

# TABER TOWN PLAN

## *Town of Taber Municipal Development Plan*

Town of Taber, Alberta  
A 4900 - 50 Street  
Taber, AB | T1G 1T1  
[www.taber.ca](http://www.taber.ca)

July 12, 2016

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# 01

## Introduction to the TABER TOWN PLAN

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# 01 INTRODUCTION

The Taber Town Plan is a long-range plan that focuses on municipal land use and growth patterns, coordination of infrastructure, transportation and intermunicipal planning considerations. The Plan fulfills the statutory requirements of Section 632 of the Municipal Government Act (MGA) for a Municipal Development Plan (MDP) and can formally be referenced as the Town of Taber Municipal Development Plan (MDP). The Plan expresses the long-term community development aspirations of Taber's Council and residents for the next 30 years. It provides direction for the Town to plan for services and infrastructure during the next 5 to 10 years. In addition to general land use and development matters, the Town of Taber's MDP provides direction around implementation processes, economic and socio-cultural goals, urban design guidelines, and environmental and sustainable development policies.

## 1.1 Public Engagement

The Town of Taber hosted a number of public engagement meetings during the process of preparing the Municipal Development Plan. Open house meetings, stakeholder meetings, presentations, discussions and surveys provided opportunities for Administration to engage with a wide variety of residents and businesses about the future of Taber.

An MDP Steering Committee was formed and met several times in February, March, April and May of 2013 to provide project scoping and input to Administration. The Committee included Town residents with a variety of different backgrounds. The MDP Steering Committee also met with Administration on August 6, 2015 to receive information about the MDP update and to provide input into urban design considerations for the MDP.

Town Administration held two open houses to engage the entire community. The first open house was held on

June 13, 2013 to provide information about the content of an MDP and why the Town needs to prepare an MDP. A questionnaire survey was also provided to the public at the open house and on the Town of Taber's website. The survey asked questions that allowed Administration to understand residents' vision for their community.

A second open house was held on January 16, 2014 to obtain views from the public about the draft objectives and policies prepared for the MDP by Administration. A feedback form was provided to assist residents to provide comments. The draft objectives and policies and the feedback form were posted on the Town's website for those who were not able to attend the open house.

Other public engagement sessions held during the planning process included the following:

- Engagement meeting in April 2014 with a grade 6 class at D.A. Ferguson Middle School to obtain additional perspective from youth about community identity and how to incorporate this identity into the community;
- Engagement meetings with downtown businesses in February 2014, with industrial businesses in March 2014 and with highway commercial businesses in April 2014. These sessions provide an opportunity for discussion and increased understanding about the concerns and vision of the business community.

A final visioning session was held with the MDP Steering Committee in August 2015. The purpose of the session was to identify key community features that are important to Town residents and discuss how to build on and improve these features through urban design initiatives and streetscape improvements.

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## 1.2 Encouraging Innovation

Each section of the MDP contains goals that work together to define the Town of Taber's vision for the future. Goal statements are followed by a set of related policies that outline how Taber can achieve these goals.

Town Council and Administration would like to encourage innovation while ensuring all new development enhances the image of Taber as a regional urban centre. The MDP goal statements are included to provide Town Council and Administration with a clear direction in instances when a unique development application or an innovative proposal is brought forward for approval. In cases where there is a lack of policy direction, the discretion of Council and Administration will be required. The MDP anticipates that any unique proposal will show how it meets the intent of the MDP's goals.

*The purpose of the vision and goal statements is to clearly present the overall desired direction and outcome for each section of the MDP.*

*The purpose of MDP policies is to provide specific mechanisms that enable Taber to achieve the vision and goal statements.*

*Unique development applications will be required to demonstrate how they align with the vision and goal statements of the MDP.*

## 1.3 Policy Framework

This MDP is part of the land use planning and policy framework established by the Province of Alberta under the Municipal Government Act. A summary of the hierarchy of plans affecting growth and development in the Town of Taber are outlined in Appendix B: Guide to the Planning and Development Process.

**PROVINCIAL LEGISLATION:** The Municipal Government Act, Section 632 outlines the legislative framework for the Town of Taber MDP. All municipalities over a population of 3500 must have an approved MDP. The MDP is a statutory document and functions as the highest level land use planning document for the Town of Taber.

**REGIONAL PLANNING:** The Provincial Land Use Framework provides regional goals and land use policies. Taber Town Plan policies must align in principle with the South Saskatchewan Regional Plan.

**LOCAL PLANNING:** The MDP is the highest-order statutory planning document used to guide development decisions in the Town of Taber. Once approved by Taber Council after a public hearing, all lower-order planning documents must align with the policies outlined in the MDP. Lower-order planning documents include, but are not limited to Area Structure Plans (ASPs), Area Redevelopment Plans (ARPs), Outline Plans of subdivision, and other forms of non-statutory Concept Plans.

Although the MDP is the overarching statutory land use strategy for the Town, Council may adopt other high-level guiding documents and strategic plans to implement Town-wide initiatives.

## 1.4 Interpretation

Policies within this MDP contain key operative terms such as “Shall”, “Should”, and “May.” The interpretation of these terms is as follows:

**SHALL, REQUIRE, MUST, or WILL** – directive terms that indicate the actions outlined are mandatory and apply to all situations.

**SHOULD** – a directive term that indicates a preferred outcome or course of action but one that is not mandatory.

**MAY** – a discretionary term that notifies any applicant that the policy in question can be enforced by the Town of Taber if it chooses to do so and is dependent on the particular circumstances of the specific site application.

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## 1.5 Implementing the MDP

Several planning tools regulate development and growth within municipalities. Municipalities can adapt each of these tools to meet their own unique needs and requirements.

- Statutory plans, land use bylaws, subdivision, development permits, and stop orders are the main tools used by municipalities to guide and regulate the form of land use and development.

Statutory plans such as the MDP or an ASP or ARP are adopted by Town Council as a municipal bylaw. These documents provide direction to landowners, developers and administration about the municipality’s vision for future growth and change. The Land Use Bylaw is also a statutory document that regulates the form of future growth and change in line with Council’s MDP policies. Subdivision and development permit application processes allow designated municipal officers to implement the policies contained in higher-level Council-approved statutory plans and bylaws. The Land Use Bylaw provides standards that must be met for approval of a proposed subdivision or development permit. The municipality also has the authority to issue a stop-work order to ensure that development takes place in accordance with statutory plans and bylaws.

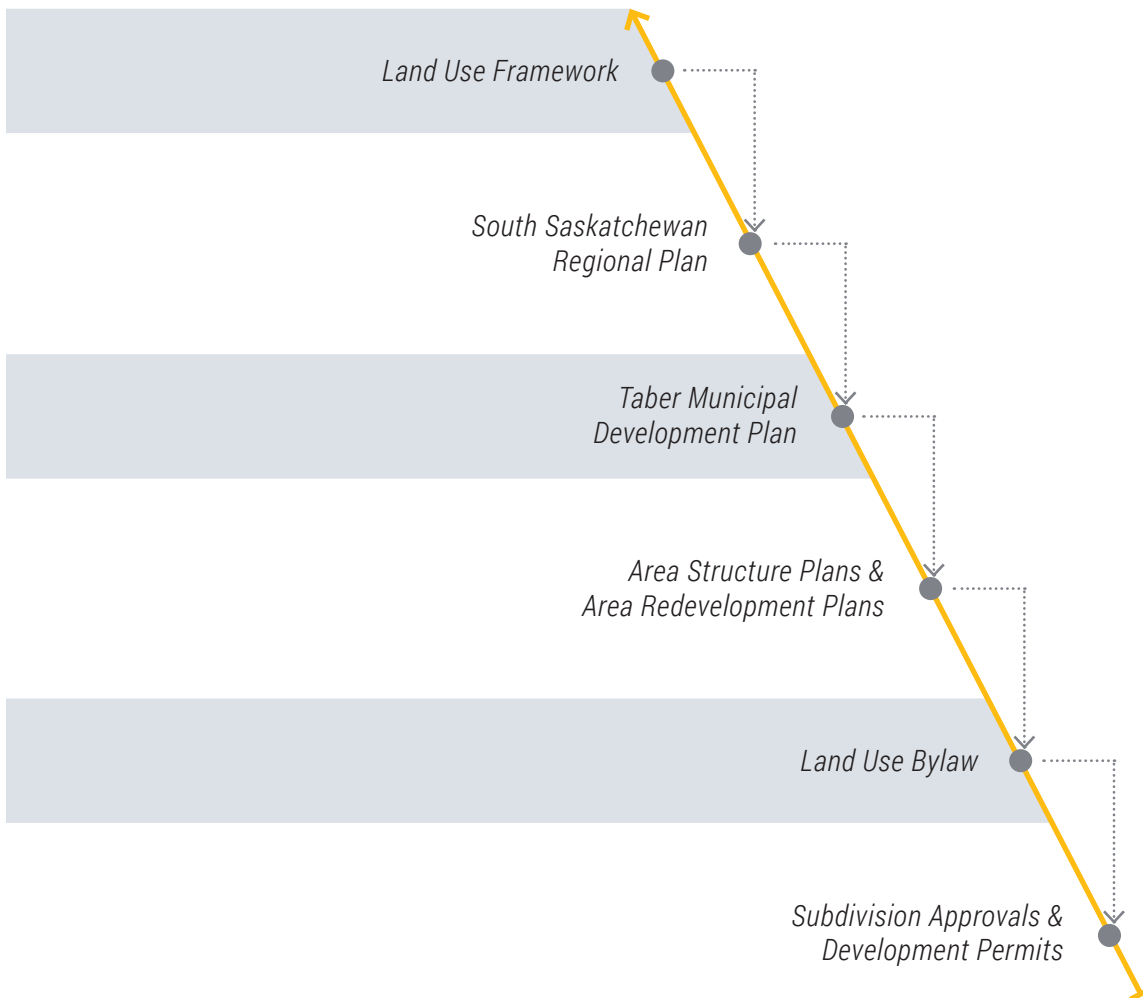


# 01 INTRODUCTION

## 1.6 Amending the MDP

Changes to the MDP require a bylaw amendment and public hearing of Council. Public consultation may be appropriate depending on the nature of the proposed MDP amendment. Amendments made to the appendices of the Municipal Development Plan may be undertaken without a public hearing of Council.

### ***Town of Taber Planning Process***





# 02 Defining TABER

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## 02 **DEFINING TABER**

### **2.1 A Diverse Community**

#### **History**

The first settlement of Taber began in 1903. Mormon settlers formed a hamlet known then as Tank No. 77 along the Medicine Hat-Lethbridge Railway. The area was renamed “Tabor” after a post-office was established by the Canadian Pacific Railway. It was incorporated as a village under the Northwest Territories administration on April 3, 1905. The current spelling of “Taber” occurred as a result of a typo when the town was incorporated by the Alberta Government on July 1, 1907.

Taber grew steadily as an agricultural and coal mining community until 1913 when the new coal mines in Drumheller forced the closure of the smaller strip mines west of the town. A drought between 1913 and 1914 also forced farmers to leave the area. The combination of these events negatively impacted the town and the population decreased from 2,000 to 1,200. The Town experienced steady growth after 1920 when the Taber Irrigation district was created and droughts became manageable. Success in the agricultural economy helped establish a vegetable canning plant in 1934 and the present Lantic Sugar refinery in 1950. An oil discovery in 1937 helped Taber diversify its economy. Presently, the core of Taber’s economy is supported by agricultural activities, food processing and the oil and gas industries. It is renowned for its corn, potato and sugar beet production as well as a growing hemp industry.

## Economic Base

Taber has many characteristics that can be expected to support continued growth as a regional service centre within Southern Alberta. The local landscape boasts favourable weather and excellent soil conditions along with above-average hours of sunlight and fully irrigated farm land. The area is also rich in natural resources. Taber is poised to build a stronger presence in the region by taking greater advantage of the existing transportation networks and by providing a range of land and servicing opportunities for businesses.

- Taber has excellent transportation connections. It is strategically located between Lethbridge and Medicine Hat at the intersection of Highway 3 and 36 (see Map 1: Regional Context). The Town is located on an active CP Rail line.
- Taber enjoys a growing trading area market of approximately 24,000 people.
- Taber has a strong industrial base with a range of opportunities for further business growth.
- The Town is a regional service centre for a significant agricultural sector including sugar beets, potatoes, onions and agricultural equipment sales.

The Taber area was part of the original oil heartland of southern Alberta during the 1970s. Today, the Alberta Bakken field is a significant light oil resource that holds some promise for increased activity in the future. The Town of Taber is in a position to accommodate anticipated demand for industrial land and business activities that will arise from these oil and gas activities.

## A Diverse Population

Residents of Taber include many different age groups and ethnic backgrounds. Taber is proud of the cultural vibrancy provided by its diverse residents. The Town is considered to be an ideal community to raise a family.

Taber will continue to support this strong and diverse population base by providing opportunities for recreational and cultural activities for young families and for older residents that want to “age-in-place” by remaining in the local community during their golden years. Taber will promote economic growth and will continue to support

**Visit  
[growingintaber.ca](http://growingintaber.ca)**

*The Growing in Taber website is where you can find information and tools on economic development in Taber.*

## 02 **DEFINING TABER**



### **3.3.1 Taber Schools**

*D A Ferguson Middle School*

*D R Hamman School*

*L T Westlake School*

*St. Mary's Roman Catholic  
Separate High School*

*St. Patrick's Elementary School*

*Taber Central School*

*Taber Christian School*

*Taber Mennonite School*

*W R Myers High School*

cultural, social and educational programs that serve a broad range of businesses and a diverse population of residents. In order to support a diverse population Taber will also encourage a broad range of housing types, housing sizes and community spaces where residents can gather and socialize for formal and informal activities.

#### a. Community Initiatives

Town Council, administration, volunteer organizations and individual residents have shown a deep commitment to growing and supporting community facilities, undertaking local urban design improvements, and celebrating many cultural and community initiatives. The Town is working to build support for its downtown and to create local community hubs that act as focal points for the community. The Town will continue its investment in the urban form, pathways, recreation and other initiatives to enhance Taber's identity as a place for all ages.

### **Education**

Current educational offerings in Taber meet a wide array of needs of the community. Taber has a diversity of schooling options to support a range of cultures and faiths and is home to a new and modern library with many literacy and educational programs. Taber will continue to support adaptive and local opportunities for learning and broaden the range of educational opportunities available with the goal of helping local youth to find skilled local employment and stay in the community. Encouragement of adult learning and post-secondary will also aid in building a skilled labour force. Future schools should be planned near community focal points to build on the many educational programs and synergies within the community.

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## 2.2 A Growing Community

Historically, the population of Taber has experienced steady long-term growth interspersed with short periods of decline. Statistics Canada data show that Taber has grown from a population of 1,400 in 1911 to 8,380 residents in 2015. The population change between 2006 and 2011 was 6.8%. Population growth between 2011 to 2015 was 3.4%. The average annual growth rate between 2011 and 2015 was 0.85% per year.

The town's current infrastructure capacity can serve a population of approximately 12,000 residents. Population forecasts estimate that Taber will exceed its infrastructure handling capacity in 2051 if it continues to grow at an average yearly growth rate of 1%. This growth rate is consistent with the overall average growth rate of Taber in the past 40 years.

Taber's residential land density is approximately 8.4 people per acre or 3.21 dwellings per acre with an average of 2.6 people per dwelling. Given its current growth rate, Taber has a sufficient land base to develop at existing densities for approximately the next 35 years. This figure has the potential to increase to 60 years if Taber increased residential density in new residential development areas to 7 dwellings per acre (i.e. 2,912 people per quarter section).

Taber has experienced demand for infill housing, with an average of 4.1 infill units developed within Taber every year. With continued policy support, this trend will slow outward residential growth and make more efficient use of the already serviced residential land supply. It is also expected to increase the affordability of housing in Taber.

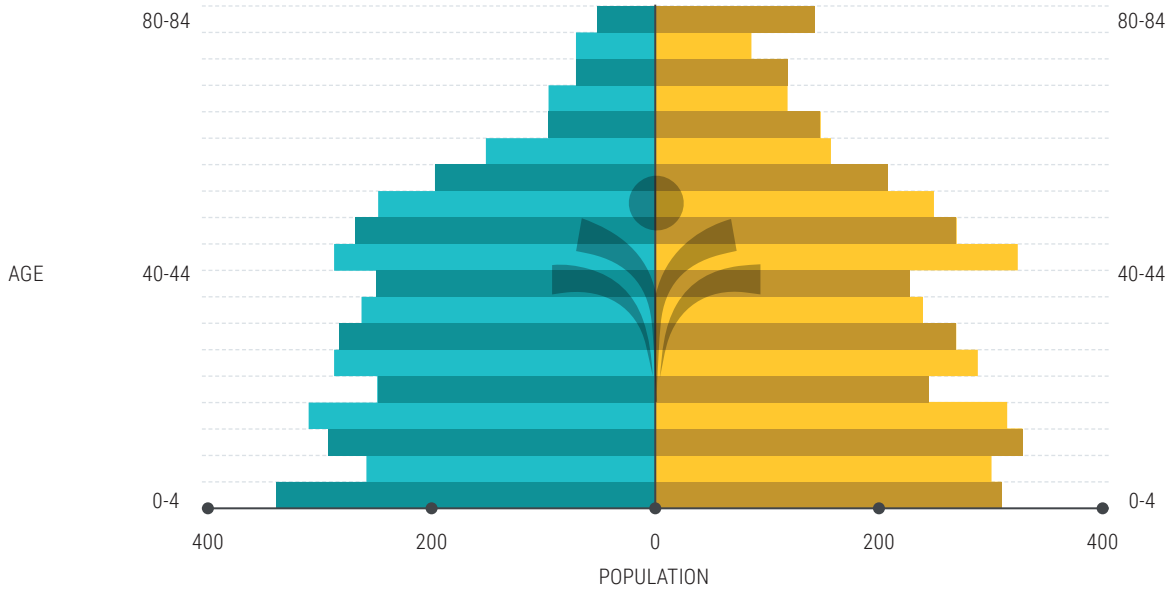
Taber's population is relatively young. On a per capita basis the Town has more residents under the age of 20 than provincial and national averages. However, a relatively high number of 20-24 year olds leave the Town to pursue employment opportunities or attend post-secondary institutions in other municipalities.

Overall, the residents of Taber enjoy a high quality of life and a small town feel. The community is dedicated to ensuring it remains safe and family-friendly. The excellent climate, geographic location, economic opportunities, educational facilities, arts and recreational prospects of Taber make the community an ideal place to call home. Taber is truly a place where people can live, work, and play.

