoked if the Development Authority determines that the use is generating traffic volumes in excess of what could reasonably be anticipated for a home occupation operating within the limits of the relevant definition, or for any other reason if, in the opinion of the Development Authority, the home occupation has become detrimental to the safe use and enjoyment of the neighbourhood by nearby residents.
- (c) A change in the nature or operation of the home occupation shall require a new development permit. A home occupation approval shall not extend to a new property owner.
- (d) The Development Authority may approve an application for a home occupation for person(s) with physical or mental challenges that might not otherwise be approved if, in the opinion of the Development Authority, the granting of an approval would facilitate the earning of a livelihood for such

person(s).

- (c) All Home Occupations may be approved by the Development Officer, except applications involving or likely to involve more than one business related visit per day or storage of a commercial vehicle will be forwarded to the Municipal Planning Commission for a decision.
- (f) Only one permit shall be active per dwelling unit at any given time.

7. Garages

Unless otherwise specified in this by-law, garages shall be limited to one per lot.

8. Swimming Pools

(a) Entry Restrictions

- (i) Every private swimming pool shall be secured against entry by the public other than owners, tenants, or their guests.
- (ii) No privately owned outdoor swimming pool shall be constructed unless fenced; except that a wall of a building may be considered to provide adequate protection for its length when substituted for any portion of the fence.
- (iii) Every fence enclosing an outdoor swimming pool shall be at least 1.8 metres in height above the level of the grade outside the enclosure and shall be of an approved design such that it will reasonably deter children from climbing over or crawling through or under it to gain access. Gates in the fence shall provide protection equivalent to the fence and shall be equipped with a self-latching device and lock on the inside of the gate.
- (iv) Barbed wire or electrification of any part of a fence or gate shall not be permitted.

(b) Safety Requirements

A private swimming pool shall be provided with at least one exit ladder or stair from the deepest part of the pool, where the greatest surface dimension of the pool does not exceed 9 metres. An additional ladder or stair is to be provided at the opposite end of the pool where the pool dimension exceeds 9 metres.

(c) Treatment of Water

The method and degree of treatment of water for all private swimming pools shall be

Section 1: Definitions and Operative Clauses

- (77) "COVERAGE" (see "LOT COVERAGE").
- (78) "CROWN LAND" means land of the Crown in right of Alberta that includes the bed and shores of all permanent and naturally-occurring water bodies and watercourses.
- (79) "CRUSHING PLANT" means an industrial establishment where aggregate is processed through a crushing and sorting operation into various grades of gravel.
- (80) "CULVERT AND PIPE STORAGE" (see "STORAGE, OUTDOOR").
- (81) "DAIRY INDUSTRY EQUIPMENT" (see "AGRICULTURAL MACHINERY/EQUIPMENT SALES AND SERVICE").
- (82) "DATA PROCESSING ESTABLISHMENT" means a use, building, or part of a building used for the input, processing and printing of computerized data.
- (83) "DAY CARE FACILITY" means a development licensed by the Province to provide personal care, maintenance, supervision or education, without overnight accommodation, for seven or more children at one time for more than three but less than 24 consecutive hours in a day. This includes day care centres, nurseries, kindergartens, nursery schools and play schools and other similar uses.
- (84) "DECK" means an unenclosed amenity area or platform made of concrete, brick, wood or other material that may be attached to a dwelling and is intended for the purpose of outdoor dining, lounging and other similar accessory residential use.
- (85) "DEVELOPMENT" means any development as defined in the Act.
- (86) "DEVELOPMENT APPEAL BOARD" means a subdivision and development appeal board appointed by bylaw pursuant to the Act.
- (87) "DEVELOPMENT AUTHORITY" when used in this bylaw is the Development Officer, Municipal Planning Commission, Town Council, or any other person(s) or body defined by the Development Authority Bylaw of the Town of Taber.

TOWN OF TABER

MPC Request For Decision

Subject: Portable Electronic Sign

Date of February 19, 2013
Agenda:

Prepared By: Jillianne Koroluk, Development Officer

Attachments: Permit Application, Site Plan, Sign Guidelines LUB 4-2006

Topic: McDonalds Chevrolet– Electronic Portable Sign
4901 – 46th Avenue; Lot 2, Plan 731623

Background:

The Town of Taber is in receipt of a portable electronic sign development permit application at 4901-46th Ave (McDonalds Chevrolet).

