



Agenda Forwarded: JUNE 13, 2013

**AGENDA**

**REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON JUNE 17, 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 – May 21 , 2013

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

**ITEM NO 6. HOME OCCUPATION APPLICATIONS**

X

None

**ITEM NO 7. DEVELOPMENT APPLICATIONS**

None

**ITEM NO 8. INFORMATION ITEMS**

A) TT 0 001- Subdivision – 5124 42 Av  
Wades House Moving and Total Construction

X

**ITEM NO 9. OTHER BUSINESS**

A) Building Permit Statistics- May 2013

**ITEM NO 10. MEDIA INQUIRIES**

**ITEM NO 11. CLOSE OF MEETING**

X



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

<b>Subject:</b> Regular Minutes of MPC		<b>Date of</b> June 13, 2013
<b>Prepared By:</b> L. Belanger, Planning and Economic Development Assistant		<b>Agenda:</b>
<b>Attachments:</b> Minutes		
<b>Topic:</b> Minutes of the Regular Meeting of the Municipal Planning Commission		
<b>Background:</b>		
<b>Options:</b>	1.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on May 21, 2013 as presented.
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, May 21, 2013 as amended.
<b>Recommendation:</b>	<b>Option #1-</b> That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on May 21, 2013 as presented.	
<b>Approval Date:</b> June 13, 2013	<b>CAO:</b> <i>RTB</i>	

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

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**PRESENT:** Ray Sheen  
Councilor Louie Tams  
Councilor John Papp  
Ron Levagood

**ABSENT:** Edwyn Ellingson

**ALSO PRESENT:** Jill Koroluk- Development Officer  
Lorraine Belanger- Planning and Economic Development Assistant

**ITEM #1 - CALL TO ORDER**

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

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

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

CARRIED UNANIMOUSLY

**ITEM#3 - DELEGATIONS**

None

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

*MOVED* by Councilor J. Papp that the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on April 15, 2013 as presented.

CARRIED UNANIMOUSLY

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

None

**ITEM #6 - HOME OCCUPATION APPLICATIONS**

None

**ITEM # 7A.**

**DP 13-39 Eugene Roth  
Waivers, Foundation and Garage Development  
4922 46 Av**

J. Koroluk summarized the application. She noted that under MGA 643, a legal non conforming property can not be altered or changed unless it is brought into compliance. Given the need for a waiver on the west side of the home and the replacement of the foundation, the application was referred to MPC. The conversion of the carport into an attached garage, creating a 2<sup>nd</sup> garage was an additional reason for the request for a decision from MPC.

A brief discussion among members followed regarding the removal of the existing carport and details on the previous building permit on the rear detached garage.

*Moved* by Councilor L. Tams that the Municipal Planning Commission approve DP 13 39 (carport to garage conversion and new foundation for entire building), Eugene Roth, 4904 – 53<sup>rd</sup> Ave., Lots 18-20, Block 11, Plan 4348R with the following conditions:

- 1) Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a waiver is hereby granted for the construction of a 2<sup>nd</sup> garage on the property.
- 2) Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, an exterior side yard setback waiver is granted from 3m to 2.16m between the west property line and the west side of the existing house.
- 3) The site is developed as per the site plan submitted.
- 4) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
- 5) Prior to occupancy, the applicant will provide and Updated Real Property Report to the Town of Taber.

Carried Unanimously

**ITEM #7B**

**DP 13-28 Bossmans- Beverley Topilko - Beverage Establishment  
4714 53 St  
Discretionary Use**

J. Koroluk summarized the application. She noted the establishment was approved last year as a youth center. Since then, the operators had changed their business plan for the facility. She also added Administration was recommending approval and had researched conditions for the Development Permit with the practices and standards of other Municipalities.