# 02 DEFINING TABER

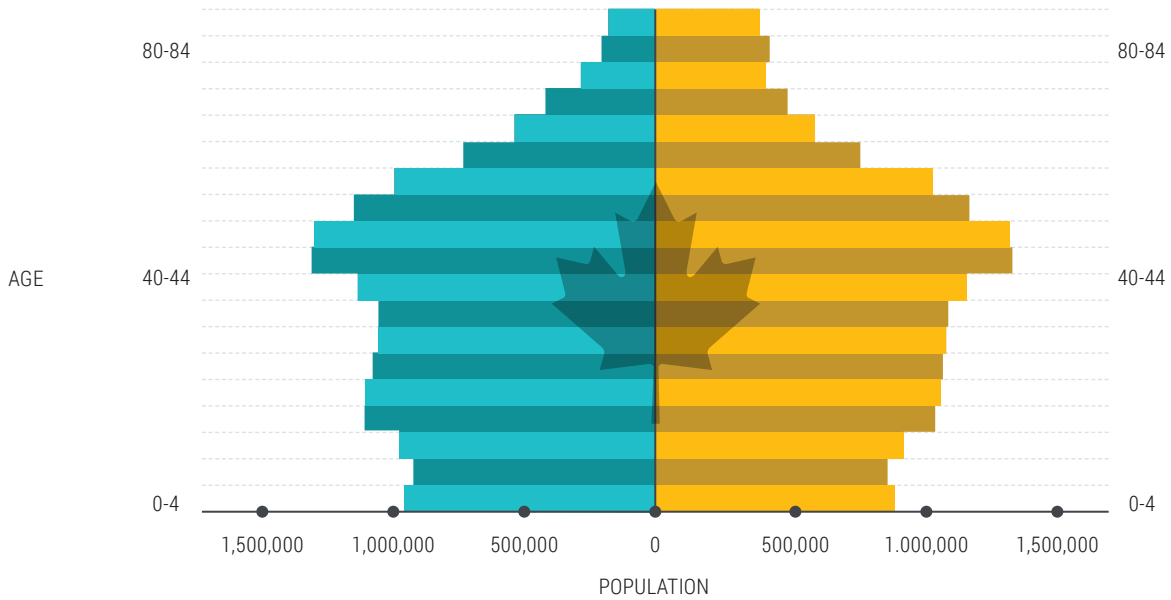
**Age Distribution Graph for Taber, Alberta**

Males Females

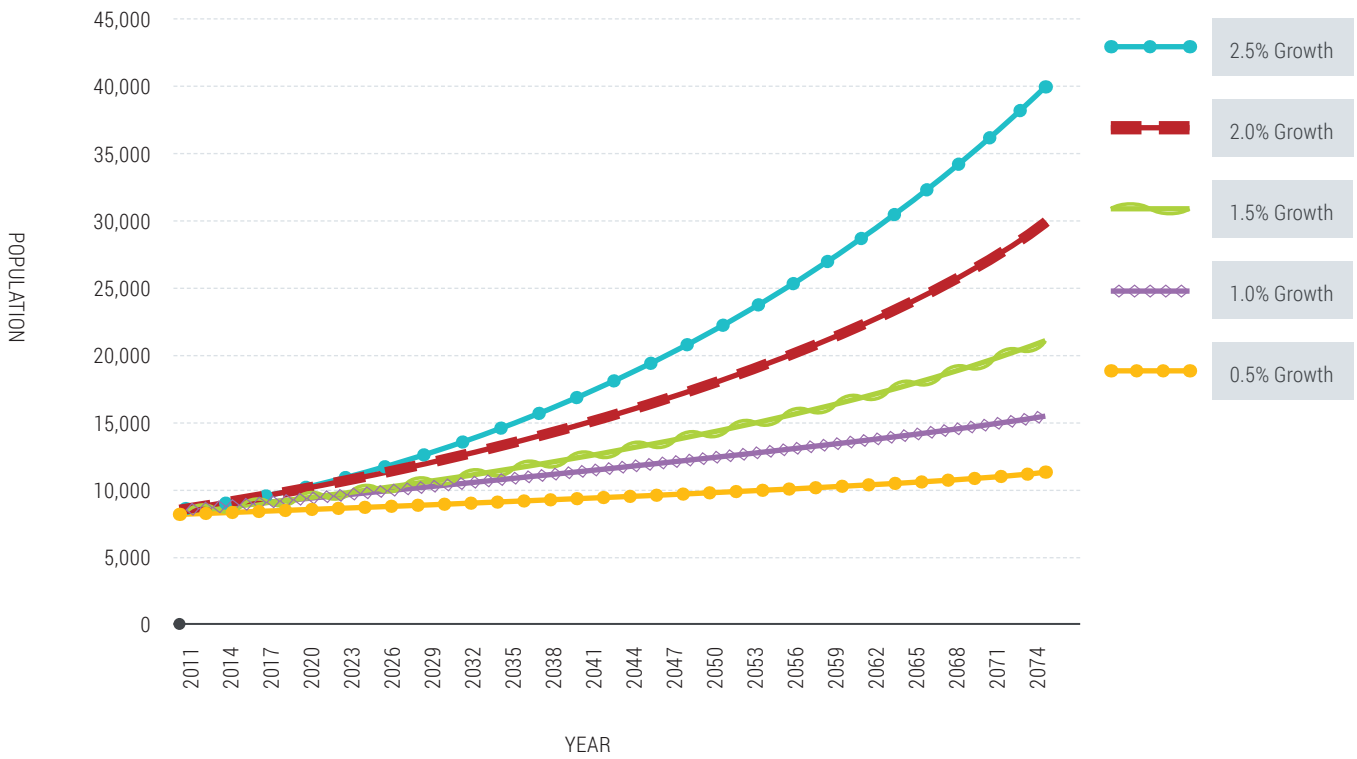


**Age Distribution Graph for All of Canada**

Males Females



## Taber's Projected Population Until 2075





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## **2.3 Community Vision: Building a Bright Future**

"The Town of Taber is recognized as being a regional service centre to the agricultural sector and oil and gas industries. The residents of the town enjoy a high quality of life due to the growing arts and recreational amenities and outstanding health and retirement facilities offered in the community. Residents support this quality of life and prosperity by participating in many volunteer and community building activities."

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## **2.4 Development Influences**

Future development in Taber will be influenced by a number of opportunities and constraints as illustrated in Map 2: Development Influences. Key development influences include the Provincial Highway system, the CP Rail and the Taber Airport located northwest of the Town. The Oldman River is an important influence for a number of reasons. The river is part of the Town's stormwater management system and provides a significant recreational and open space amenity for residents. Map 2 also illustrates existing planning documents that have been approved by Council. These plans are currently in effect to guide the process of subdivision and development within residential, industrial and downtown areas.

There are numerous operating and closed oil and gas wells that exist within the Town and surrounding the Town in the MD of Taber. It will be important that these wells are identified within plans for future development and that appropriate setbacks are provided in accordance with Alberta Energy Regulator (AER) standards and requirements.



# 03 Taber LAND USE

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## 03 LAND USE

### 3.1 Goals

The following goals elaborate on the Community Vision presented in Section 2.0. These goals provide the key themes and directions for subsequent chapters of the MDP that will identify policies and actions in different land use areas within the Town.

1. **Economic Prosperity** | Support continued economic growth and prosperity by maintaining diversity in municipal revenue sources and by maintaining a balance of residential and non-residential activities.
2. **Environmental Responsibility** | Support responsible development that maintains and improves the overall quality of the natural environment.
3. **Socially Sustainable Taber** | Support a healthy community by continuing to support the well-being and social needs of residents.
4. **A Healthy and Mixed-Use Downtown** | Encourage a livable and vibrant downtown with a mix of commercial, institutional and residential developments.
5. **Promote a Variety of Housing Types** | Encourage a mix of housing types and densities in all residential areas to promote affordability, a range of housing options, and diversity within neighbourhoods while maintaining a small town character.
6. **Healthy Neighbourhoods** | Encourage redevelopment and intensification by supporting infill development.
7. **Urban Design** | Build a system of community gathering places or nodes and connecting major corridors where improvements in the visual appearance of public places and adjacent private developments will be improved through an increased emphasis on good urban design.
8. **Parks and Pathways** | Create, preserve, and enhance the natural and recreational open space and pathway system.
9. **Culture and Community** | Enhance the experience of residents and visitors by encouraging cultural and community initiatives such as community gardens, public art, and farmers markets.
10. **Respect for Heritage** | Protect and manage Taber's historic resources.
11. **Property Standards** | Work with property owners to ensure property is maintained and/or visually screened to a standard that is consistent with surrounding areas of the Town.
12. **Maximize Existing Infrastructure** | Encourage development that makes efficient use of existing and planned transportation, water, sanitary and stormwater infrastructure.
13. **Promote Sustainable Design** | Encouraging sustainable development and green initiatives such as low energy designs, water conservation and low-impact development.

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## 3.2 Land Use & Urban Design Concepts

The future land use concept for Taber is illustrated in Map 3: Future Land Use Strategy. The land use strategy includes the following land use policy areas as shown in Map 3:

- Downtown Area
- Residential Areas
- Comprehensive Commercial Areas
- Industrial Area, and
- Parks, Recreation and Open Space.

Each land use area has associated goals and policies that are set out in this section of the MDP.

Urban design is an important tool to help Taber become a town people choose to live in and to visit. Urban design is considered to be the merging of planning, architecture, landscape, transportation, and engineering considerations in a way that will provide Taber with comfortable and attractive special places for both residents and visitors. The key elements of a “Town of Taber” approach for urban design were discussed during 2015 community meetings and through input from the Stakeholder Advisory Committee. Key elements of Taber’s approach to urban design include consideration for public spaces, gateways, streetscapes and building forms.

The “fabric” of the town is created by the connections and synergies between “Community Nodes” and “Major Community Corridors”. Community Nodes are the concentrations of uses where people and transportation (road and pathway) routes converge. Community Nodes can include compact pedestrian-friendly places with a mix of important buildings and activities, civic uses, cultural facilities and community meeting places. Community Nodes can also include important community parks, recreation centres and other gathering places. Map 4: Urban Design identifies the following Existing Community Nodes:

- Recreation Centre and Town Hall buildings near the intersection of 50th Avenue and 50th Street,
- Ken McDonald Memorial Sports Complex,
- MD of Taber Park and campgrounds adjacent to the Old Man River,
- Farmers Market at Taber Agri-Plex, and
- Highway (big-box) commercial area along Highway 3.

## 03 LAND USE

Major Community Corridors are typically the public roadways that link between Community Nodes. They are the routes that are used by the majority of residents and visitors during a typical day or visit to Taber. Future growth and development in Taber should seek to enhance the comfort and quality of development in Community Nodes and along Major Community Corridors through initiatives such as street and landscaping improvements or other public realm improvements. Map 4: Urban Design shows key nodes and corridors that warrant additional urban design attention.

As a centre for a variety of Town-wide activities, the Downtown will continue to be an important location for future urban design initiatives. Taber has already undertaken significant improvements in the Downtown through the approved Downtown and Gateways Redevelopment Plan and implementation of downtown streetscape projects.

Appendix C: Urban Design Concepts provides site-specific urban design ideas for public spaces and for infill redevelopment sites that were prepared during the public engagement sessions held in 2015. Appendix C provides examples of low-cost interventions that could be considered to enhance community nodes and major community corridors within Taber.

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### 3.3 Major Community Corridor Urban Design Overlay

Major Community Corridors are the main streets that facilitate movement between key Existing Community Nodes. They provide:

- Vital transportation routes to support movement and connections between community facilities, amenities and nodes;
- Opportunities for more intensive forms of development or redevelopment; and
- Street-oriented buildings (pedestrian-orientation) that accommodate a mix of uses along the street or within buildings.

Taber has a number of Major Community Corridors that play a role in structuring community life within the Town. Map 4: Urban Design identifies the following Major Community Corridors:

- 50th Street,
- 50th Avenue,
- Highway 3,
- 64th Ave (Industrial Corridor), and
- Highway 36.

The Major Community Corridor Urban Design Overlay focuses on the visual aspects of development, such as building materials, fencing, landscaping and site design features. The Major Community Corridor Urban Design Overlay provides a design framework that establishes consistent quality of urban form from project to project along Major Community Corridors. It allows each building to follow its own individual design yet be compatible with the surrounding urban form. It is also intended to create a welcoming and engaging streetscape. This focus on the urban design recognizes that uses change over time while buildings and their design elements endure.

The Corridor Urban Design Overlay policies apply to developments that front onto a Major Community Corridors as identified in Map:4 Urban Design.

### **3.3.1 Goals**

- a. To promote Taber as a quality place to live, work and play by ensuring its major transportation corridors are attractive.
- b. To create visual interest along Major Community Corridors.

### **3.3.2 Policies**

#### **1. Building Materials**

- a. The following primary building materials are allowed for street-facing facades: Brick or brick veneer, stone or manufactured stone, wood siding, cement fiber-board siding or other high-quality material. Smooth stucco is allowed on up to 80% of the building facade. Buildings on corner lots must use these materials on both the primary (Major Community Corridor) street and the secondary street.
- b. Primary building materials must wrap the corner of a building to a minimum of 3 metres (10 feet).

## 03 LAND USE

### 2. Fencing

- a. Fences along Major Community Corridors shall be constructed of wood, brick, masonry, vinyl, ornamental iron, aluminum, or similar high-quality material. Chain-link shall not be permitted within the front yard setback or other areas that face a Major Community Corridor in residential and commercial areas. The use of chain-link within the front setback or areas that face a Major Community Corridor is strongly discouraged within industrial areas.
- b. Fences and walls constructed between the principal building and a Major Community Corridor shall not exceed 1.2 metres (4 feet) in height.
- c. All fences shall be installed so that the finished side faces outward; all bracing shall be on the inside of the fence.

### 3. Driveway Access & Parking

- a. Parking areas that accommodate more than 4 vehicles are to be separated from buildings and structures with a sidewalk and planting strip.
- b. One driveway is allowed per street frontage if no other access options are available in residential areas. Where laneways and alleys are available, no new driveways shall be permitted along Major Community Corridors.
- c. Parking areas and driveways shall be separated from the edge of the Major Community Corridor right-of-way by a landscaped strip.

### 4. Pedestrian Access

- a. All buildings with frontage along a Major Community Corridor must have their primary access facing the Corridor.
- b. All buildings with frontage along a Major Community Corridor must have a direct connection from the public sidewalks to the building's primary entrance.
- c. Multi-family residential development shall provide bicycle parking at a minimum of 2 spaces or 1 space per 10 bedrooms, whichever is greater.
- d. Industrial and Comprehensive Commercial development as found on Map 3: Future Land Use Strategy shall provide bicycle parking at a minimum of 2 spaces or 1 space per 1,400 square metres (15,000 square feet), whichever is greater.

- e. New developments and renovations should promote wheelchair accessibility in buildings, sidewalks, and open spaces through the installation of ramps and curb cuts.

**5. Lighting**

- a. Lighting shall be appropriate in function and scale for both the pedestrian and the vehicle. Downcast lighting that minimizes light pollution shall be used.

**6. Drive-Thrus**

- a. Drive-thrus shall not be located at the front of buildings that face a Major Community Corridor.

**7. Street Trees**

- a. Shade-producing street trees must be provided in a planting strip in the public boulevard or a private front setback area along the entire frontage when a lot faces a Major Community Corridor. Street trees shall be planted every 15m (50 feet) on center in residential, industrial and comprehensive commercial areas.
- b. Trees shall be a minimum of 5 cm (2 inches) in caliper and 1.8m (6 feet) in height at the time of planting.
- c. Understory trees can be used in areas that are in conflict with overhead utility lines.

**8. Outdoor Storage**

- a. Outdoor storage is not permitted within the front yards of buildings in residential and commercial areas with frontage along Major Community Corridors.
- b. Outdoor storage is not permitted within the front yards of buildings in industrial areas unless it is appropriately screened from view of the Major Community Corridor.



*Downtown Taber*



## 03 LAND USE

### 9. Screening of Mechanical Equipment

- a. All outdoor equipment, such as HVAC and ventilation systems, utility meters and panels shall be placed on the roof, to the rear or side of buildings, or otherwise visually screened from view of the Major Community Corridor.

## 3.4 Downtown Urban Design Overlay

As the historic centre of Taber, Downtown is home to traditional architectural style and building rhythm that was built to support pedestrians. Many of the buildings within Downtown maintain or replicate this historic architectural feel.

The Downtown Urban Design Overlay policies apply only to the Downtown area as identified in Map 4: Urban Design.

### 3.4.3 Goals

- a. To retain or re-establish the active retail edges in Downtown and maintain Taber’s traditional storefront rhythm.
- b. To revitalize Downtown by ensuring it maintains its pedestrian focus and visual interest.

### 3.4.4 Policies

#### 1. Building Facades and Storefronts

- a. Storefront designs should promote transparency and visual connection with the street by incorporating windows and glazing at the street level.



*Memorial cenotaph downtown*



*Landscaping between 49th & 50th Avenue*

- b. Retain Taber's traditional storefront rhythm of windows and doors (approximately every 7.5 metres or 25 feet) to create a sense of cohesive design within the Downtown and provide visual interest at the pedestrian level.
- c. Blank walls without windows, doors or architectural features should be minimized. Blank walls should be animated with artistic murals or appropriate signage.
- d. Building fronts should employ a minimum of two different building materials to maintain visual interest.
- e. The following primary building materials are allowed for Downtown facades: Brick or brick veneer, stone or manufactured stone, wood siding, cement fiber-board siding or other high-quality material. Smooth stucco is allowed on up to 80% of the building facade. Buildings on corner lots must use these materials on both the primary street and the secondary street.
- f. The use of colour on building facades is encouraged to provide visual interest, diversity and vibrancy within the Downtown. Buildings with heritage qualities should use limited, historically recognized colour palettes.
- g. The use of a variety of architectural styles, from Neo-traditional to contemporary, are encouraged if conforming to basic urban design principles of contextual design.
- h. Generally coordinate and harmonize the heights of doors, windows, building setbacks, and top cornice lines to provide continuous street wall.
- i. New infill roof types must show coordination in style and type with existing rooflines. They may use traditional false fronts to achieve a balance of rooflines.



*Streetscape along 48th Avenue*

## 03 LAND USE

### 2. Entrances

- a. Emphasize entry points with prominent canopies, porticoes, and/or signage to create visual interest and create a sense of place within the downtown.

### 3. Drive-Thrus

- a. **Drive-thrus are a discretionary use in the Downtown**

### 4. Fences

- a. No fences and walls shall be constructed between the principal building and the street in the Downtown.

### 5. Lighting

- a. Lighting shall be appropriate in function and scale for both the pedestrian and the vehicle. Downcast lighting that minimizes light pollution shall be used.

### 6. Land Assembly and Larger Infill

- a. New buildings that span more than one lot should retain Taber downtown traditional façade rhythm of doors and windows (approximately every 7.5 metres or 25 feet) and avoid the creation of a monotonous/repetitive street wall through variances such as changes in setbacks, building materials or colours.