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...

“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 planning department recommends approval for the electronic portable sign at the location of 4901 – 46th Ave. In six months the sign permit application may be renewed as other portable sign permits have been in the past.

Options:

1. That the Municipal Planning Commission approve the electronic portable sign permit application DP 13 – 010, McDonalds Chevrolet at 4901 – 46 Avenue, Lot 2, Plan 731623 with the following conditions:
 1. The sign shall be situated as shown on the development permit application, and shall not be moved around the property to other advertising locations.
 2. Renewals may be permitted in 180 days at the discretion of the Development Officer.
 3. The sign design, display and layout must be approved by Alberta Transportation prior to installation.
 4. The sign must be located on private property (Lot 2) a minimum of 3.0m back from the property line.
 5. The sign must meet any applicable Provincial Signage requirements.
 6. 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
 7. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
 8. 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 DP 13-010, McDonald's Chevrolet at 4901 – 46th Ave, Lot 2, Plan 731623.

Recommendation: Option 1

Approval February 14, 2013

Date:

CAO: *TGS*

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: 4445020 Application Number 13.10
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: McDONALD Chew Buick GMC Phone Res: 403-223-3556 Bus: _____
Address: 4901-46th Ave Cell: _____ Fax: _____
Taber, AB Postal Code: T1G 2A4

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

Legal Description of Property to be Developed: Lot: 2 Block: - Plan: 731623
Municipal Address: 4901 46th Ave

Proposed Use of Site: Addition of Portable Sign
(describe in detail - attach additional information if necessary)

Existing Use of Site: car Dealership

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: _____

<u>Access:</u>	Existing	Proposed	N/A
Provincial Highway # _____			
Municipal Road	[]	[]	[]
Internal Subdivision Road	[]	[]	[]
Undeveloped Road Allowance	[]	[]	[]
Private Road (i.e. Condominium).....	[]	[]	[]
Other (specify) _____	[]	[]	[]

<u>Services:</u>			
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: <u>Jim McDonald</u>	Print Name: <u>Jim McDonald</u>
Letter of Authorization from Registered Owner or Signature of Registered Owner (if different from Applicant): <u>Jim McDonald</u>	Print Name: _____



Service Road

- (b) Pursuant to Section 3(19)(a), the Development Authority may consider the following when reviewing development proposals in all Districts:
 - (i) the design, character and appearance of all buildings with respect to their compatibility with any other buildings existing in the vicinity;
 - (ii) the design of the building must be consistent with the purpose of the Land Use District in which it is located; and
 - (iii) any other matter that the Development Authority considers relevant to considering the exterior treatment of buildings and structures for which a development permit is required.
- (c) A temporary development permit is required for erection of construction hoarding which may infringe on any public property such as sidewalks or streets. Maintenance of pedestrian and vehicular access is deemed to be essential.

20. Refuse Collection and Storage

- (a) Refuse and garbage shall be kept in a suitably sized enclosure for each use within each land use district.
- (b) Refuse and garbage areas shall be screened to the satisfaction of the Development Authority.
- (c) All refuse on any construction site shall be properly screened in an approved enclosure until such time as disposal occurs.
- (d) Refuse collection areas and enclosures for multi-family, commercial, and industrial uses shall be approved by the Development Authority as part of the development permitting process.

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.
 - (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) A maximum of one portable sign structure per parcel may be permitted on a commercial or industrial parcel for 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 meters, 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.
(Amended by Bylaw 16-2012, October 9 2012)

- (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.

- (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.
 - (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:
- (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 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.
 - (iv) 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".
- q) 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 other considerations the Municipal Planning Commission sees fit to attach for conditions of approval will be evaluated for each permit. **(Amended by Bylaw 16-2012, October 9 2012).**
 - r) 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. **(Amended by Bylaw 16-2012, October 9 2012).**
 - s) Video displays 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. **(Amended by Bylaw 16-2012, October 9 2012)**

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 and scale of development proposed. Parking stalls for specific uses shall be provided as listed below in Table 3-1, unless otherwise specified in this Bylaw.