Mike and Beverley Topilko spoke to their application and made the following points

- a- They were surprised at the comments from the Taber Police Service in regard to their application as they had addressed the concerns.
- b- Though they were not aware of the curfew bylaw in Taber at the time they opened the youth center, they had altered their operation to conform with it.
- c- Their new business would have a 1am last call and clean up plan approved by TPS.
- d- Alcohol sales would not be their primary focus, but a refreshment option for patrons
- e- There intention was only to be open on Friday and Saturday evenings and occasionally for special events ( eg Special artists in Town, murder mystery theatre etc)

- f- They would not have a bouncer at the establishment but rather a doorman to screen that no inappropriate items came in the club.
- g- They were aiming to have a 75 person capacity in the club and would work with the Fire Department and Safety Codes officer to ensure conformity.

Discussions and questions from the members of Planning Commission focused on the following points

- 1- Number of police visits (23) noted in the comments from TPS was not insignificant
- 2- Liquor licensing requirements
- 3- Business licensing requirements
- 4- Business plan for the operation

Moved Councillor L. Tams that the Municipal Planning Commission approve DP 13 28, Bossman's Music Hall & Rec. Centre, 4714 53<sup>rd</sup> St., Lot 9t, Block 3, Plan 5638L with the following conditions:

- 1) Must comply with Town of Taber licensing requirements.
- 2) Satisfactory inspection with Alberta Health Services.
- 3) Prior to the issuance of the development permit the applicant must submit a plan with provisions for first aid of the patrons of the establishment.
- 4) Prior to the issuance of the development permit the applicant must submit a plan satisfactory to administration with provisions for outside inspection and clean up in the vicinity of the Drinking Establishment during and after the hours of operation.
- 5) The applicant must at all times display the Drinking Establishment License in a prominent location on the premises.
- 6) The applicant must require its management and staff when required to assist the RCMP, License Inspector or Bylaw Enforcement Officer with an inspection of the premises.
- 7) The development conforms to the district requirements of the Downtown Commercial (DT) Land Use District.
- 8) 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.

Further discussion among members noted that there were reservations in approving the application but given the use was noted in the LUB, the application should be approved. The members also noted to the applicants that they wished them well, but that they may very well have an uphill journey with the other agency requirements needed before they could open and they should continue to work with TPS to resolve outstanding issues.

#### **ITEM #7C**

Carried Unanimously

#### **Super Signs – Freestanding Changeable Copy sign DP 13-34 5014 46 Av**

J. Koroluk summarized the application noting the purpose of the sign was for advertising and promoting local businesses. She also noted that this type of sign would work to reduce the number of portable signs issues.

W. Dueck, owner of Super Signs spoke to his application. He noted that this type of advertising was the way of the future and was far more appealing than portable signs.

Discussion among members focused on the following issues:

- 1- Number, type and message display details
- 2- Building permit requirements
- 3- Distance requirements
- 4- Lease details between the applicant and the landowner whose property the sign would be constructed on.

Moved by Councilor J. Papp that the Municipal Planning Commission approve DP 13-034 for the installation of a 8ft X 12ft free standing electronic changeable copy sign at the location of 5014 – 46<sup>th</sup> Ave with the following conditions :

1. The sign must meet any applicable Provincial Signage requirements.
2. The electronic freestanding sign is not permitted to encroach onto any neighboring private or public property.
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 a Building and Electrical Permit where required.
6. If not addressed during building permit plan review, an engineers report will be required to be submitted (written by a qualified engineer) indicating the concrete base planned for the foundation is suitable for this development.
7. Applicant shall submit a letter indicating Alberta Transportation's concerns are addressed with this development. (Contact John Thomas at (403)382-4081)

**ITEM #7D**

Carried Unanimously

**Fabcor Developments – Waivers, Site Coverage and Setback  
DP 13-33 5014 46 Av**

J. Koroluk summarized the application. She noted this type of waiver request was not uncommon and others of a similar nature had been previously granted.

S. Fabreau and C. Vienneau spoke on behalf of the application and made the following points;

- a- They wanted to maximize the size of the home on the lot as the parcel was one of the larger lots in the Town.
- b- They were abiding by all other setback regulations

- c- They were unaware of the 45% coverage until after they had purchased the lot and were well into the application process, an oversight that would not be made again in future.
- d- They did not want to reduce the size of the home or garage as they wanted to showcase that particular plan and doing so would compromise the integrity of the design.
- e- It was unlikely a larger deck or shed would be needed on the home given the size of the deck and storage capacity of the home.