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## 3.5 Downtown Area

Revitalizing the downtown area is a key priority for the Town of Taber. A survey completed as part of the planning process revealed that residents see downtown improvement as a priority for the Town. Business conditions in the downtown have declined in recent years and a number of vacant lots present opportunities for infill development that will complement existing streetscapes. The Town has already started to improve the look and feel of downtown with improved sidewalks and street fixtures such as bollards.

Businesses generally encouraged to locate within Downtown include professional and personal services, banks, and retail stores. Additional initiatives will be appropriate to help realize the full economic and physical potential of Downtown as the centre of Taber. Additional recommendations for land use and urban design within the downtown can be found in the Town of Taber's Downtown and Gateways Area Redevelopment Plan and in Section 3.4 Downtown Urban Design Overlay of this Municipal Development Plan.

Town policies can allow for a greater variety of residential and commercial uses in the downtown. This "mixed-use" approach should encourage a wide variety of developments and activities that will keep downtown streets active and safe throughout the day and into the evening. The Town can also put greater emphasis on beautification of the downtown area through coordinated streetscape and urban design improvements in the public realm and on private property. Streetscape, signage, landscaping and building design/architecture are all key areas that can help build a more attractive downtown environment. The Town is also examining a variety of other initiatives to promote economic and cultural development within the downtown such as:

- Forming a downtown Business Revitalization Zone (BRZ),
- Relocating the existing farmer's market to the downtown,
- Supporting local art initiatives, and
- Offering redevelopment incentives.

Under the Downtown Redevelopment Plan, improvements are recommended for the intersection of Highway 3 and 50th Street that would define a West Gateway for the downtown commercial area. These improvements include sidewalk upgrades for walkability, an attractive streetscape with tree lined boulevards along 50th Street and the incorporation of an electronic community sign. Taber West Gateway conceptual plans for the location and design of these improvements are provided in Appendix A: Taber West Gateway.

### **3.5.1 Goals**

- a. Support the growth of residential, business and mixed use development within the downtown.
- b. Promote developments that enhance the character of the downtown.
- c. Provide urban design, public art and municipal improvements to maximize impact and support economic growth.
- d. Increase walkability by providing an attractive and safe public realm.

## 03 LAND USE

### 3.5.2 Policies

#### 1. Land Use

- a. The Town shall allow for mixed-use and higher density residential development in the downtown to increase the vitality of the downtown.
- b. The Subdivision Authority shall permit parcel consolidations to encourage higher density multi-family, mixed use or retail developments within the Downtown.
- c. Commercial uses including office buildings, financial and real estate services, and personal services will be encouraged to locate within the Downtown.

#### 2. Gateway Improvement

- a. New developments located along 50th Street and Highway 3 should be designed to maintain an attractive entrance to the downtown. Proposed developments shall comply with the policies of the Downtown and Gateways Area Redevelopment Plan and shall consider the urban design guidelines found within Section 3.2 and 3.3 of this Municipal Development Plan.
- b. The Town will enhance the 50th St and the Highway 3 intersection with additional turning lanes, sidewalk connectivity, improved signage and improved traffic light processes.

#### 3. Urban Design

- a. The Town should adopt urban design guidelines in addition to those found within this Municipal Development Plan to assist landowners and developers with appropriate design for projects in the downtown. Downtown design guidelines would focus on:
  - Major Community Corridor development along 50th Street and 50th Ave to enhance the vitality and appeal of the area.
  - Future trail development, lighting, signage, and pedestrian connections and urban design features such as benches, light poles, trash receptacles, and bike racks.
  - Gateway features and Town branding efforts such as landscaping and public art installations should create an attractive area and consider visibility from the highway.
- b. The Town should prepare a redevelopment strategy for the vacant railway area that considers the creation of a community park or plaza focal point and provides for additional downtown parking such as the example shown in Appendix C.

- c. Downtown should be identified as the arts and cultural hub of Taber. Sample strategies could include identifying a central location within the Downtown for the Farmer's Market.
- d. New buildings or renovations to existing buildings within close proximity to historic buildings should be sensitive to the character of the historic building to create a compatible streetscape.
- e. The Town shall encourage proposed developments to include public art, street furniture or distinct signage as part of their development to beautify the downtown.
- f. The Town should encourage the adaptive reuse or preservation of historic, culturally or architecturally significant buildings within Downtown. Grant funding initiatives should be encouraged to support upgrades to historic Downtown buildings.
- g. Drive-thrus are a discretionary use within the Downtown.
- h. Town Administration shall consistently enforce bylaws related to unoccupied properties.

#### **4. Signage**

- a. The Town shall create downtown signage policies. These policies should limit the use of temporary and portable signs. Advertising of community events will be undertaken by an electronic display terminal along 50th St.
- b. Implement appropriate signage along Highway 3 to establish a branding and theme for the Town and to encourage travellers to stop in Taber.

#### **5. Parking**

- a. The Town shall review parking requirements for Downtown to balance the need for an attractive and pedestrian-oriented streetscape with the need for reasonable parking for customers, employees and visitors. Bylaw policies should ensure reasonable parking standards, permitted locations and requirements for off-site parking.
- b. The Town will identify locations and operating hours where food trucks can park without impeding traffic flow.
- c. The Town should review the potential for providing additional public parking in the Downtown to support business growth. Land for public parking could be obtained through purchase or other lease agreements. Potential locations for additional offsite parking may include the use of shared parking with existing institutional facilities.

# 03 LAND USE

## 3.6 Residential Area

Existing Residential Areas in Taber are characterized by single detached homes with wide streets and mature trees. The traditional emphasis on single family homes is slowly changing. Subdivision and infill development within established residential areas is becoming more popular. Infill housing increases the overall density and uses existing infrastructure without compromising the residential character of an area. Taber is also moving to embrace secondary suites. Secondary suites can include attached suites (i.e., basement) or detached suites (i.e., garage). Secondary suites have the potential to increase affordability and density in a sustainable manner.

The location of existing and future Residential Areas are shown in Map 3: Future Land Use Strategy. New residential development will generally occur in west and northwest Taber where development will be guided by a new Area Structure Plan that will replace the outdated Northwest Area Structure Plan.

Increasing density by allowing for housing forms including townhouses, infills, secondary suites and apartments may support future demand for goods and services that are conveniently located within Residential Areas. These local opportunities are encouraged within the Residential Area to service the local population. It is intended that these developments could often be located along Major Community Corridors as identified in Map 4: Urban Design. In addition to local convenience opportunities, institutional, social and cultural services will also be permitted within the Residential Areas. These may include churches, educational opportunities, day cares/ day homes, and similar opportunities where they can be shown not to unduly impact the residential character of the area.



*Established residential area*



*New residential construction*

Future multi-lot residential development in Taber will provide opportunities for the Town to build connected pathway systems that create linkages between park spaces, schools and existing Community Nodes. A Concept Plan will be required for development applications that consist of more than four (4) units to illustrate how a new development fits into its local context and what contributions the project makes to the urban design of the area.

### **3.6.3 Goals**

- a. Ensure that development in the Residential Area accommodates a mix of housing types and services for community residents. This includes allowing infill and secondary suites to provide affordable housing alternatives and maximize the use of existing infrastructure.
- b. Allow for the development of higher density and local convenience goods and services along Major Community Corridors as illustrated Map 4: Urban Design to promote a live, work, play philosophy within the Residential Area.
- c. Ensure infill development provides building siting, massing and parking that is compatible with the existing residential context by requiring a Concept Plan for new multi-lot developments.

### **3.6.4 Policies**

- a. Cultivated land should generally remain in agricultural production prior to its conversion to residential or other urban land uses. Prior to approval for urban uses, subdivision and development on lands within the Residential Area is limited to one (1) development on a parcel and one (1) on the balance of the quarter section unless it is in accordance with an approved Area Structure Plan.
- b. The approved Northwest Area Structure Plan shall be rescinded and an updated Area Structure Plan prepared for lands within the northwest Residential Area prior to the subdivision and development of those lands. An Area Structure Plan shall address the proposed land use and transportation systems, utility servicing, phasing, irrigation, existing easements and right-of-ways, municipal reserve and open spaces including a range of parks types and sizes.
- c. An Area Structure Plan will be required for lands within the undeveloped southwest residential area with boundaries approximately as shown in Map 3: Land Use.
- d. Higher density housing forms shall be encouraged in Residential Areas. This includes detached secondary suites that meet Land Use Bylaw requirements and do not unduly impact adjacent properties.



## 03 LAND USE

- e. In addition to regulations provided within the Alberta Building Code, secondary suites and garage suites should ensure the provision of:
  - Appropriate locations for separate entry ways,
  - Minimum facilities required for each suite (bathroom, kitchen, living areas), and
  - Appropriate safety standards.
- f. A parking and servicing strategy may be requested with land use and/or development permit applications for proposed infill developments located within the Residential Area.
- g. Commercial, retail and higher-density residential developments are encouraged to locate at key intersections and along Major Community Corridors as identified in Map 4: Urban Design to support higher levels of activity and delineate pedestrian-friendly connections between Community Nodes.
- h. The Town shall ensure corner lot subdivisions have access to servicing and that the provision of servicing causes minimum impact to municipal infrastructure based on the home frontage direction of the new lot.
- i. The Town will monitor traffic generation and parking related to non-residential development or home occupations within the Residential Area to ensure they do not detract from the overall character of the residential neighbourhood.
- j. Area Structure Plans for future Residential Areas should facilitate the integration of desired amenities into residential neighbourhoods such as churches, parks, schools, and neighbour commercial developments. The Area Structure Plan must identify a multi-use trail network and demonstrate how it will connect to the existing Town of Taber trail and pathway network.
- k. The Town should require that a Concept Plan be prepared and submitted at the Land Use Redesignation or Development Permit stage for developments with more than four (4) units. The Concept Plan should address the integration of proposed development with surrounding land uses, utility servicing, transportation and parking provisions, phasing, municipal reserve and open spaces, and to identify any sustainable development initiatives such as xeriscaping, solar panels or rain barrels.

- l. Concept Plans should include a park and landscaping plan that illustrates the location of parks, trees for shade, boulevards plantings, stormwater infiltration measures and other landscape elements as may be requested by the Town. Low impact development approaches shall be encouraged for landscaping where possible. Special attention to landscaping is required when the development is located adjacent to a Major Community Corridor or within an Existing Community Node as identified in Map 4: Urban Design.
- m. Concept Plans must establish appropriate geotechnical development setback zones between the coulee edge and proposed developments. Concept Plans must also show how public access along the coulee edge is maintained and how a public trail system can be developed between the coulee edge and the proposed development.
- n. Low Impact Development (LID) techniques are encouraged. New developments in the Residential Area should minimize the development of impermeable hard surfaces such as driveways. New stormwater management facilities shall use low impact development techniques and bioswales.
- o. Community gardens should be encouraged within the Residential Area and may be accommodated in existing park spaces when planned in cooperation with Town Administration and community groups such as Communities in Bloom or established Community Associations.
- p. Town Administration shall consistently enforce bylaws related to unoccupied properties.

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## 3.7 Commercial Areas

Taber accommodates a broad range of regional and local commercial goods and services developments. The Town has a strong retail and commercial sector that serves residents of the Town and surrounding rural areas. It is expected that demand for commercial and retail opportunities will increase as Taber grows in importance as a regional centre. General commercial and retail development outside of Downtown is called “Comprehensive Commercial” for purposes of this MDP. Ensuring maintenance, growth, and vitality within all of the commercial areas is important for Taber’s future economic prosperity.

Taber’s Comprehensive Commercial Areas generally include the properties along Highway 3 as identified in Map 3: Future Land Use Strategy. Typical businesses found in this area include gas stations, convenience stores, hotels, restaurants, and vehicle sales and construction or agricultural equipment dealerships. The newest large-

## 03 LAND USE

scale Comprehensive Commercial Area is the Wal-Mart commercial area, identified as “Highway Commercial Centre” in Map 4: Urban Design. This area consists of big box retail, restaurants, a gas station, a strip mall, and ample parking. This area is accessible from Highway 3 onto a service road but lacks pedestrian connectivity. In accordance with Map 5: Parks, Recreation and Open Space, there are planned improvements to enhance pedestrian connectivity of the Highway Commercial Centre.

As compared to the Downtown Area, Comprehensive Commercial areas are generally more auto-oriented. These areas are intended to attract developments with higher parking demands, often larger floorplates, vehicle or equipment storage, and the need for drive-thrus. Retail development is also encouraged within these areas.

In addition to larger-scale Comprehensive Commercial areas, this Municipal Development Plan emphasizes the need to provide local convenience goods and services that are required on a day-to-day basis within the policies of the Residential Area. Neighbourhood commercial areas are not yet common within the Town. However as residential areas grow, it is expected there will be increasing demand for more pedestrian-oriented, local commercial and retail opportunities that have lower parking requirements.

### 3.7.1 Goals

- a. To allow for development of a broad range of commercial activities within the Comprehensive Commercial area that are designed enhance the look and feel of the Highway 3 Corridor.

### 3.7.2 Policies

- a. Development in the Comprehensive Commercial Areas should integrate within surrounding residential areas through convenient pedestrian connections and appropriate building design.



*Retail commercial downtown*



*Larger format commercial*

- b. High visibility commercial development along major roadways should provide attractive building design and landscaping. Developments along Highway 3 and Highway 36 shall consider the Major Community Corridor Urban Design Overlay policies contained in Section 3.4 of this Municipal Development Plan.
- c. Commercial developments with large surface parking areas should provide landscaping within parking areas and side yard areas to create an attractive development. Landscaping provided within large surface parking areas should be combined with low impact development (LID) stormwater management practices such as bioswales.
- d. Developments with large surface parking areas shall address the quality and quantity of runoff from the site within their Development Permit applications through the submission of a stormwater management plan stamped by a Professional Engineer.
- e. The Town shall establish commercial signage policies that limit the use of temporary signs and ensure electronic signs are not visually distracting to drivers.
- f. Locations for waste and recycling pick-up in commercial areas should be appropriately screened from the frontage street.
- g. Commercial development proposals must provide adequate parking and may be required to provide a parking study as part of the applicant's submission.
- h. New commercial development may be required to submit a landscaping plan that illustrates the location of trees, planters, boulevards plantings and other landscape elements as may be required by the Town.
- i. A Concept Plan may be required for large-scale developments within Comprehensive Commercial Areas when that development interfaces with the Residential Area to ensure an appropriate transition.
- j. An Area Structure Plan of Area Redevelopment Plan will be required for lands within the Wal-Mart Commercial Area with boundaries approximately as shown in Map 3: Land Use prior to any significant redevelopment in this area.
- k. The Comprehensive Commercial Area is intended to accommodate uses that involve the sale of goods and services. Uses that primarily involve the processing or manufacturing or shipping of materials will not be allowed within the Comprehensive Commercial Area.
- l. The subdivision authority may waive requirements for municipal reserve or cash-in-lieu in Comprehensive Commercial areas.

## 03 LAND USE

### 3.8 Industrial Areas

A key reason people move to Taber is for the many high-quality jobs available within the Town. Taber’s industrial areas have high levels of employment with good growth potential. Industrial areas are crucial to Taber’s economy and provide significant tax revenue to the municipality.

The economic base of Taber is built on agri-business, agricultural services and oil and gas well servicing. There remains approximately 15-20 years of future industrial growth potential. Taber has a total of seven (7) industrial quarter sections of land, four (4) of which are already developed. These lands are located within the Eureka Industrial Area.

The existing industrial area is comprised mainly of light and medium industrial businesses. The Town’s only “heavy industry” is the Lantic (Roger’s) Sugar plant which is physically separated from the rest of Taber by Highway 36 North. The Town is reserving a large area of industrial land for future industrial growth. In order to retain this industrial land bank for future industries, commercial goods and services developments will only be permitted within the Downtown or Comprehensive Commercial areas.

The Town has considered several strategies to support continued industrial growth in the community:

- Designate additional lands for heavy industrial uses to attract a broad range of industry types;
- Ensure appropriate transportation connections to railways and highways;
- Ensure adequate high-quality utility servicing connections (water, wastewater and stormwater) are available for businesses including those with high levels of water and wastewater needs;
- Plan for a range of lot sizes and servicing levels to accommodate a variety of businesses.



*Lantic Sugar factory in the industrial area*



*Example of agricultural industrial in Taber*

Taber's industrial area is located along the Highway 36 corridor and portions of the Highway 3 corridor. Due to the high-visibility, businesses that front onto Highway 36 or Highway 3 may be required to provide additional landscaping and/or architectural treatments. The purpose of these requirements is to maintain the identity of Taber as an attractive place for businesses, employees and families to locate.

Southern Alberta is a preferred location for the development of wind energy. The Town of Taber will support wind energy and other green technologies within its industrial areas.

### **3.8.1 Goals**

- a. To support the continued growth and success of existing businesses and promote the development of new businesses within the Town.
- b. Ensure high-visibility businesses contribute to the overall identity of Taber as an attractive and high-quality place to live, work and play.

### **3.8.2 Industrial Policies**

- a. Cultivated land should remain in agricultural production prior to its conversion to industrial land uses within the Industrial Area. Subdivision with the Industrial Area is not permitted unless it is in accordance with an approved Area Structure Plan.
- b. The Town shall consider the overall land use and phasing, transportation networks, drainage, and utility servicing for industrial growth areas within the Northeast sector, generally referred to as the Eureka Industrial Park.
- c. The Town will protect an inventory of land for heavy industrial use and promote the development of these types of industries within the Town.
- d. The Town will prioritize road upgrades within industrial areas to ensure access for industrial users and reduce conflicts with non-industrial traffic. All industrial accesses and intersections shall be designed for the turning radius of larger trucks with trailers.
- e. The Town shall ensure existing and new roads are built to appropriate industrial standards as defined within the Town's approved road cross-sections for industrial developments.

## 03 LAND USE

- f. New development along the Highway 3 and 36 corridors shall be designed using the policies found within Section 3.3 Urban Design for Major Community Corridors. New development should be designed to consider the Town’s visibility from Highways 3 and 36 through signage, entrance beautification and land use changes. Developments along Highways 3 and 36 may be required to submit a landscape plan.
- g. The Town shall encourage diversification of businesses and value-added industries using land use diversification, improvements in road and rail access to industrial areas and offering a range of lot sizes and servicing standards. Opportunities for new rail access into the industrial area should be considered.
- h. The Town will review its industrial land supply on an annual basis to determine appropriate lot pricing, range of lots and lot servicing types.
- i. The subdivision authority may waive the requirement for municipal reserve or cash-in-lieu in industrial areas.
- j. The Town may support the development of green technologies and wind energy conversion systems within industrial areas.
  - New wind energy development shall conform to minimum Land Use Bylaw setback regulations.
  - Any wind energy conversion system must be located a minimum distance equal to its height from the property line as measured from its base.
  - Any wind energy conversion system must be removed or repaired upon disrepair, abandonment, or termination.
  - Ensure the installation and design of a wind energy conversion system is signed off by a qualified engineer for safety purposes.
  - The Town of Taber will not protect access to wind for a proponent by limiting the development potential of adjacent or nearby parcels.
- k. Living accommodations may be provided in industrial areas when those accommodations are located on a parcel that is zoned for an industrial use and the living accommodation does not compromise the nature and function of the surrounding industrial area.
- l. Town Administration shall consistently enforce bylaws related to property maintenance and outdoor storage.