TOWN OF TABER
BUILDING PERMIT STATISTICS
 Jan-13

	2013 JAN			2012 JAN		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	174,840	2	2	626,280
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	5		215,270	2		13,420
GARAGES & CARPORTS	0					
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		114,900			
NEW INDUSTRIAL				1		386,400
INDUSTRIAL ADDITIONS/ALTER	1		135,000	1		480,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	2		10,000	1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	10	1	650,010	7	2	1,511,100

	2013 YEAR TO DATE (JAN 2013)			2012 YEAR TO DATE (JAN 2012)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	174,840	2	2	626,280
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	5		215,270	2		13,420
GARAGES & CARPORTS	0					
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		114,900			
NEW INDUSTRIAL				1		386,400
INDUSTRIAL ADDITIONS/ALTER	1		135,000	1		480,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	2		10,000	1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	10	1	650,010	7	2	1,511,100

COMMERCIAL ADDITIONS OR ALTERATIONS

1 Permit

23-Jan-13	\$114,900.00
	\$114,900.00

DEMOLITIONS

2 Permits

31-Jan-13	\$5,000.00
10-Jan-13	\$5,000.00
	\$10,000.00

INDUSTRIAL ADDITIONS OR ALTERATIONS

1 Permit

03-Jan-13	\$135,000.00
	\$135,000.00

RESIDENTIAL ADDITION AND ACCESS

5 Permits

31-Jan-13	\$22,000.00
31-Jan-13	\$48,917.00
30-Jan-13	\$36,733.00
10-Jan-13	\$5,000.00
31-Jan-13	\$102,620.00
	\$215,270.00

SINGLE FAMILY DWELLINGS

1 Permit

03-Jan-13	\$174,840.00
	\$174,840.00

\$650,010.00

Town of Taber

Building Permits JANUARY 2013

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0001 13	23-Jan-13	GEORGE AND KATHERINA FEHR	PARROT DRYWALL	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5214 49 AV	RENOVATE MAIN FLOOR OF BUILDING FOR OFFICE U		\$114,900.00	4852085

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0003 13 MU	10-Jan-13	RYAN ROMBOUGH	TOTAL CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5306 55 ST	DEMO SINGLE FAMILY HOME		\$5,000.00	5254210

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0004 13 MU	30-Jan-13	JOHN AND JACOB KLASSEN	SELF	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4926 51 AV	BASEMENT DEVELOPMENT AND WALL REPAIR ON M		\$36,733.00	5049070

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0005 13 MU	31-Jan-13	WADES HOUSE MOVING	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5028 42 AV	MOVE ON HOME		\$48,917.00	4150070

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0008 13 MU	31-Jan-13	WADES HOUSE MOVING	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5028 42 AV	MOVE ON GARAGE		\$22,000.00	

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0105 11 MU	31-Jan-13	HARLEY PHILLIPS	ANAKO CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
6110 57 ST	DETACHED GARAGE AND HOME ADDITION		\$102,620.00	6056180

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0114 12 MU	03-Jan-13	ROBERT BEVANS	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4314 57 AV	NEW SFD		\$174,840.00	5743230

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0120 12 MU	03-Jan-13	BANGA EQUIPMENT	BOS BUILDERS	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
6009 64 AV	ADDTION TO INDUSTRIAL BUILDING		\$135,000.00	7819416

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0123 12 MU	10-Jan-13	JOE AND SARAH HOOPER	PURO CLEAN	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4923 53 AV	FIRE RESTORATION- MINOR STRUCTURAL DAMAGE		\$5,000.00	5349320

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0125 12 MU	31-Jan-13	WADES HOUSE MOVING	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5322 44 AV	DEMO OLDER HOME		\$5,000.00	4353110

Home Occupations Applications - 2013

Date Applied by Month

January 2013

30-Jan-13	HO 13 01	shannon b photography	SHANNON BOS	4209 56 ST	HO OFFICE FOR PHOTOGRAPHY COMPANY
-----------	----------	-----------------------	-------------	------------	-----------------------------------