Comments from MPC members focused on the following points;

- 1- Concerns that waivers were being granted automatically rather than out of necessity. Waivers should be thoroughly researched before being granted.
- 2- Maximum site coverage requirements
- 3- Future homes may require these types of waivers, especially larger homes on the lake which will be larger, unconventional and custom in nature.
- 4- Planning Commission did not want to create roadblocks for developers in these types of unique situations.

Moved by Councillor L. Tams that the Municipal Planning Commission approve DP 13 33, as amended, FABCOR Developments (new SFD), 5304 43<sup>rd</sup> Street, Lot 4, Block 7, Plan 1211838 with the following conditions:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a rear yard waiver is granted from 7m to 6.26m between the west property line and the west side of the partial covered deck.
2. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a maximum site coverage waiver is granted from 45% to 52% for the construction of the new single family dwelling.
3. The site is developed as per the site plan submitted, (including site grading) to the satisfaction of the Development Officer. Verification of positive drainage by an Alberta Land Surveyor may be required
4. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
5. The lot drainage (grade) plan that was produced by an Alberta Land Surveyor and submitted with the application appears to illustrate that water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties. It is the applicant's responsibility to ensure compliance with the drainage plan.
6. The foundation will be staked by an Alberta Land Surveyor.
7. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non compliance of these items are subject to fines as indicated under Bylaw 4-2008 or issuance of a stop order).
8. In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit.
9. Prior to the application for development and building permits, the municipal address shall be plainly visible from the street and may be painted on the foundation or posted on a temporary sign. Temporary signs shall be removed from the site prior to occupancy.
10. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 1-2010 5.29, temporary water service for a maximum of 60 days must be arranged through the Town Office.

11. If a new water/sanitary service is required, the applicant will enter into a Servicing Agreement with the Town of Taber.
12. Prior to occupancy the applicant will supply an updated Real Property Report to the Town of Taber.
13. The architectural controls and vertical grade points have both been approved by the developer.

Carried Unanimously

#### **ITEM #7E**

##### **McDonalds Restaurant- Waiver for parking and front setback DP 13-29 4922 46 Av**

J. Koroluk summarized the application. She noted that site was an irregular shape and difficult to optimize. The proposed modifications to the restaurant and drive thru would actually increase drive thru volumes and help to decrease parking needs. She noted further that permission had also been obtained from the neighbouring Safeway for use of their parking area.

B. Wegg, (Stantec) spoke to the application. He noted the following;

- a- The application was the 2<sup>nd</sup> part of a 2 phase renovation changing the branding of the restaurant
- b- Phase 1 of the renovation had increased the size of the kitchen and decreased the size of the seating area in anticipation of the modifications to the drive thru lane. If the waiver was not granted, the seating and kitchen capacity would not be operating at an optimal ratio.
- c- Studies in larger centres showed the dual lane drive thru allowed for shorter line ups and less traffic congestion.

Comments and questions among MPC members focused on the following points:

- 1- The location of the restaurant was somewhat like an island and the waiver requested was not likely to have a significant impact on other businesses.
- 2- Any damage to Town property during construction would be repaired.

*Moved* by Councillor J. Papp that the Municipal Planning Commission approve DP 13 29, Ben Wegg (McDonald's Restaurants of Canada Ltd.), 4922 - 46 Avenue, Lot 2, Block 44, Plan 0010664 with the following conditions:

- 1) Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a front yard setback waiver is granted from 10m to 7.5m between the north property line and the north side of the proposed addition.
- 2) Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a parking stall requirement waiver is granted from the required 27 parking stalls to the proposed 24 parking stalls.
- 3) The site is developed as per the site plan submitted.
- 4) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
- 5) A sufficient inspection by the Town of Taber Fire Department must take place after completion.
- 6) During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired.
- 7) Any damages to public streets, sidewalks, or services as a result of construction of this project shall be restored to Town standards at the applicant's expense.