- m. Low Impact Development (LID) techniques are encouraged. New developments in the Industrial Area should minimize development of impermeable hard surfaces such as driveways. New stormwater management facilities shall consider the use of low impact development techniques and bioswales.

### 3.9 Parks, Recreation & Open Space

Residents of Taber value the many parks, recreational amenities and open spaces found throughout the Town. Major facilities include an indoor swimming facility (Aquafun Centre) and a challenging 18 hole golf course along with outdoor sports facilities such as soccer fields and baseball diamonds. Other community facilities include a curling club, a skateboard park, a water spray park, a Seniors Centre, pedestrian and bike trails, and numerous neighbourhood parks. These areas are identified in Map 5: Parks, Recreation and Open Space. Many of these opportunities are also central features of Existing Community Nodes as shown in Map 4: Urban Design.

Taber is located near two bodies of water: the Oldman River and Taber Lake. The Oldman River has a spectacular river valley and is located in the urban-rural fringe area of the Town of Taber and the Municipal District (M.D.) of Taber. The valley is great for viewing and is a popular destination for fishing and boating enthusiasts. The Municipal District of Taber Park is located 4 km north of Taber on Highway 864. This destination campground is a popular attraction for both Town and rural residents. This park provides an opportunity for future cooperation between the Town of Taber and the M.D. of Taber to increase tourism and encourage economic development.

There is an asphalt walking trail that circles the golf course and connects to other parts of the community. MDP consultation with community members indicates that the pathway system should be improved to



*Park in Prairie Lake Estates*



*Confederation Park entry on 50th Avenue*



## 03 LAND USE

provide more connections throughout Taber. A Proposed Future Trails network is shown in Map 5: Parks, Recreation and Open Space. The Propose Future Trails network includes a pathway that extends into the MD of Taber to connect Trout Pond, MD of Taber Park and the Rodeo Grounds with the Town’s pathway network.

### 3.9.1 Recreation & Open Space Goals

- a. To provide a wide range of accessible, visible and safe parks, recreation and open spaces that reflect the diversity of Taber’s residents.
- b. To encourage the development of a connected trail network that links, major parks, environmental areas and Existing Community Nodes within the Town and into the MD of Taber.

### 3.9.2 Policies

- a. Area Structure Plans, Area Redevelopment Plans and Concept Plans shall establish a continuous network of parks, public open spaces and key community nodes as identified in Map 5: Parks and Open Space.
- b. The Town may require developers, through development agreements, to be responsible for dedicating and developing trail connections and the grading, seeding and tree planting of park spaces in Residential Areas as defined in Map 3: Future Land Use Strategy.



Taber Spray Park

- c. The Town should encourage and/or develop linkages between Existing Community Nodes and other community features as shown in Map 5: Parks, Recreation and Open Space including:
  - Between MD Park and Ken MacDonald Sports Complex;
  - Between Horizon Implements and Wal-Mart commercial area;
  - Between Confederation Park and Aquafun Centre; and
  - Along 64th Ave to existing pathway system at Ken McDonald Sports Complex.
- d. The Town should ensure the safety of the bike and trail system through appropriate levels of maintenance, lighting and design.
- e. Parks within neighbourhoods should be designated as playground zones and signed appropriately.
- f. A range of park opportunities should be provided within Residential Areas. Landscape plans for new park spaces should illustrate fully functional park spaces:
  - Facilitating the development of connected playgrounds,
  - Providing visibility within the parks to create a safe environment, and
  - Providing effective and attractive landscaping which includes trees for shade.
- g. Landscape plans for parks and plazas along Major Community Corridors and Existing Community Nodes should consider view corridors and the safety and visibility of park spaces.
- h. The Town should ensure appropriate maintenance of park space including creating and supporting volunteer programs for maintenance of the parks and recreational facilities, providing park garbage bins, and offering dog bags at the dog park.
- i. Civic recreation projects should include water conservation and reuse measures.
- j. The Town should create and support volunteer programs for maintenance of the parks and recreational facilities. A review of staffing should be undertaken to ensure an adequate amount of staff throughout all seasons for maintenance of parks and recreational facilities.
- k. The Town should require the dedication of 10% of land to be subdivided, or cash in lieu of land, for Municipal Reserve or Municipal School Reserve. Municipal Reserve and Municipal School Reserve may be waived in accordance with provisions of this MDP. However, full dedication of Municipal and Municipal School Reserve will be required for new community developments with the Residential Area as shown in Map 3: Future Land Use Strategy.

## 03 **LAND USE**

- l. Taber Irrigation District irrigation water should be used prior to the use of treated water when irrigating parks or for make-up water in storm ponds.
- m. The Trout Pond west of Taber (on Town owned land in the Municipal District of Taber) will be a focus as a recreational development node.
- n. The Town should integrate protected easements and right-of-ways where they exist into parks and green spaces whenever possible
- o. Priorities outlined in the Recreation Master Plan should be considered when planning for new recreation and open space opportunities.



# 04

## Municipal INFRASTRUCTURE & SERVICES

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# 04 INFRASTRUCTURE & SERVICES

## 4.1 Transportation

Roadways within Taber play an important part in the everyday lives of residents and businesses. Mobility is required for economic prosperity and ensuring main roads are both functional and attractive is crucial for a thriving community.

Taber is located at the intersection of highway and rail infrastructure including Highways 3 and 36 and the Canadian Pacific Rail line. Highways 3 and 36 experience significant traffic volumes as a result of the success of Taber’s highway commercial and light industrial uses. Highway 864 also borders the west side of Taber and is considered a secondary highway and a rural arterial road for accessing the Town. Taber’s arterial roadways consist of 50th St, 50th Ave, 56th Ave, and 64th Ave. There are also two major collector roads, 56th Street and 43rd Street. The future conceptual roadway hierarchy and network is illustrated in Map 6: Transportation.

Roadways within Taber are nearing the end of their life-cycle and will need to be replaced in the coming years. Creating a priority plan and defining a clear road hierarchy would be beneficial to Taber’s overall growth and success.

The design of roads and the ways adjacent developments address the street should enhance the overall look and feel of the Town. Policies contained within Section 3.3 Major Community Corridors Urban Design Overlay address the need for developments to face the street and to ensure a high level of landscaping and screening.

### 4.1.1 Goals

- a. To ensure key roads as identified in Map 6: Transportation are planned, upgraded and maintained in an orderly and attractive way to enhance the identity of Taber.



Road network

## 4.1.2 Policies

- a. The Town should undertake a Master Transportation Plan to:
  - Develop a transportation system that outlines road hierarchies based on existing and forecast traffic volumes;
  - Prioritize road and access improvements within the Town;
  - Update road cross-sections to include an appropriate range of roadway types. These additional cross-sections may include roadways with appropriate lane widths, on-street bike lanes, angle parking, regional trails, and treed boulevards. The needs of all users and all modes (i.e., walking, biking and vehicles) should be considered in the design of streets.
- b. Area Structure Plans, Area Redevelopment Plans and Concept Plans should provide for a high level of pedestrian and vehicle connectivity to existing transportation systems in residential and commercial areas.
- c. The Town should ensure a high-level of road maintenance include ensuring roads are kept clear of snow in the winter, paved roads are swept in the summer, potholes are filled, and gravel roads are maintained to a high standard. The Town will work with Alberta Transportation to ensure the maintenance of the local highways.
- d. The Town shall provide crosswalks at busy intersections to ensure safety as warranted.
- e. The design of the roadway and adjacent buildings along Major Community Corridors as identified in Map 4: Urban Design shall be designed to be attractive and enhance the character of Taber in keeping with the policies provided in 3.4 Major Community Corridors Urban Design Overlay. These principles generally include ensuring buildings front the street, pedestrian pathways or sidewalks are provided, higher-levels of landscaping and street trees are provided, and any outdoor storage, garbage and loading facilities are provided in the rear of the building and are screened from the view of roadways.
- f. Minimize conflicts with existing Taber Irrigation District easements and right-of-ways.

## 04 INFRASTRUCTURE & SERVICES

### 4.2 Utility Services

Taber has a robust and reliable water and wastewater utility servicing system. Water, Sanitary and Stormwater Utility Services are illustrated in Maps 7, 8 and 9. These systems have been designed to support the commercial and industrial activities that make up the majority of the Town's tax base. Agri-food process industries located within Taber generally have high requirements for water and wastewater servicing. Taber has utility servicing capacity to grow to about 12,000 people before major expansion of the system is required.

Stormwater drainage is a concern in Taber due to severe storm events that have caused surface flooding in parts of the Town. The industrial area on the east side is particularly susceptible to periodic flooding during major snowmelts and rainfall events due to relatively flat grades and lack of an extensive storm sewer collection system. The Town of Taber Stormwater Master Plan (MPE Engineering, August 2015) provides detailed recommendations for upgrades to the Town's stormwater management system.

#### 4.2.1 Goals

- a. To provide utility infrastructure systems that can be extended in an effective and efficient manner.
- b. To ensure utility servicing capacity to meet growth requirements.
- c. To encourage water saving measures within new developments.

#### 4.2.2 Policies

- a. The Town shall continue to ensure the provision of safe, reliable, cost-effective and environmentally sound water, wastewater and stormwater servicing systems.
- b. All new developments shall provide a water, sanitary and stormwater servicing strategy to the satisfaction of the development authority.
- c. Costs associated with onsite and offsite utility servicing costs related to new development will continue to be the responsibility of the developer.
- d. Offsite levies shall be collected for new developments or subdivisions pursuant to Section 648 of the Municipal Government Act and the Town of Taber's Offsite Levy Bylaw as amended from time to time.

- e. The Town shall prepare a sustainable infrastructure replacement strategy to:
    - Identify priority areas for the short-term replacement of upgrades of utility infrastructure, and
    - Provide a long-term strategy for the cost-effective, ongoing improvement of utility infrastructure to accommodate the Town's residential and industrial growth over time.
  - f. The Town shall work to acquire additional water licence allocations to facilitate population and industrial growth.
  - g. Development in all areas should only be approved in conformity with the infrastructure recommendations contained in the Town of Taber Stormwater Master Plan (MPE Engineering, August 2015).
  - h. Any infill or redevelopment in existing areas will not exceed the existing stormwater infrastructure capacities. A site specific stormwater drainage plan may be requested by the Town for development applications.
  - i. The development buffer zones around the Taber Waste Transfer Station and the Taber Waste Water Treatment Plant shall be protected and maintained.
  - j. Water saving measures should be included in all renovations, new developments and civic projects. These may include public and private landscaping designs to reduce the need for water use (i.e., xeriscaping) or other innovations such as low flow faucets, low flush toilets, rain barrels or other innovations.
  - k. The Town will pursue measures to ensure retention, treatment, and controlled release of stormwater entering Taber Lake.
- 

## **4.3 Waste Management**

The Town of Taber has implemented a three (3) bin waste management system for waste, recycling and organics. This system puts Taber on the cutting edge of waste management. The organics composting facility is currently located within the industrial growth area.

### **4.3.1 Goals**

- a. To provide high-quality waste management services for the Town of Taber.
- b. To promote the principles of reduce, reuse and recycle.



## 04 INFRASTRUCTURE & SERVICES

### 4.3.2 Policies

- a. The Town shall continue to provide efficient, economical, environmentally-sound waste collection, management and disposal facilities and programs.
- b. The Town will seek to reduce the creation of waste materials through the principles of reduce, reuse and recycle in Town operations and promote the reuse or recycling of products with public education and using a cradle-to-cradle design.

## 4.4 Institutional, Social & Cultural Services

Taber is a safe community with a strong sense of identity, great schools and a diverse population. Taber provides excellent educational services, from early childhood services to adult educational programs. Public, Separate (Catholic) and Christian school systems all operate in Taber, as does a full-service public library. Adult learning and post-secondary programs are also offered in the community to encourage the continued education of residents. The number of schools in the community contributes to the large amount of outdoor public space.

Taber's arts and cultural community has experienced significant growth over the past few years. As growth and promotion of the arts and cultural community continues, the need for an arts facility should be addressed. The Taber Players is a local group that provides opportunities for residents to participate and enjoy the performing arts and is considered an integral part of the arts and cultural community.

Taber offers a range of church and worship opportunities and cultural services that reflect the range of Taber's diverse population.

### 4.4.1 Goals

- a. To support continued growth in cultural and community services.
- b. To ensure new school locations are identified in Area Structure Plans and Concept Plans.
- c. To encourage institutional uses, social and cultural services to locate within the downtown and Existing Community Nodes.

## 4.4.2 Policies

- a. The Town should work cooperatively with the Horizon School Division No. 67 on a site-by-site basis to determine the best locations sizes and configurations of future school sites.
- b. The Town will continue to support a full range of elementary and secondary educational opportunities and other learning opportunities through cooperation with local school boards and other service providers.
- c. The Town will continue to support a range of health and medical services and facilities within Taber.
- d. Institutional uses, social and cultural services are encouraged to locate within the Downtown and Existing Community Nodes as identified in Map 4: Urban Design. These services are also permitted within the Residential Area.
- e. The Town will pursue community partnerships with other organizations and agencies that provide funding and support for a diverse range of services. This includes ensuring current and future community resources and partnerships are used to their maximum advantage to support the growth and development of arts and cultural opportunities for local artists, residents, and visitors.
- f. The Town will encourage development within the arts and cultural community for all ages and cultural groups by supporting current and future community resources and partnerships. The Town may explore the need for an additional community facility to provide space for activities such as education, arts and cultural activities, sports, and/or conference centre events as required.
- g. The Town will encourage more advertising of the arts and cultural community through community signage boards.



*L.T. Westlake Elementary School*



*D.A. Ferguson Middle School*

## 04 INFRASTRUCTURE & SERVICES

- h. The Town will promote its Farmers Market and other cultural services in and around the Taber area as part of its tourism and business development marketing.

### 4.5 Protective & Emergency Services

Taber is a safe and secure place to live, work and play. There are excellent medical and emergency services located within the community including a hospital, a local ambulance and 911 services, and a wide variety of other medical professionals. A local fire department, ambulance and police services are also available within the community. The Town also boasts the Taber Police Service which is recognized as a significant asset to keep the community a safe place to live.

#### 4.5.1 Goals

- a. To ensure the continued provision of effective fire and police services.
- b. To ensure Taber is prepared for emergency situations.

#### 4.5.2 Protective & Emergency Services Policies

- a. The Town shall continue to provide a sufficient level of police and fire services to all areas of the Town as it grows.
- b. The Town will maintain an Emergency Plan to consider emergency situations such as severe weather, train derailment and spill containment, flooding, industrial accidents or fires, petrochemical and hazardous chemical releases. The Town will update its Emergency Management Planning documents every two years.



Taber and District Health-care Complex



05

## Sour Gas FACILITIES

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## 05 **SOUR GAS FACILITIES**

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### **5.1 Sour Gas Facilities**

In accordance with the MGA Section 632 (3)(d) the Town of Taber recognizes the Alberta Energy Regulator (AER) as the authority with jurisdiction with respect to sour gas facilities located within the Town boundaries.

#### **5.1.1 Goals**

- a. The goal is to identify any sour gas facilities and minimize adverse land use conflicts of any proposed subdivision or development in close proximity to these facilities.

#### **5.1.2 Policies**

- a. Ensure all subdivision and development applications which are located within 1.5 km of a sour gas facility are referred to the Alberta Energy Regulator (AER).
- b. Pursuant of the MGA Section 619, a licence, permit, approval or other authorization granted by the AER will prevail over any bylaw or land use decision rendered by the Town of Taber.
- c. Setback guidelines for sour gas facilities will be in accordance with the setbacks established by the AER from time to time.
- d. Any subdivision or development will not be approved if the a setback distance is less than the setbacks outlined in AER regulations, unless the Town of Taber receives a written approval for a lesser setback distance by the ERCB, pursuant to Alberta Subdivision and Development Regulation Section 10(1).



# 06

## Intermunicipal CONSIDERATIONS & TOURISM

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## 06 INTERMUNICIPAL CONSIDERATIONS & TOURISM

### 6.1 Intermunicipal Considerations & Tourism

Taber is surrounded by the naturally beautiful landscapes of the prairies and coulees found within the MD of Taber. The Town of Taber values its relationship with the MD of Taber and looks forward to working together with them to build regional strength.

The Town and the MD have an existing Intermunicipal Development Plan (IDP). The IDP identifies the commitments of both municipalities with respect to communication, referral of development applications and dispute resolution.

As part of the Canadian Badlands, Taber has undertaken a Tourism Visioning Project along with the MD of Taber and the Town of Vauxhall in an effort to improve the visitor experience to the community. The Town of Taber should continue to partner with the Canadian Badlands to promote tourism within the community. Agriculture is an important part of Taber's economy and integrating this theme into the Town will create cohesion between the community and the built form.

#### 6.1.1 Goals

- a. To maintain a cooperative and mutually beneficial relationship with the MD of Taber.
- b. To work jointly with the MD of Taber to develop regional initiatives that support regional growth and services.



*Taber landscape*

## 6.1.2 Policies

- a. The Town will work with the MD of Taber through Intermunicipal Development Plan processes and the Intermunicipal Committee on matters of mutual interest.
- b. When a need for annexation is identified, annexation may be considered where land is adjacent to Town infrastructure and contiguous with the Town boundary.
- c. The Town will work together with the MD of Taber to identify intermunicipal roadways and to coordinate the alignment and design of these roadways.
- d. The Town will work with the MD of Taber to ensure the development buffer zone around the landfill is maintained and there is adequate capacity at the landfill to fulfill the needs of Town and MD residents.
- e. The Town may examine the possibility of regional servicing through the extension of a regional water and wastewater line from Taber into the MD of Taber under a “user pay” approach. Any study related to regional servicing shall include a comprehensive financial analysis regarding connection fees and cost contributions for any proposed extension and a summary of the impact of a regional waterline to all affected stakeholders.
- f. The Town will work with the MD of Taber to advance initiatives of mutual benefit such as the expansion of the airport or the development of a regional pathway system.
- g. The Town will with the MD of Taber through the Joint Economic Development Committee to promote and/or develop regional events or multi-use facilities that would be of mutual benefit.



*Municipal District of Taber Park*



## 06 INTERMUNICIPAL CONSIDERATIONS & TOURISM

- h. The Town will review and apply for any grants through the Canadian Badlands which benefit tourism and economic development.
- i. Work with the MD of Taber to advance initiatives of mutual benefit such as the expansion of the airport or the development of a regional pathway system.
- j. Work with the MD of Taber through the Joint Economic Development Committee to promote and/or develop regional events or multi-use facilities that would be of mutual benefit.



*Taber landscape*



*Town of Taber and Municipal District of Taber Administration Building*



# 07 Implementation & MONITORING

## **7.1 Implementation & Monitoring**

This Municipal Development Plan is intended to be a living document to ensure it remains current and effective. Town Administration may recommend updates to Town Council. It is expected that updates will be brought forward to Council every two years or otherwise as requested or required.

### **7.1.1 Implementation & Monitoring Goals**

- a. To ensure the policies of this MDP remain current and respond to the needs of residents.

### **7.1.2 Implementation & Monitoring Policies**

- a. The Town shall support agricultural activities within the Town boundaries until urban development is proposed.
- b. This Municipal Development Plan may be amended from time to time.
- c. Administration should perform an administrative review and report about MDP policy effectiveness and recommend amendments to Council every 2 years.
- d. The Town will undertake a review of the Land Use Bylaw and other lower-tiered plans to ensure these documents are in compliance with this MDP as required under the Municipal Government Act.

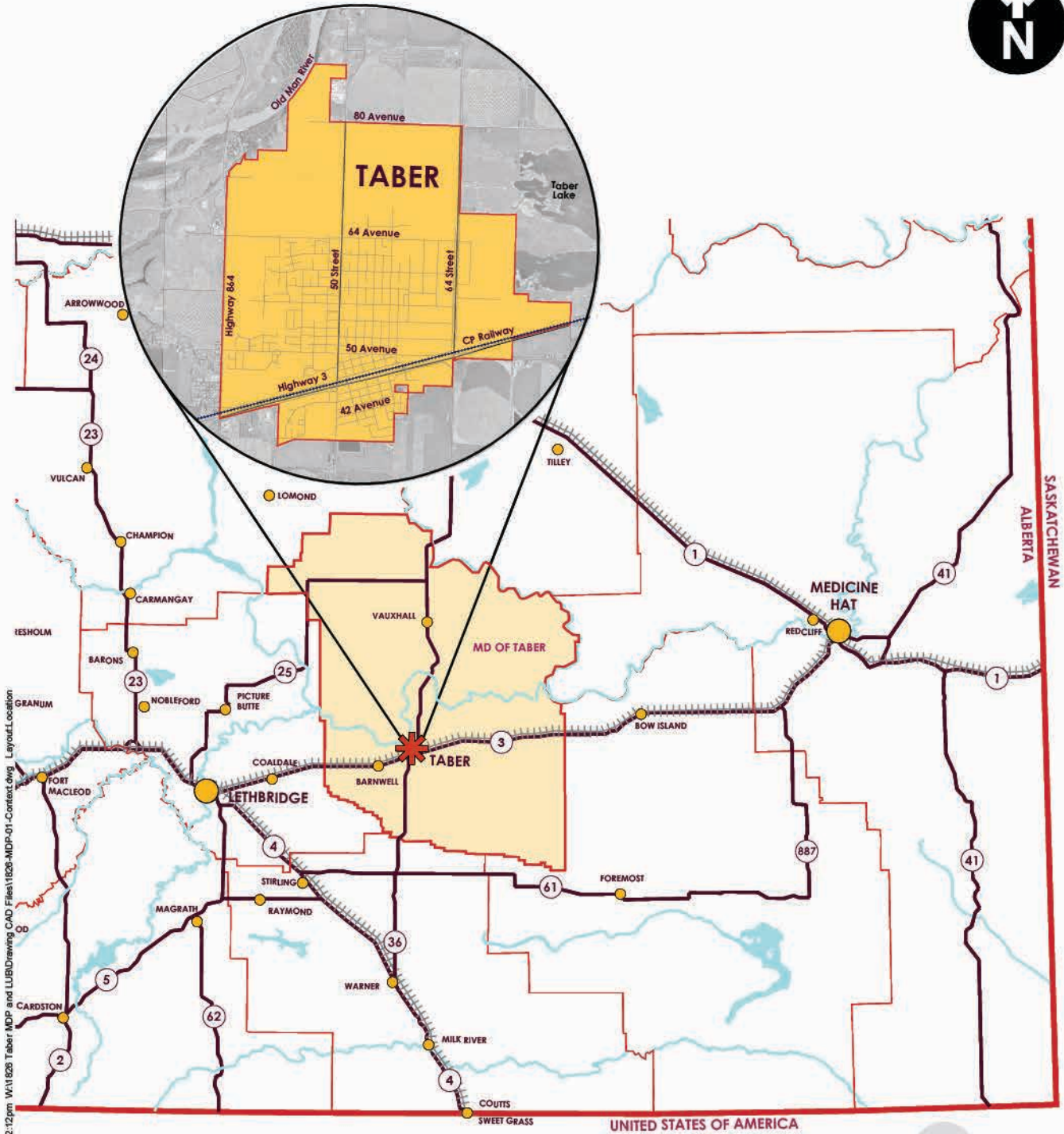


# 08

## Municipal Development Plan MAPS & FIGURES

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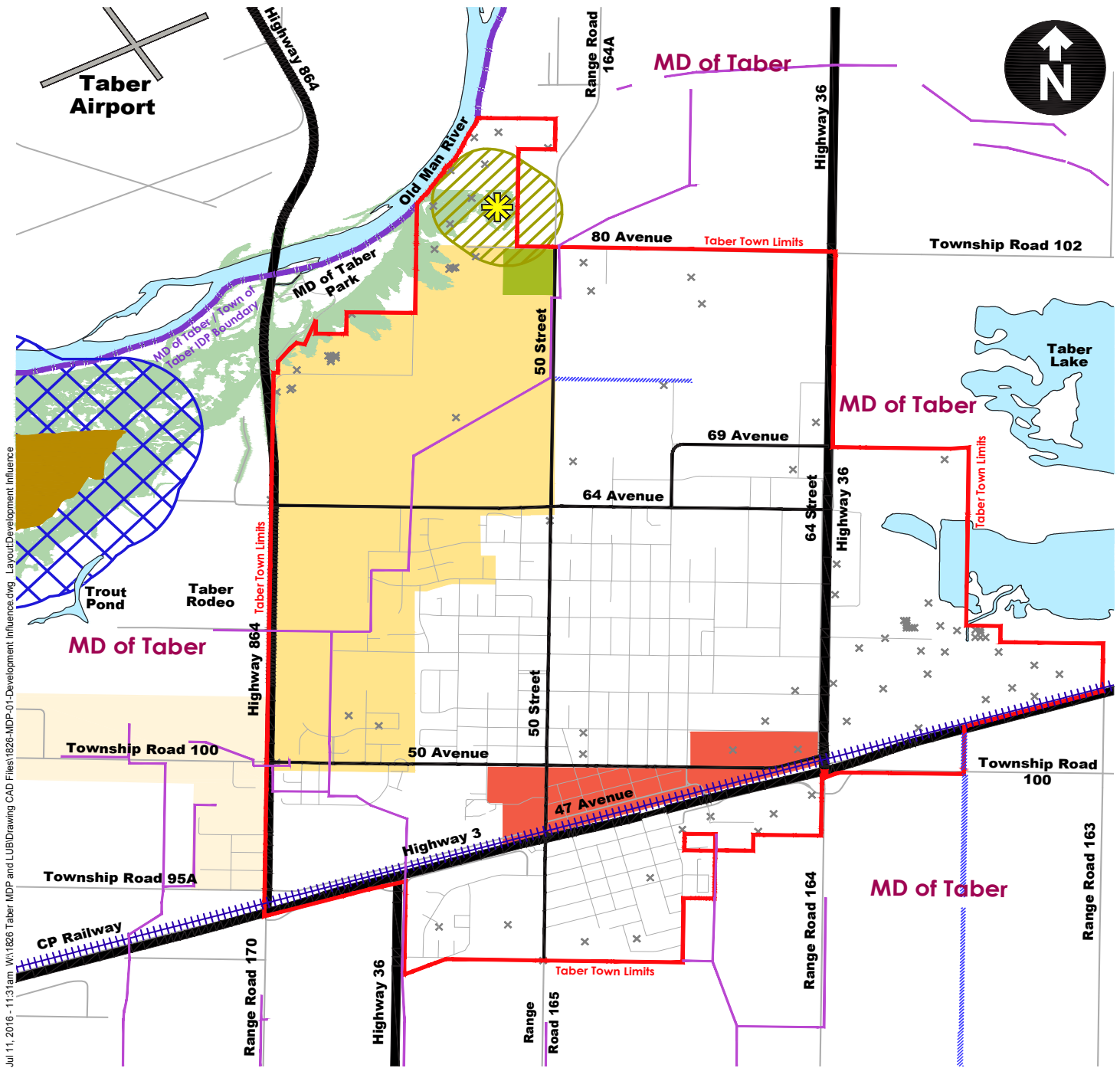
# 08 MAPS & FIGURES















Nov 11, 2015 - 2:12pm W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-MDP-01-Context.dwg Layout:Location

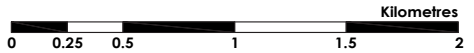
# MAP 01

## Regional Context



Jul 11, 2016 - 11:31am W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-MDP-01-Development Influence.dwg Layout\Development Influence

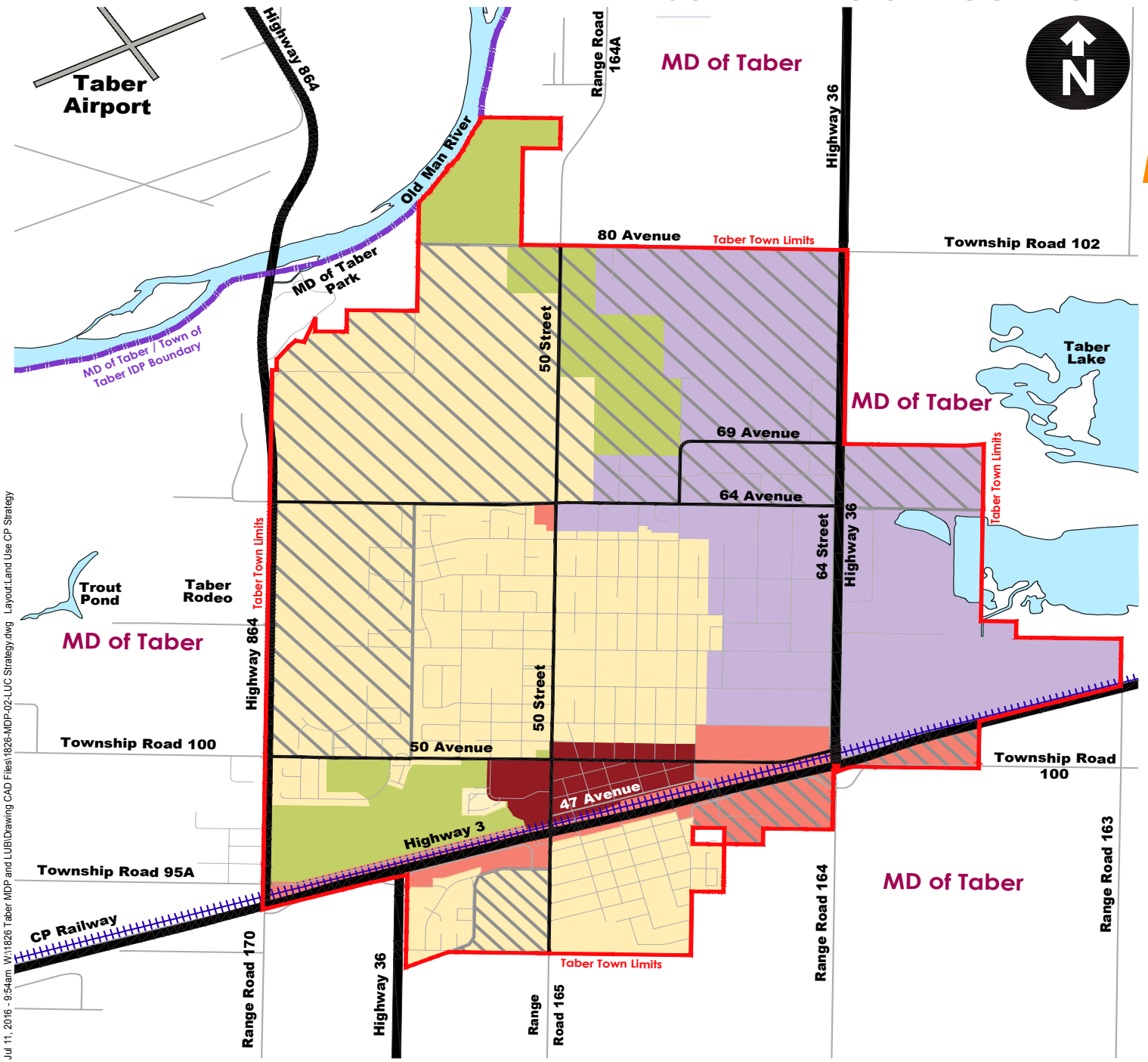
- |   |                                     |   |  |
|---|-------------------------------------|---|--|
|   | Cemetery                            |  | Wastewater Treatment Plant Buffer      |
|   | Rural Residential                   |  | Taber Regional Transfer Station        |
|   | 15% & Greater Slopes                |  | 450m Active Landfill Buffer            |
|  | Abandoned & Existing Well Sites     |  | NW Residential Area Structure Plan     |
|   | Wastewater Treatment Plant          |  | Downtown & Gateways Redevelopment Plan |
|   | Taber Irrigation District Pipelines |   |  |
|   | Taber Irrigation District Easements |   |  |



# MAP 02

## Development Influences

# 08 MAPS & FIGURES

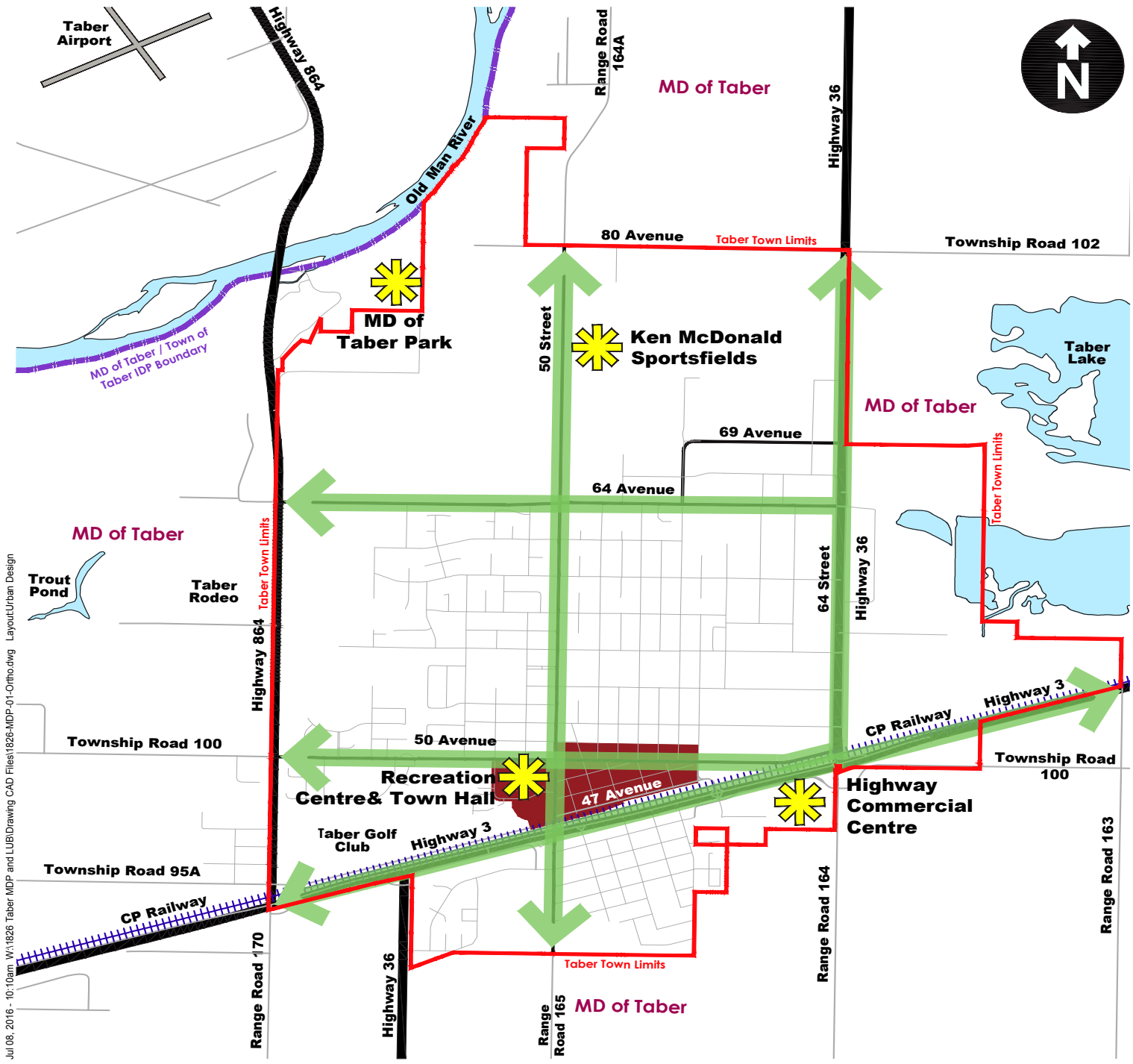


Jul 11, 2016 - 9:54am: W:\1826 Taber MDP and LUBI\Drawing CAD Files\1826-MDP-02-LUC Strategy.dwg Layout.Land Use CP Strategy

- Downtown
- Residential
- Comprehensive Commercial
- Industrial
- Parks, Recreation, & Open Space
- Future ASP or ARP

## Future Land Use Strategy





Jul 08, 2016 - 10:10am W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-MDP-01-Ortho.dwg Layout\Urban Design