- 8) Applicant to supply Town of Taber Planning Department with an updated Real Property Report upon completion of project.

Carried Unanimously

**ITEM # 8. INFORMATION ITEMS**

None.

**ITEM # 9. OTHER BUSINESS**

*Moved* by R. Sheen that Municipal Planning Commission meet during the summer months (July and August 2013), only as required rather than on a regularly scheduled basis.

Carried Unanimously

**ITEM NO 10. CLOSE OF MEETING**

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

CARRIED UNANIMOUSLY AT 545 P.M.

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CHAIRMAN



# Agenda Item 8(A)

## TOWN OF TABER

Municipal Planning Commission Request for Decision


	<b>Subject:</b> Subdivision Application <span style="float: right;"><b>Date of</b> June 17, 2013 <b>Agenda:</b></span>
	<b>Prepared By:</b> Jillianne Koroluk, Development Officer
	<b>Attachments:</b> Application Tentative Plan Public Notice Low Density Residential (LR-2) Summary of Comments Received
	<b>Topic:</b> Subdivision Application TT-13-0-001 Being all of lots 11-13, Block 40, Plan 575 T – 5124-52 <sup>nd</sup> Ave. To subdivide 0.088 HA into two residential lots for residential living
<b>Background:</b>	<p>The Town has received a tentative subdivision application, for consideration by the Subdivision Authority (Town Council) under the provisions of the Municipal Government Act and Town of Taber Subdivision and Development Authority Bylaw. This subdivision application is intended to subdivide the above noted property into two residential lots for residential use.</p> <p>The application was advertised and circulated to adjacent landowners, Town departments and potentially affected agencies in accordance with the Municipal Government Act. The attached comments were received.</p> <p>It is important to note that the HOUSE, GARAGE and SHED are all the subject of a demolition permit to be completed prior to subdivision endorsement. This application is intended to facilitate detached dwelling units. Administration supports this application as it meets all the requirements of the land use bylaw and would enhance the overall curb appeal of the area.</p> <p>This application is brought to Municipal Planning Commission for a recommendation to the Subdivision Authority and for any additional information the Municipal Planning Commission deems necessary.</p>
<b>Options:</b>	<ol style="list-style-type: none"> <li>1. THAT Municipal Planning Commission recommends that the Subdivision Authority approve Subdivision Application TT-13-0-001 on June 24<sup>th</sup>, 2013 with conditions.</li> <li>2. THAT Municipal Planning Commission does NOT recommend that the Subdivision Authority approve Subdivision Application TT-13-0-001 on June 24<sup>th</sup>, 2013 and provide reasons for refusal.</li> <li>3. THAT Municipal Planning Commission recommends that the Subdivision Authority approves Subdivision Application TT-13-0-001 with AMMENDMENTS on June 24<sup>th</sup>, 2013.</li> </ol>

Recommendation:

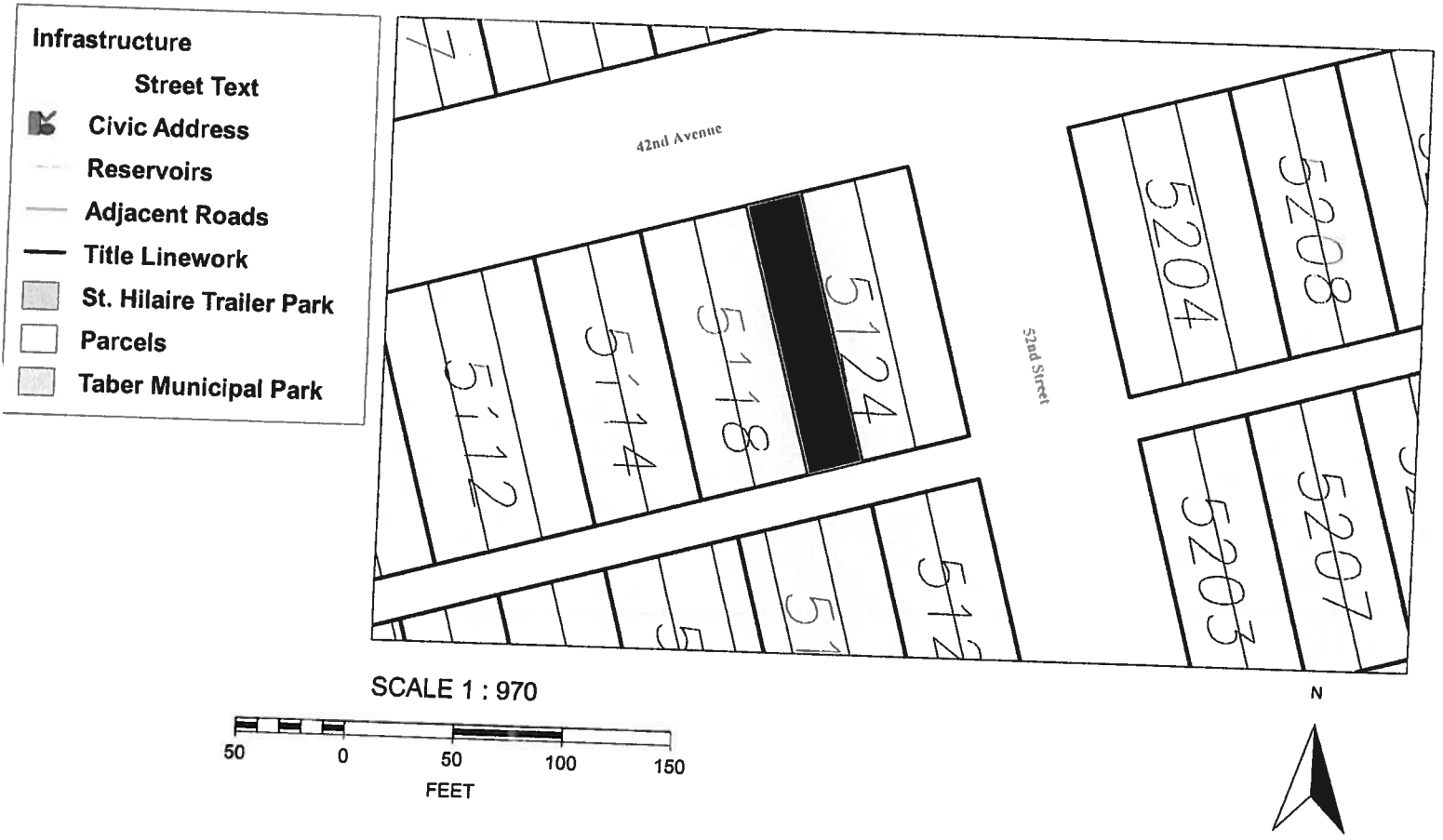
THAT Subdivision Application TT-13-0-001 to create 2 residential lots BE APPROVED, subject to the following conditions:

1. That this approval shall apply to **BEING ALL OF LOTS 11-13, BLOCK 40, PLAN 575 T - 5124 - 42 AV.**
2. The applicant shall replace the old, existing water and sewer service connections in order to provide services for proposed Lot 27.
3. The applicant shall provide municipal water and sewer lines across proposed Lot 27 to service proposed Lot 28 from 42 Ave and register an easement to accommodate said lines.
4. The applicant shall provide a site grading plan suitable to the Town that establishes construction grades.
5. Servicing drawing shall be provided to Taber administration and approved for both future parcels prior to endorsement.
6. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber prior to endorsement.
7. The subdivision shall be registered in a manner satisfactory to the Land Titles Office.
8. The applicant shall provide an access / driveway onto the proposed lot(s) to the satisfaction of the Town of Taber and in accordance with Town Standards.
9. Easements or rights of way shall be registered against the land for the provision of gas, power and other utilities as required. The developer is responsible for making suitable arrangements with the relevant utility companies for the provision of services prior to final endorsement of the plan.
10. The applicant shall, prior to endorsement, provide the Town with a tentative development plan for both of the two lots to be created, showing building sites, services alignments and tentative easement widths, vehicle accesses, driveways and parking spaces, all in accordance with the Town's Land Use Bylaw.
11. The applicant covenants and agrees to provide Taber with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the activation of all new addresses to be serviced by Community Mailbox (CMB) as required by Canada Post Corporation.
12. In the event the applicant does not meet the municipal servicing requirements or construct vehicle accesses prior to seeking endorsement, the applicant shall enter into a development agreement with the Town, to be registered on the title by Caveat and post security suitable to the Town in an amount sufficient to cover the costs of construction, estimated at +/- \$12,500.00