- Major Community Corridor
- Existing Community Node
- Downtown

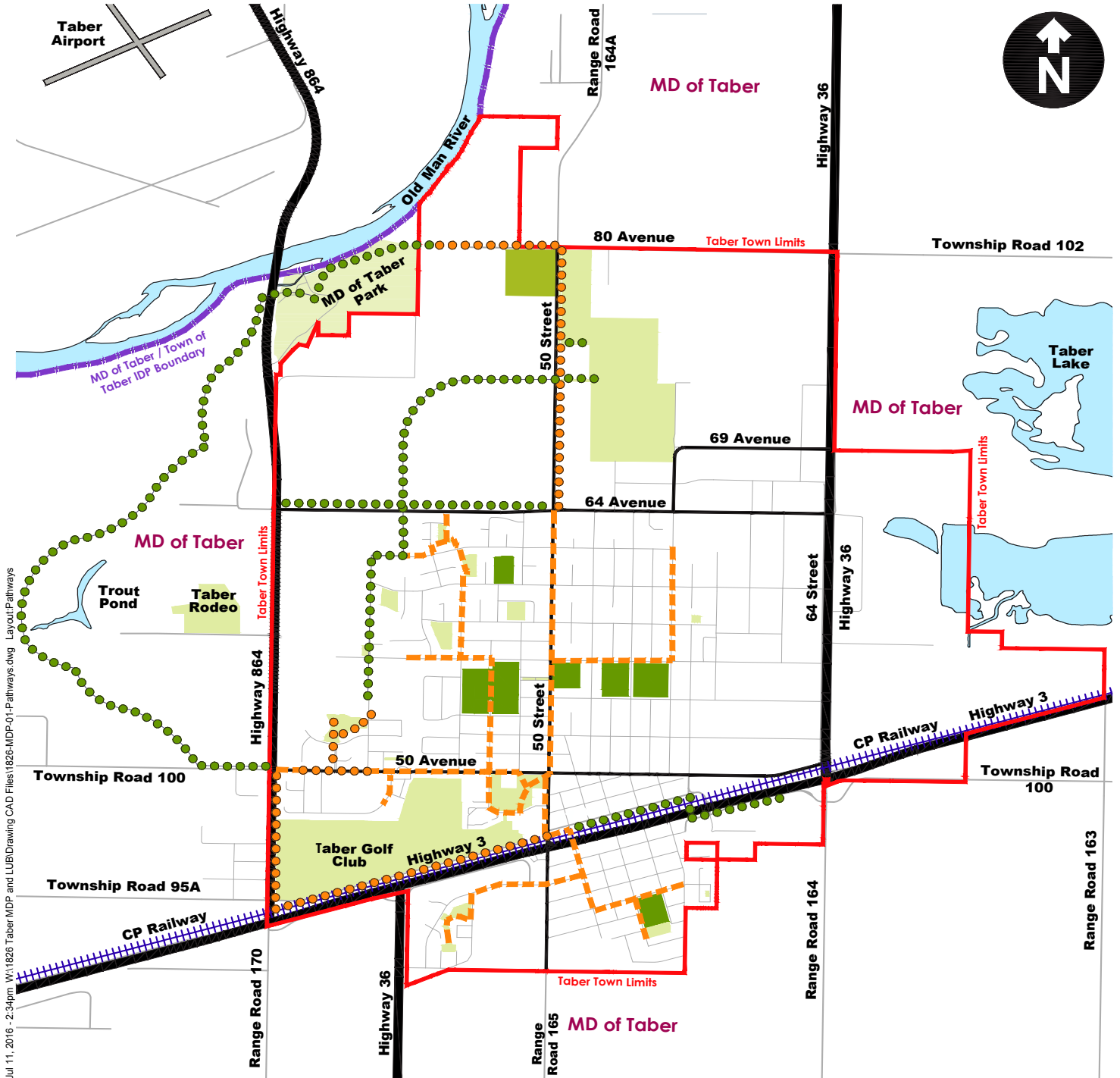


# MAP 04

## Urban Design



# 08 MAPS & FIGURES



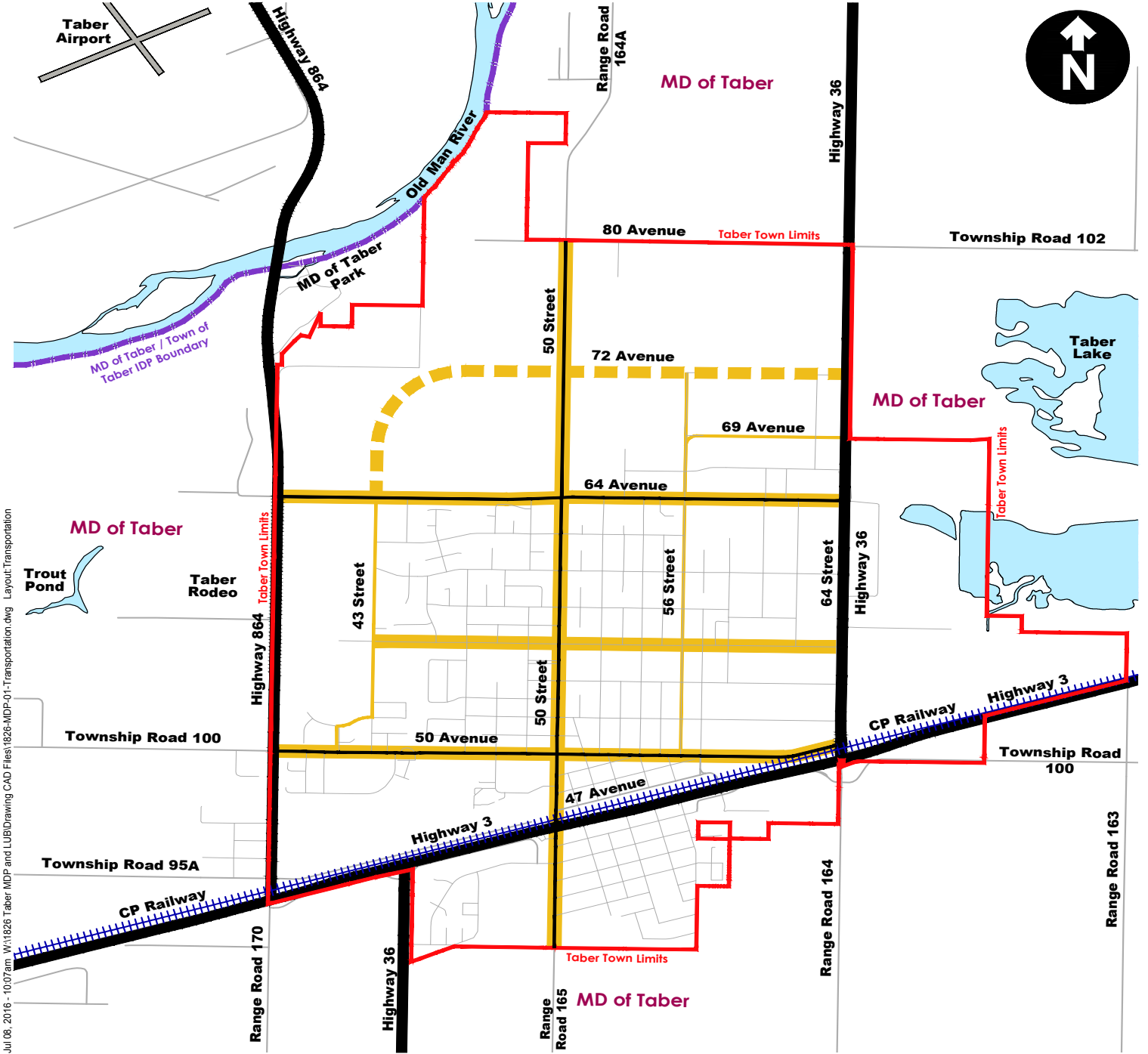
Jul 11, 2016 - 2:34pm W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-MDP-01-Pathways.dwg Layout\Pathways

- Parks/Recreation
- Schools
- Cemetary
- Community Sidewalk & Trail System
- Existing Connecting Sidewalks
- Existing Trails
- Proposed Future Trails (Conceptual)



## Parks, Recreation & Open Space

# MAP 05



Jul 08, 2016 - 10:07am W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-MDP-01-Transportation.dwg Layout: Transportation

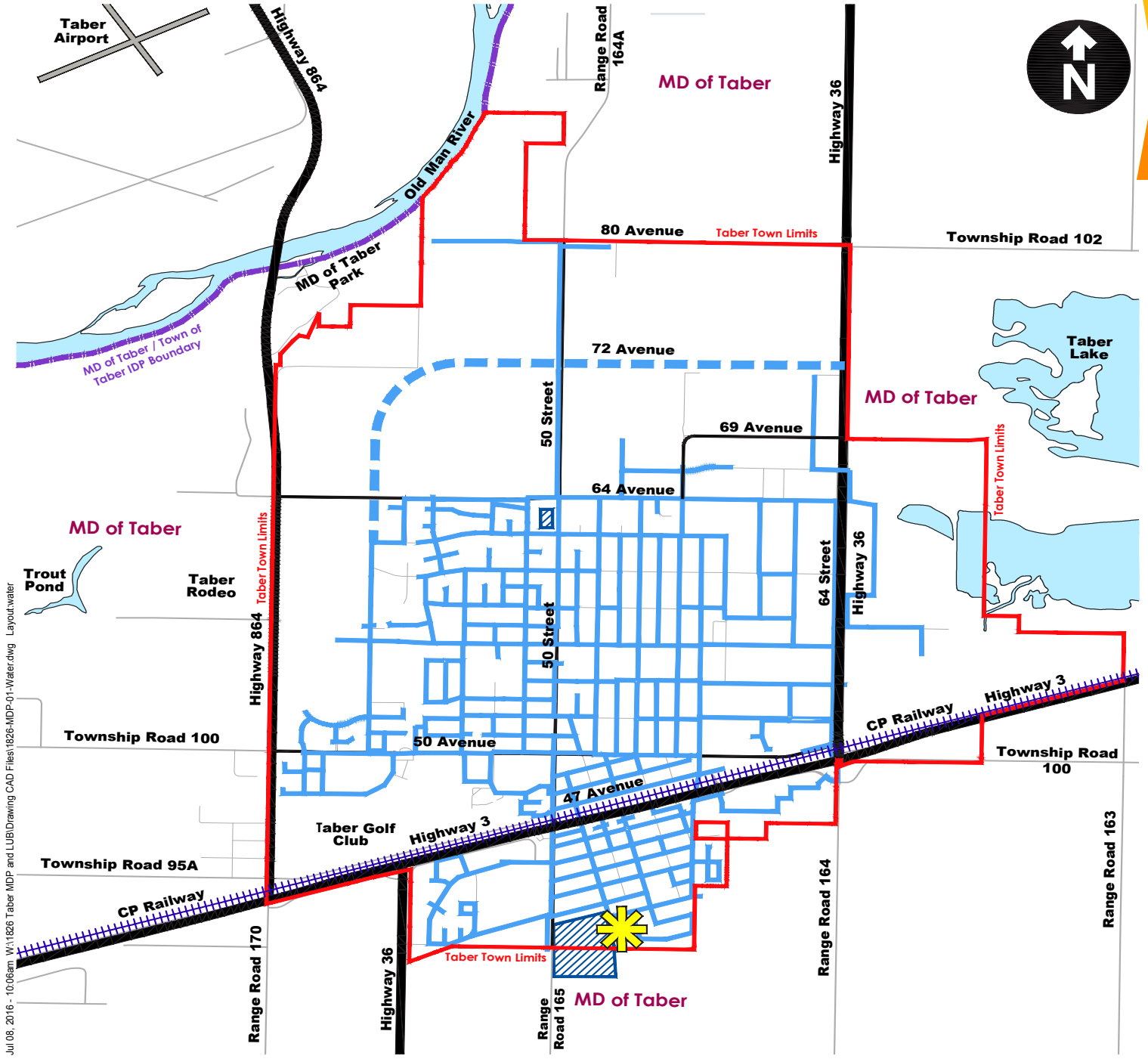
- Provincial Highways
- Urban Arterial
- Collector
- Future Collector (Conceptual)




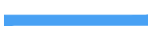


# Transportation Network



# 08 MAPS & FIGURES



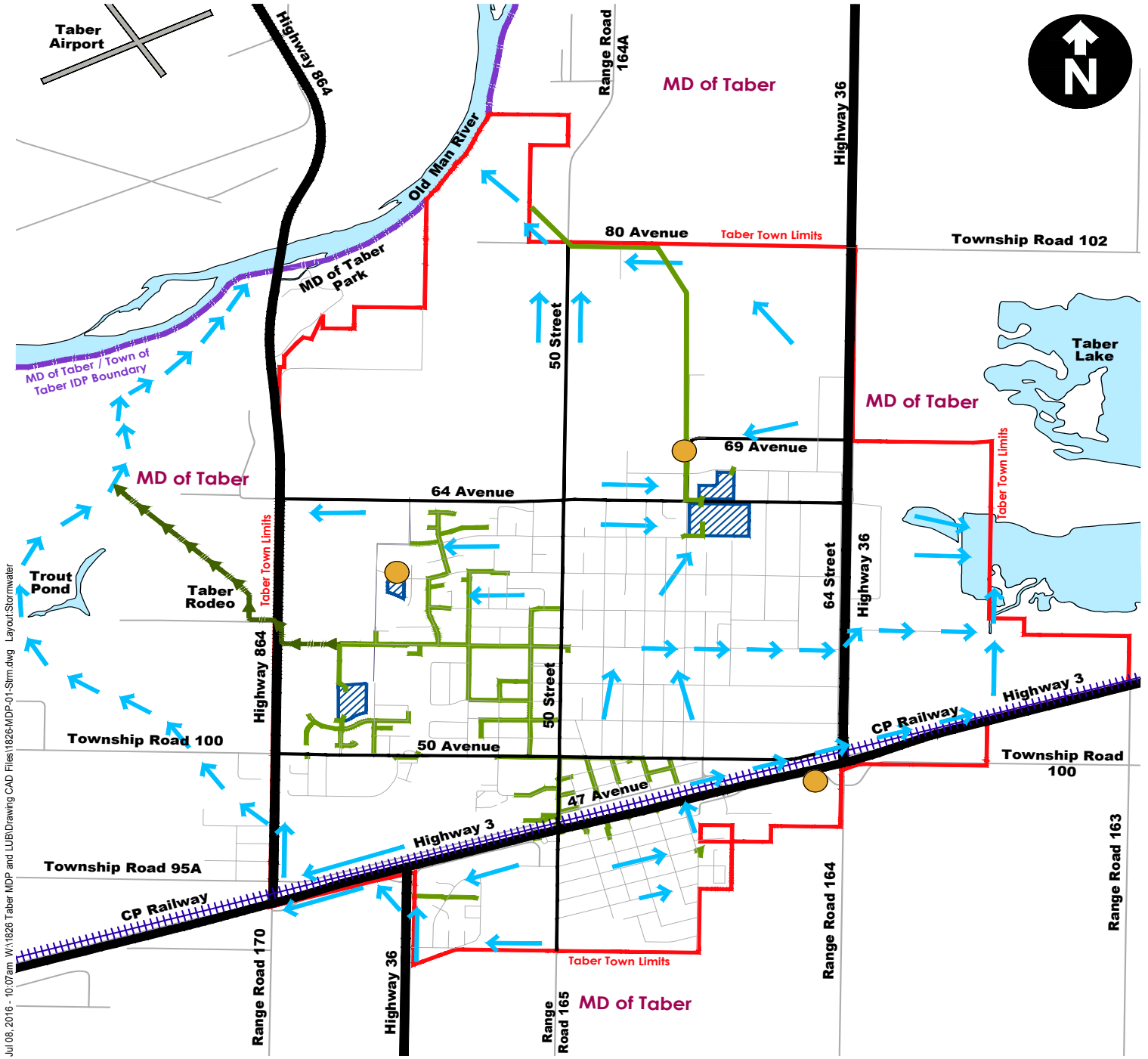
Jul 08, 2016 - 10:06am W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-MDP-01-Water.dwg Layout.water

-  Future Water Main (Conceptual)
-  Existing Water Mains
-  Water Treatment Plant
-  Reservoirs








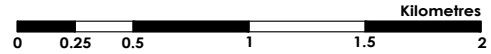
## Water Servicing





Jul 08, 2016 - 10:07am W:\1826 Taber MDP and LUB\Drawing CAD Files\1826-MDP-01-Strm.dwg Layout:Stormwater

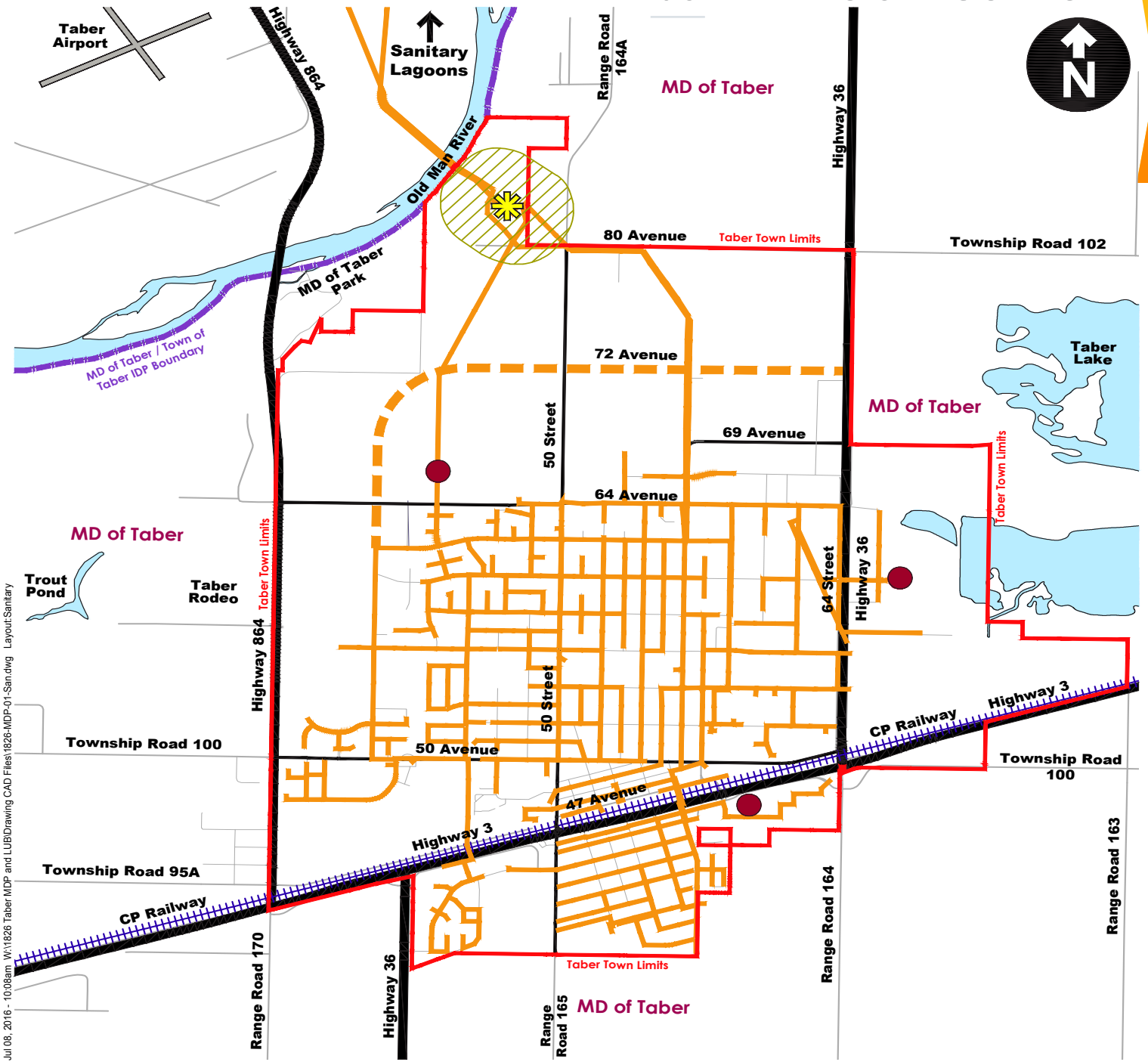
-  Existing Stormwater Mains
-  Storm Outfall (Concrete)
-  Pump Station
-  Stormwater Pond
-  Surface Overland Drainage