Approval Date: June 13, 2013

CAO: 

# Town of Taber



APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY

DATE of receipt of completed Form 1:	FEES submitted:	FILE No.
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THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. Name of registered owner of land to be subdivided  
 WADE'S HOUSE MOVING & HEAVY HAULING LTD. Address and phone No. TABER AB  
 AND TOTAL CONSTRUCTION & FOUNDATIONS LTD.  
Name in block capitals

2. Name of agent (person authorized to act on behalf of registered owner, if any) DAVID J. AMANTEA Address and Phone No. Box 655, Lethbridge, Alberta T1J 3Z4 329-4688  
Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
 Part of the W½ section 32 township 9 range 16 west of 4<sup>th</sup> meridian  
 Being all of lots 11-13 block 40 Reg. Plan No. 575 T. C.O.T.No. 891 049 880 & 891 049 880 A  
 Area of the above parcel of land to be subdivided 0.088 Hectares  
 Municipal address (if applicable)

4. LOCATION OF LAND TO BE SUBDIVIDED

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

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

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

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

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

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land RESIDENTIAL

b. Proposed use of the land RESIDENTIAL

c. The designated use of the land as classified under a land use bylaw LR - 2

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

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

b. Describe the nature of the vegetation and water on the land: GRASS

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

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or removed or moved  
 SKETCH

8. WATER AND SEWER SERVICES

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

9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, DAVID J. AMANTEA hereby certify that  I am the registered owner, or

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

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

(Signed) D. J. Amantea Date April 11, 2013

IMPORTANT ▶ Please sign right of entry authorization on the reverse

## Comments on Subdivision TT 13 0 001

### Town of Taber

#### Greg Birch

- 1) Where will parking be provided on proposed Lot 27?
- 2) Need security for services for each property
- 3) Condition of approval of proposed lot 28 should be: Water and sewer services from 52<sup>nd</sup> St.
- 4) Where will access for vehicle to proposed Lot 28 be located?
- 5) Is proposed Lot 28 "Double Front" in terms of the LUB
- 6) Most important of all: will this odd combination look okay in terms of what is happening on adjacent properties? This has the potential to look very unusual. Perhaps the subdivision should be refused and a duplex or triplex be encouraged instead.

#### Chief Rudd

- 1) No policing concerns

#### Superior Safety Codes – Matt Statema

- 1) No comment
- 2) No objection

#### Mike Boss

- 1) No concerns

#### Rob Cressman

- 1) No comments/concerns

#### Phil Abel

- 1) Will need new services – 4 inch sewer PVC and 1 inch water
- 2) Lots will have to be serviced off of 42<sup>nd</sup> AVE. No services on the street.
- 3) All demolished must be removed from the lots

#### Jordi Nickolet

- 1) Both lots require new sewer and water services (100mm PVC SANI and 2% slope (min))(25mm water service (plastic or copper))

#### Associated Engineering – Nancy Greene

1. Water – There is no existing watermain on 52<sup>nd</sup> Street, only along 41<sup>st</sup> and 42<sup>nd</sup> Avenue. The proposed lot 28 will not have access to a watermain service connection.
2. Sanitary Sewer – There is no sanitary sewer main on 52<sup>nd</sup> Street, only along 41<sup>st</sup> and 42<sup>nd</sup> Avenue. The proposed lot 28 will not have access to a sanitary sewer service connection. Two options exist for creating water and sanitary sewer services for the proposed lot 28. The first option is to service lot 28 from 42<sup>nd</sup> Avenue through an easement through proposed lot 27 to create separate servicing for lot 28. Lot 28 services should be separate from the servicing for Lot 27. The second option is to extend water and sewer mains on 52<sup>nd</sup> Street to provide service connections from 52<sup>nd</sup> Street.
3. The services to the existing property should be reviewed for their existing condition and if required, new servicing to the proposed lot 27 be installed.

4. The proposed new lot line between lot 27 and 28 will need to be the high point of any lot grading plans in order to ensure drainage flows away from each new lot and one will not negatively impact the other or the property to the west of these new lots.
5. Proposed driveway locations should be established away from the intersection of 42<sup>nd</sup> Ave and 52<sup>nd</sup> Street.
6. This property may require additional easements for shallow utilities servicing. The shallow utilities will be expected to provide comment on their requirements. If water/ sewer servicing occurs through an easement as in option 1, separation from the shallow utilities easement will be recommended.
7. The existing property did not have corner cuts on its original property lines. There are large boulevards along 42<sup>nd</sup> Ave and 52<sup>nd</sup> St, therefore no corner cuts on the lots are required. Care should be taken to maintaining the existing site lines at the intersection.

#### **Atco Gas**

- The developer must determine the exact location of the existing service line(s). This can be done by contacting Alberta 1<sup>st</sup> Call at 1-800-242-3447 to arrange for an in-field location. If any part of the service line is not located wholly within the parcel it will serve as a result of the proposed subdivision, the service line will have to be relocated at the developer's expense. Alternatively an easement of a size and specification satisfactory to ATCO Gas may be registered to protect the portion of service line not wholly located within the lot or parcel it serves. Please contact our Land department at 380-5417 with any inquiries concerning obtaining an easement.

#### **Atco Pipelines**

- No objections and/ or concerns

#### **Alberta Transportation**

- No objections and/or concerns

#### **Canada Post**

#### **Service type and location**

- 1) Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs)
- 2) Given the number (1) and the layout of the lots in the subdivision, we have determined that adding to CMB9s) locations already in service, or new sites already planned should be able to service the new subdivision.

#### **CMB set-up fee**

- 1) Canada Post will charge the developer a CMB set-up fee to activate all new addresses and to install all CMB equipment. The fee will be applied at a rate of \$200 for every new mailing address within the subdivision.
- 2) Developers will be required to sign a Community Mailbox Developer Agreement and pay the address activation fee by way of a security deposit.
- 3) Canada Post will invoice the developer upon installation of the CMB(s). The developer is expected to notify Canada Post of key project dates, including the anticipated site release date and the first occupancy dates. Any changes in the number of addresses will be reflected in the final invoice and may require an additional payment or partial refund.

Canada Post has requested that the following text be included into the Municipality and Developer Agreement:

*"Wade's House Moving & Heavy Hauling Ltd. covenants and agrees to provide Taber with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the activation of all new addresses to be serviced by Community Mailbox (CMB) as required by Canada Post Corporation. Wade's House Moving & Heavy Hauling Ltd. further covenants and agrees to provide notice to prospective purchasers of the location of CMBs and that home/business mail delivery will be provided via CMB, provided Wade's House Moving & Heavy Hauling Ltd. has paid for the activation of the CMB delivery."*

Additional Developer Requirements:

The developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that mail will be delivered via Community Mail Box.

## **Alberta Health Services**

- No objections





TOWN OF TABER

**BUILDING PERMIT STATISTICS**

	2013 MAY			2012 MAY		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	2	446,028	3	3	710,695
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING	1	8	655,680			
RESIDENTIAL ADDITIONS & ACCESS.	3		59,320			
GARAGES & CARPORTS	4		76,288	3		226,900
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		194,800	3		269,710
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	1		5,000			
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				1		12,000
	<b>13</b>	<b>10</b>	<b>1,437,116</b>	<b>10</b>	<b>3</b>	<b>1,219,305</b>