# MAP 08

## Stormwater Servicing

# 08 MAPS & FIGURES



Jul 08, 2016 - 10:08am W:\1626 Taber MDP and LUB\Drawing CAD Files\1626-MDP-01-San.dwg Layout:Sanitary

- Future Sanitary Main (Conceptual)
- Existing Sanitary Mains
- Wastewater Treatment Plant
- Wastewater Treatment Plant Buffer
- Lift Stations

## Sanitary Servicing

# MAP 09



# A Appendix A TABER WEST GATEWAY

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SECTION B



SECTION A



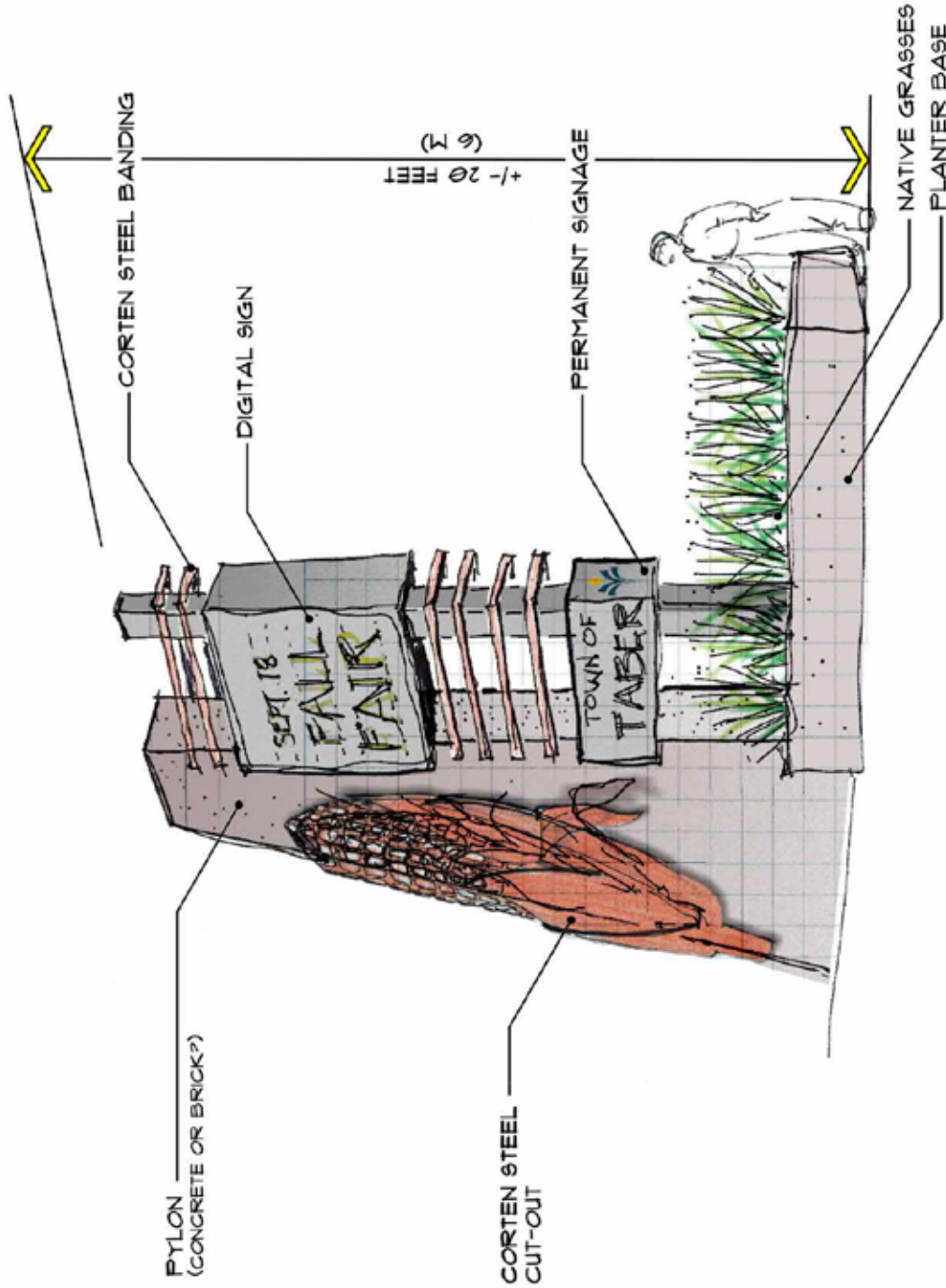
- LEGEND**
- TREES
  - BOULEVARD
  - EXTENT OF PROPOSED WORK
  - EXISTING ROADWAY

**TABER WEST GATEWAY**  
 50th STREET CONCEPTUAL PLAN - PHASE 1  
 Town of Taber  
 50th Street, Taber AB  
 April 2015  
 Project Number: 112947525



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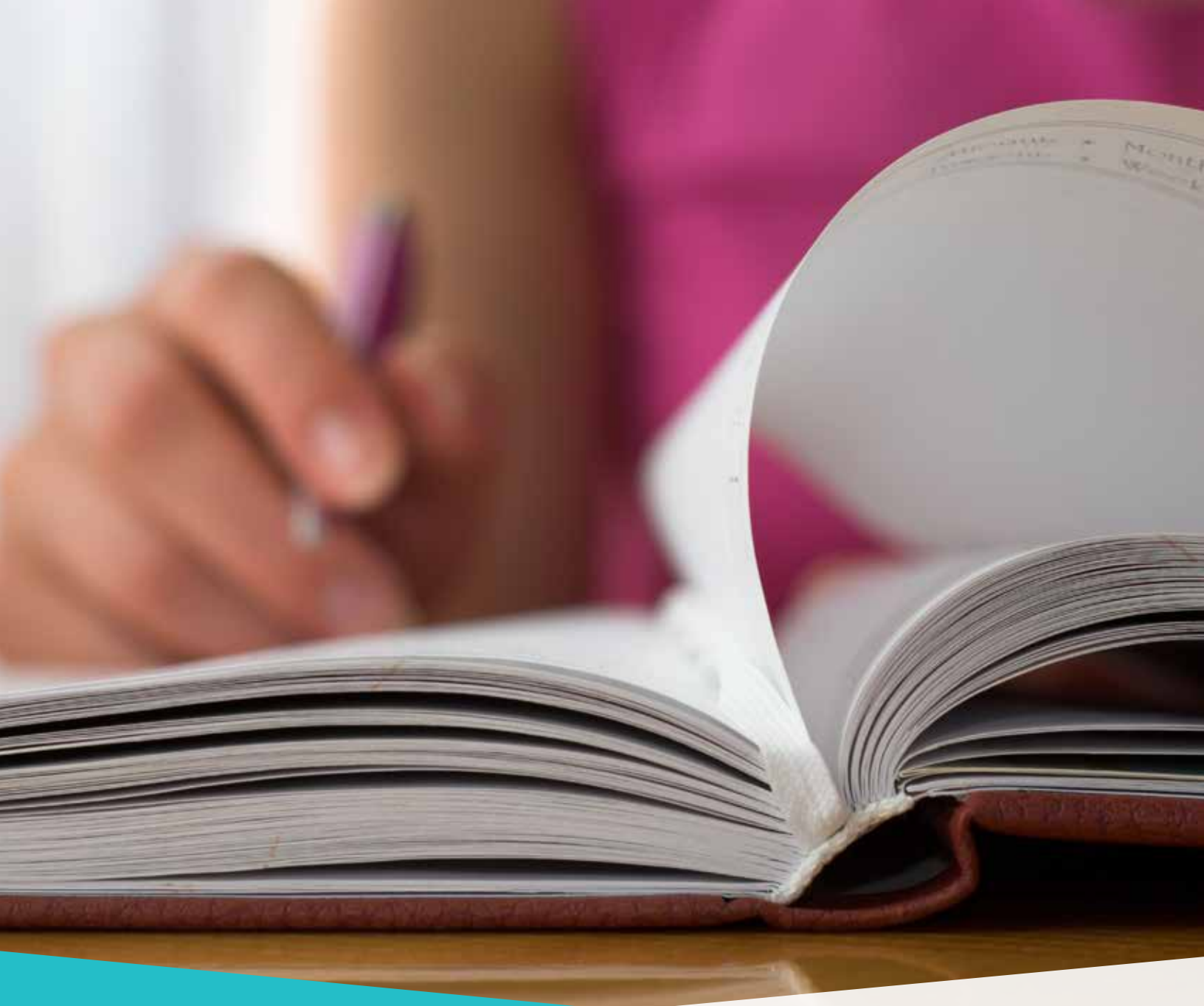




**PHASE 1**  
**LARGE ELECTRONIC SIGN CONCEPT**  
 Town of Taber  
 Highway 3 & 50th Street  
 January 19, 2015  
 Project Number: 112947525

**TOWN OF TABER**  
 Community Electronic Signage Concepts





# B

## Appendix B GUIDE TO THE PLANNING & DEVELOPMENT PROCESS

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# B **GUIDE TO THE PLANNING FRAMEWORK & DEVELOPMENT PROCESS**

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## **APPENDIX B: GUIDE TO THE PLANNING FRAMEWORK & DEVELOPMENT PROCESS**

Development in Taber is governed by a hierarchy of plans. These plans are designed to ensure Taber can meet its vision for the future through the use of its land use and development control authority. As defined in law under the Alberta Municipal Government Act, “development” includes any excavation or stockpile, construction, renovation or major repairs to a building, change in the use of land, or change in the intensity of the use of land.

The following plans are approved and govern development in Taber:

- South Saskatchewan Regional Plan
- Municipal Development Plan
- Other Statutory Plans including the Intermunicipal Development Plan, Area Structure Plan(s), Area Redevelopment Plans, where applicable
- Land Use Bylaw
- Subdivision, where applicable
- Development Permit

The following sections provide a brief outline of the planning process in Taber. They describe the goals of each document that guides development and the associated processes that are mandated under the Municipal Government Act.

---

## 1.1 South Saskatchewan Regional Plan

The main objective of the South Saskatchewan Regional Plan (SSRP) is to encourage the growth and development of sustainable communities. Provincial guidance will:

- Support the maintenance and improvement of the existing built environment as well as encourage continuous and sustainable new development.
- Encourage the growth of social infrastructure to ensure adequate provision of resources to residents.
- Ensure the preservation of the natural environment as well as historic resources.
- Ensure efficient transportation systems.
- Ensure land use decisions are made to mitigate the risk of unsustainable development.
- Identify and preserve municipal historic resources.
- Protect water resources and mitigate risk to health, safety and property damage from water-associated hazards.

The goals are incorporated in the Municipal Development Plan and its associated policies.

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## 1.2 Statutory Plans

A statutory plan's mandate is to establish general development policies in which to direct and guide future growth. There are four types of statutory plans, the Intermunicipal Development Plan (IDP), Municipal Development Plan (MDP), Area Structure Plan (ASP), and Area Redevelopment Plan (ARP). All statutory plans adopted by a municipality must be consistent with each other, the land use bylaw, and the Alberta Land Stewardship Act (ALSA).

### Municipal Development Plan (MDP)

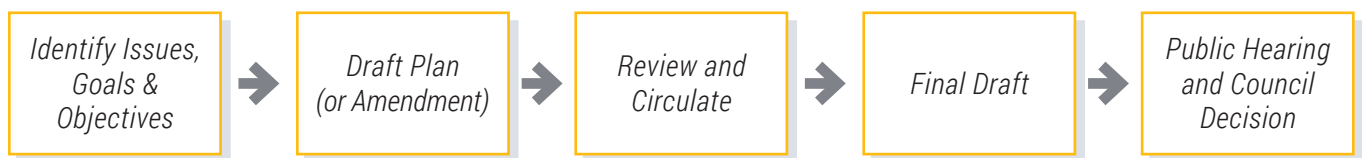
The Municipal Government Act (MGA) requires all municipalities with a population of 3,500 or more to adopt a Municipal Development Plan. A MDP must address:

- a. Future land use within the municipality,
- b. The manner of and the proposals for future development in the municipality,

# B GUIDE TO THE PLANNING FRAMEWORK & DEVELOPMENT PROCESS

- c. The co-ordination of land use, future growth patterns and other infrastructure with adjacent municipalities if there is no Intermunicipal Development Plan with respect to those matters in those municipalities,
- d. The provision of the required transportation systems either generally or specifically within the municipality and in relation to adjacent municipalities,
- e. The provision of municipal services and facilities either generally or specifically,
- f. The provision of municipal and school reserves and the allocation of those reserves in consultation with the school authorities,
- g. The protection of agricultural operations within the municipality, and
- h. Guidance on subdivision and development regulations on the type and location of land uses adjacent to sour gas facilities in relation to the Energy Resources Conservation Board (ERCB).

When a development is proposed, it must ensure that it is in alignment with the goals, vision and policies contained within the MDP. If a development is not compliant with the MDP, an MDP amendment may be required. An MDP amendment requires a public hearing and decision of Council.



## 1.3 IDP, ASP, ARP

Taber has in place an Intermunicipal Development Plan (IDP), two Area Structure Plans (ASPs), and an Area Redevelopment Plan (ARP). These statutory plans apply only to certain areas within Taber.

- MD of Taber and Town of Taber Intermunicipal Development Plan (2007)
- Downtown and Gateways Redevelopment Plan (2004)
- Northwest Area Structure Plan (1992)

If a development is proposed within the plan area of a statutory plan, the development must consider and conform to those policies. In general, a proposed development must reflect the proposed mix of land uses, transportation networks, pathway systems and so on. If a variance from the policies in a statutory plan is proposed, rationale for the variance must be submitted to the Development Authority for their review. If a development is not compliant with a statutory plan, amendment to that plan may be required. A statutory plan amendment requires a public hearing and decision of Council.

---

## **1.4 Land Use Bylaw**

In accordance with the Municipal Government Act (MGA) all municipalities must pass a Land Use Bylaw (LUB). A LUB regulates the land use (zoning) and development of land and buildings within a municipality. The LUB gives land owners development rights to build certain uses as defined within the Land Use Bylaw.

A LUB must include the following:

- i. Divide the municipality into districts and each district must describe the uses of the land or the buildings permitted in the district with or without conditions.
- j. Establish a method of making decisions on applications for development permits and issuing development permits for any development,
- k. If a development permit is issued, provide for how and to who the notice is given, and
- l. Establish the number of dwelling units permitted on a parcel of land.

If a development is proposed, it must comply with the uses stated within the land use district that applies to the site. Each district also has regulations that guide site development.

The Development Authority has the ability to vary the regulations if required. Rationale for any proposed variances to the regulations in the LUB must be submitted to the Development Authority.

Amendments may be made to the Land Use Bylaw. One of the most common amendments is to change the land use (zoning) of a parcel. This is called redistricting or rezoning. Redistricting or rezoning occurs when a development applicant applies to change the zoning of a specific parcel to a different land use district. This amendment can be made as either a text amendment or map amendment to the Land Use Bylaw. These changes

# B GUIDE TO THE PLANNING FRAMEWORK & DEVELOPMENT PROCESS

are approved by Taber Council after a public hearing. If the amendment is approved, the land use district on the parcel of land is changed and the parcel owner has changed their development rights.



## 1.5 Subdivision & Subdivision Appeals

Subdivision is a process of dividing a parcel of land into two or more parcels. This gives each parcel its own legal title. If a development application proposes to include a subdivision, a tentative plan of subdivision must be provided to the Development Authority.

In Taber, all subdivision applications will be reviewed by the Municipal Planning Commission (MPC). The MDP provides their recommendation to approve or reject the proposed subdivision. In addition, MPC can recommend conditions to be attached to the subdivision approval. The subdivision application and MPC’s recommendation then goes to the Subdivision Authority for decision.

A Subdivision Authority is established by Council to exercise subdivision powers and duties on behalf of the municipality. In the Town of Taber’s Subdivision Authority is Council.

An application for subdivision must not be approved by the Subdivision Authority unless:

- m. The land that is proposed to be subdivided is suitable for the purpose for which the subdivision is intended,
- n. It conforms to the provisions of any statutory plan and any land use bylaw that affects the land proposed to be subdivided,
- o. It complies with Part 17 of the Municipal Government Act, and
- p. All outstanding property taxes on the land proposed to be subdivided have been paid to the municipality or arrangements satisfactory to the municipality have been made for their payment.

The Subdivision Authority may approve an application for subdivision even if it does not conform to the Land Use Bylaw. The Subdivision Authority may also impose conditions which must be met for a subdivision application to be approved. A decision made by the subdivision authority must state:

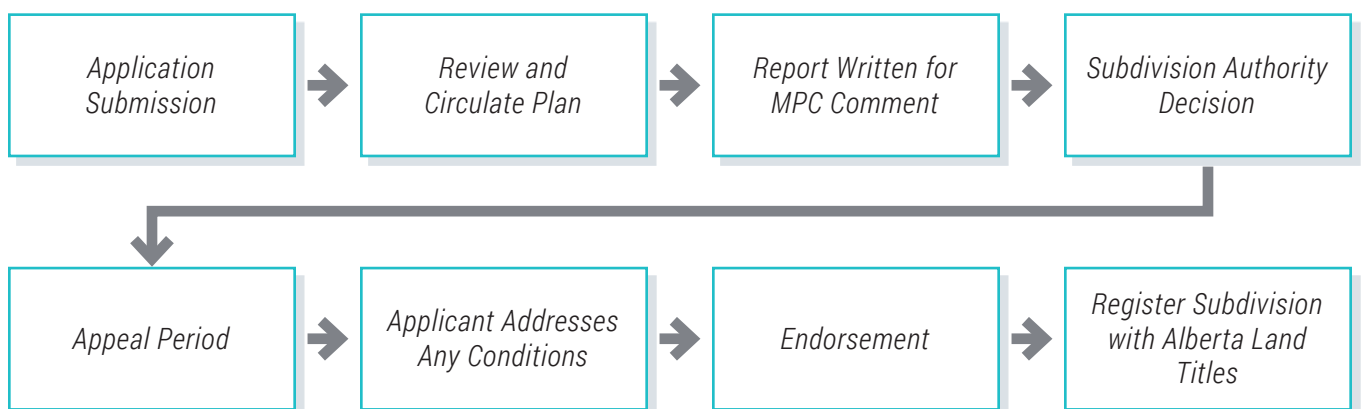
- a. If appeals of the Subdivision Authority's decision will go to the Subdivision and Development Appeal Board (SDAB) or to the Municipal Government Board (MGB), and
- b. If an application for subdivision is refused, the decision must include the reasons for the refusal.