	2013 YEAR TO DATE (05 2013)			2012 YEAR TO DATE (05 2012)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	11	11	2,165,302	9	9	2,088,525
2 FAMILY DWELLING						
SEMI DETACHED DWELLING	4	4	801,775			
MULTI FAMILY DWELLING	1	8	655,680			
RESIDENTIAL ADDITIONS & ACCESS.	9		290,340	8		54,757
GARAGES & CARPORTS	5		118,788	6		301,082
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	4		324,700	8		383,047
NEW INDUSTRIAL				2		836,400
INDUSTRIAL ADDITIONS/ALTER	2		397,080	1		480,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER				2		1,434,645
MOBILE HOME PARK						
DEMOLITIONS	6		30,000	2		10,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	3		30,408	1		12,000
	<b>45</b>	<b>23</b>	<b>4,814,073</b>	<b>39</b>		<b>5,600,456</b>

**COMMERCIAL ADDITIONS OR ALTERATIONS**

2 Permits

29-May-13	\$184,800.00
08-May-13	\$10,000.00
	<b>\$194,800.00</b>

**DEMOLITIONS**

1 Permit

15-May-13	\$5,000.00
	<b>\$5,000.00</b>

**GARAGES AND CARPORTS**

4 Permits

22-May-13	\$10,025.00
22-May-13	\$10,000.00
28-May-13	\$24,000.00
22-May-13	\$32,263.00
	<b>\$76,288.00</b>

**MULTI FAMILY DWELLING**

1 Permit

08-May-13	\$655,680.00
	<b>\$655,680.00</b>

**RESIDENTIAL ADDITION AND ACCESS**

3 Permits

22-May-13	\$19,320.00
22-May-13	\$8,000.00
15-May-13	\$32,000.00
	<b>\$59,320.00</b>

**SINGLE FAMILY DWELLINGS**

2 Permits

15-May-13	\$142,018.00
29-May-13	\$304,010.00
	<b>\$446,028.00</b>

\$1,437,116.00

# Town of Taber

## Building Permits MAY 2013

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0023 13 MU	15-May-13	STEVE KLEMEN	JFF CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5103 62 AV	NEW SFD		\$142,018.00	

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0030 13 MU	15-May-13	STEVE ANDERSON	DARCY BABIN	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5630 56 ST	ADDITION TO FRONT OF HOME		\$32,000.00	5655160

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0033 13 MU	22-May-13	JIM FULLER	SELF	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5406 62 AV	DETACHED GARAGE		\$10,000.00	6054020

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0034 13 MU	08-May-13	SHERRY POWER	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5329 48 AV	CHANGE OF USE TO MASSAGE THERAPY OFFICE		\$10,000.00	4853240

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0037 13 MU	08-May-13	BOS BUILDERS INC	BOS BUILDERS	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5011 53 ST	8 UNIT APARTMENT BUILDING		\$655,680.00	5053700

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0039 13 MU	29-May-13	FABCOR DEVELOPMENTS LTD	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5401 43 ST	NEW SFD		\$304,010.00	5443010

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0041 13 MU	15-May-13	TOTAL CONSTRUCTION	TOTAL CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5124 42 AV	DEMO EXISTING HOME		\$5,000.00	4151110

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0042 13 MU	22-May-13	DAVID HO	BOB HANSON	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5305 48 AV	DETACHED GARAGE		\$10,025.00	

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0043 13 MU	22-May-13	CANDICE ROBISON	SELF	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4510 HAVEN PLACE	SHED 12X16'		\$8,000.00	3744140

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0044 13 MU	22-May-13	PAUL CYR	AC DRYWALL	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4715 57 AV	ADDITION TO HOME 23X14'		\$19,320.00	5747280

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0047 13 MU	28-May-13	CORBAY GRIMSON	DUNCAN MCGREGOR	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
18 WESTVIEW BLVD	DETACHED GARAGE		\$24,000.00	5242140

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0048 13 MU	22-May-13	WILHELM WIEBE	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5401 45 ST	ATTACHED GARAGE		\$32,263.00	5345180

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0049 13 MU	29-May-13	MALALI SAMARUDDIN	MULTI TRADES	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5219 48 AV	RENOVATION TO INTERIOR OF EXISTING BUILDING		\$184,800.00	4852190