Decisions made on subdivision permits by the Subdivision Authority may be appealed within 14 days after receipt of the written decision is given. Subdivision appeals may also be made if the Subdivision Authority refuses to make a decision within the set time frame of the subdivision application. Subdivision appeals may only be made by applicants, any government departments, the municipality, and school boards if the subdivision applies to school reserves land.

If an appeal is made, a Notice of Hearing will be sent at least 5 days before the hearing. If the appeal board makes the decision to approve the subdivision application, the applicant must address any conditions of the subdivision approval and submit final plans of subdivision to the Subdivision Authority within a year after approval of the subdivision.

If the Subdivision Authority has refused a subdivision application, they may refuse anymore subdivision applications on the same parcel of land for the next 6 months after their decision.

Endorsement of the subdivision occurs if all conditions are met and the plan is satisfactory. If the plan is not submitted to the Subdivision Authority within a year of the approval of the subdivision and endorsed, the approval becomes void. After endorsement the subdivision plan must then be registered with a land titles office within a year after the date that it is endorsed or it becomes void.





# B GUIDE TO THE PLANNING FRAMEWORK & DEVELOPMENT PROCESS

## 1.6 Development Permits

Development permits are a set of plans that provide details about what a proposed development looks like, where it is situated on a lot, what any associated signage looks like, and so on.

Proposed developments must comply with the land use district that applies to the specific site of the development. There are two different types of uses in the land use district: permitted and discretionary uses. When a development permit is submitted for a permitted use, it cannot be refused on the basis of its proposed use but it may have conditions attached to the approval of the permit. Any development permit conditions attached to a development permit may be appealed by the applicant. This type of development permit may also be issued with a waiver or a variance. If a waiver or variance is issued then there will be a 14 day appeal period and any individuals who may be impacted by the development permit may appeal during this period. If no appeals are made, the development permit will be approved.

The second type of use associated with development permits is a discretionary use. This type of development is subject to an appeal period prior after an approval is granted. If the development permit is approved by the Development Authority, the development permit will then be subject to a 14 day appeal period. Notice of the development permit decision is circulated to the neighbours and advertised in the newspaper. Any individuals who feel they may be affected by the decision can appeal within 14 days of the decision. If the development permit is not appealed during this period, it will be approved with or without conditions.

A development permit for a discretionary use may also have a waiver attached with it. Anyone affected by the waiver may also appeal the waiver.

In addition, if a Development Authority does not issue a development permit within 40 days from receiving the application, the applicant may accept a “deemed refusal” on the application and the appeal the decision.

If an appeal is made by the applicant or members of the public, the Subdivision and Development Appeal Board (SDAB) must hold an appeal hearing within 30 days of the receipt of the notice of appeal. They must give notice of the hearing at least 5 days beforehand to the applicant, the Development Authority, the appellant, and anyone else considered to be affected by the development permit. Any relevant documents or materials pertaining to the appeal must be made available to the public before the hearing. After the hearing the SDAB must provide a decision in writing within 15 days.

It should be noted that any development permit may be sent to the Municipal Planning Commission (MPC) for review, recommendations or a decision. Development permits relating to electronic signs and home businesses with more than one client visiting per day will be taken to MPC for decision.



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## 1.7 STOP ORDER

A stop order may be issued by the Development Authority if a development is not consistent with the Land Use Bylaw or the development permit for that development. A stop order generally includes provisions on:

- a. Stopping the development or use of the land or building fully or partially,
- b. Demolishing, removing or replacing the development,
- c. Or carrying out any other actions required by the notice so it becomes compliant with the Land Use Bylaw, development or subdivision permit

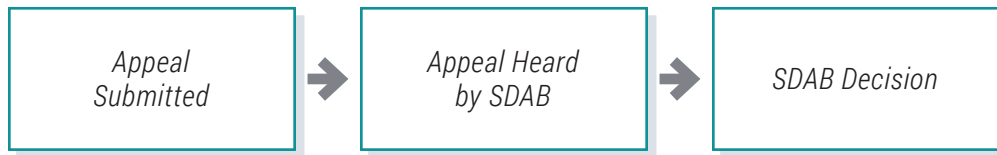
The stop order will also contain a set time frame in which the inconsistency needs to be corrected. If the stop order does not comply within the time frame, the municipality may take the stop order to court to ensure development is compliant with the Land Use Bylaw or the development permit.

The recipient of the stop order may appeal the stop order to the SDAB and if the appeal is rejected the recipient must comply with the stop order.

# B GUIDE TO THE PLANNING FRAMEWORK & DEVELOPMENT PROCESS

## 1.8 Appeals

Appeals may be made for subdivision applications, development permits and stop orders. The appeal process for subdivision applications, development permits, and stop orders are noted in the sections above. After an appeal is submitted, it is heard by the SDAB and the SDAB then makes a decision on the appeal.





# C

## Appendix C URBAN DESIGN CONCEPTS AND PRINCIPLES

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# **C URBAN DESIGN CONCEPTS & PRINCIPLES**

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## **APPENDIX C: GUIDE TO THE PLANNING FRAMEWORK & DEVELOPMENT PROCESS**

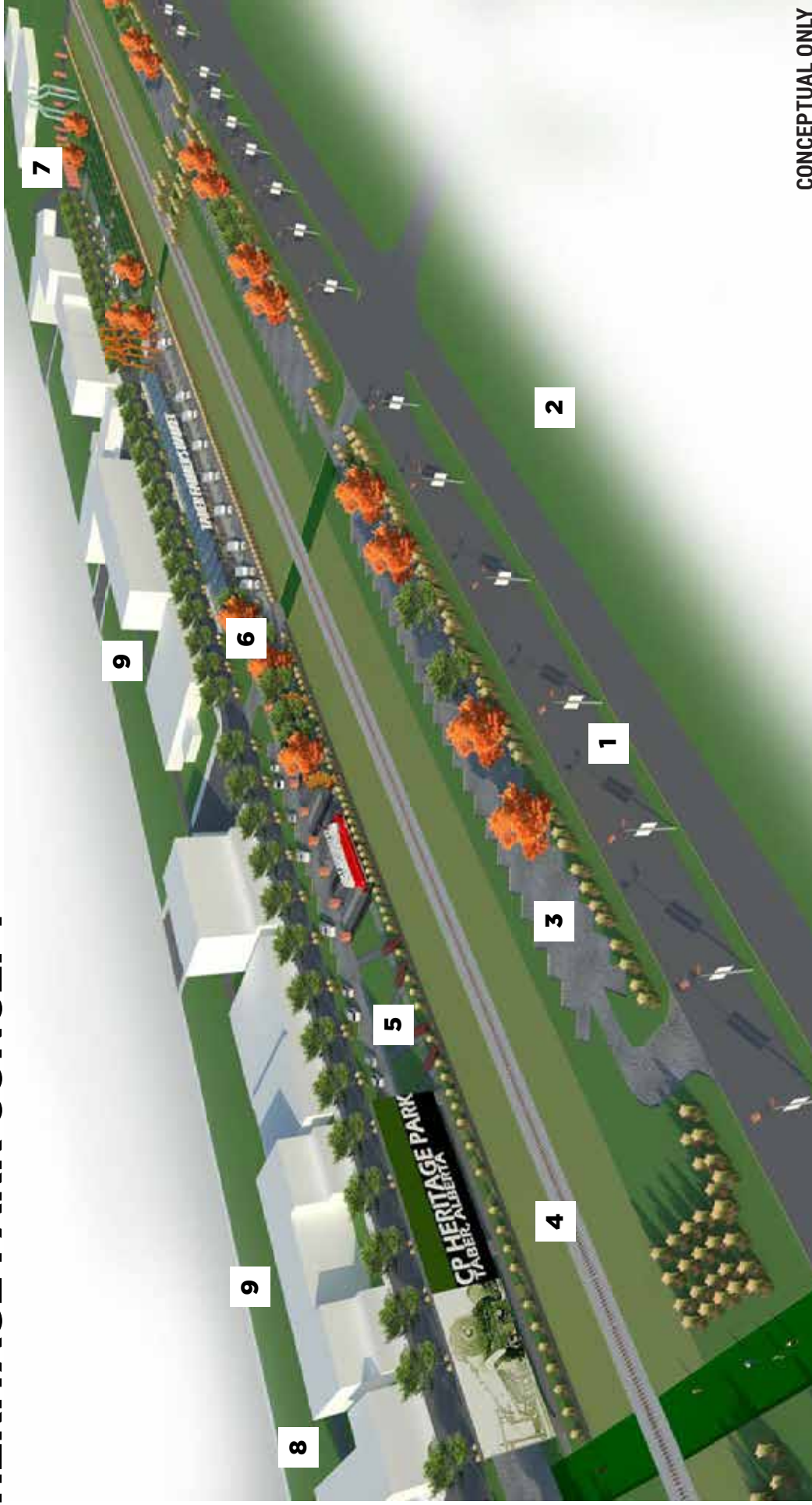
The following section outlines various urban design concepts for Taber to consider.

- 1. CPR Heritage Park, Locomotive Square & Taber's Farmer's Market Concepts**
- 2. Downtown Memorial Square Concept**
- 3. Urban Design: Principles for Façade Improvements & New Infill Principles**

**Appendix C**  
**CPR HERITAGE PARK,**  
**LOCOMOTIVE SQUARE &**  
**TABER'S FARMER'S MARKET**  
**CONCEPTS**

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# HERITAGE PARK CONCEPT

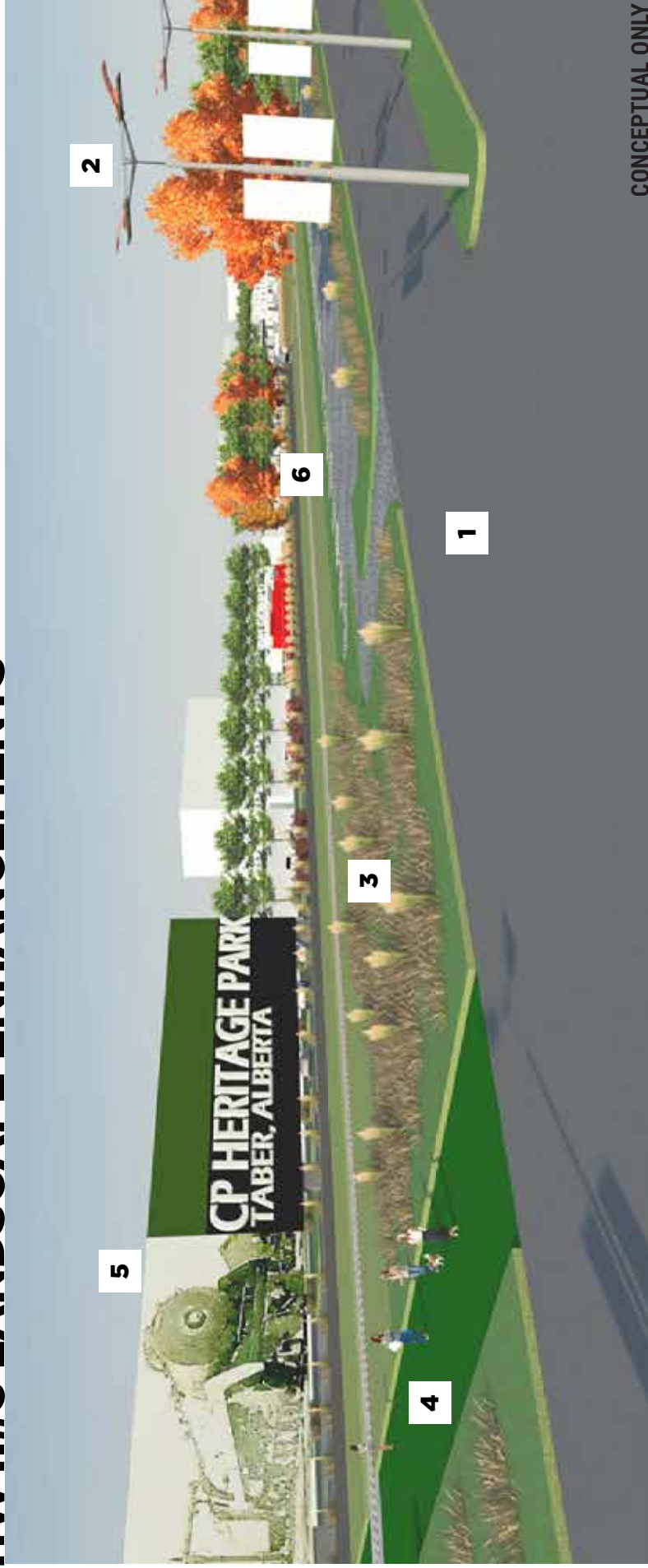


## LEGEND:

- 1 HIGHWAY #3 LANDSCAPE ENHANCEMENTS
- 2 EXISTING HIGHWAY RETAIL
- 3 ADDITIONAL / SPECIAL EVENT PARKING
- 4 PROTECTED CPR CORRIDOR

- 5 CP HERITAGE INTERPRETIVE PARK
- 6 TABER FARMER'S MARKET
- 7 TABER'S "CORN MAZE" TOURIST AREA
- 8 HERITAGE REVITALIZATION
- 9 MIXED-USE INFILL FUTURE OPPORTUNITIES

# HWY.#3 LANDSCAPE ENHANCEMENTS



## LEGEND:

- 1 HIGHWAY #3 LANDSCAPE ENHANCEMENTS**
- 2 LANDSCAPE ENHANCEMENTS: Street lighting + Banners + Wayfinding + Xeriscape landscaping**
- 3 SUSTAINABLE LANDSCAPING/XERISCAPE**
- 4 PEDESTRIAN PATH / CROSSING**
- 5 CP HERITAGE INTERPRETIVE PARK: Art mural celebrating CPR heritage in Taber / Interpretive panels, plaques, historic locomotive and educational component**
- 6 PROTECTED CPR CORRIDOR**



# HERITAGE PARK CONCEPT



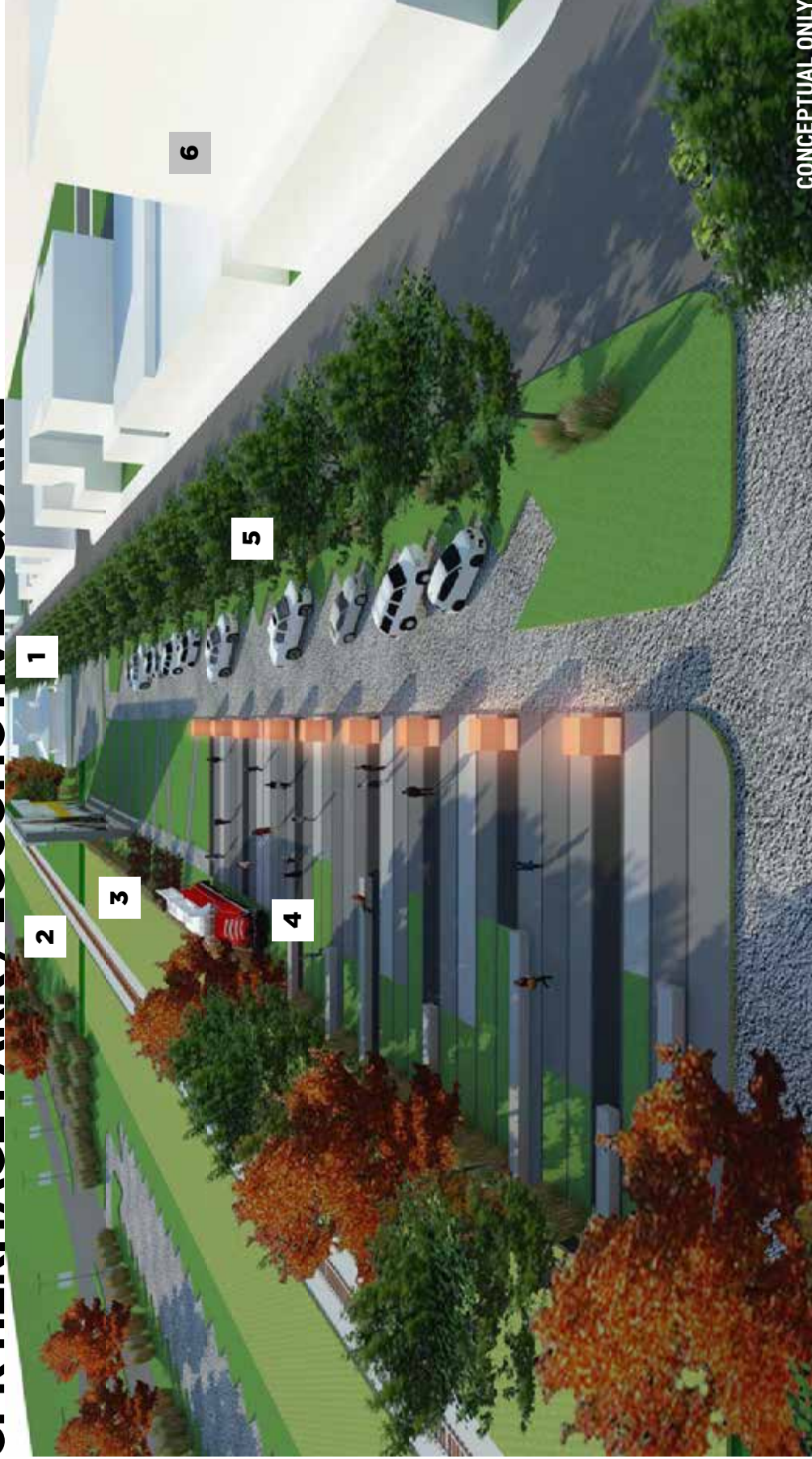
## LEGEND:

- 1 HIGHWAY #3 LANDSCAPE IMPROVEMENT
- 2 ADDITIONAL EVENT PARKING
- 3 PROTECTED CPR CORRIDOR
- 4 REVITALIZED HISTORIC TRAIN STATION

- 5 HERITAGE PARK / INTERPRETIVE LANDSCAPE

- 6 LOCOMOTIVE SQUARE / CPR Heritage Locomotive
- 7 ENHANCED STREET CORRIDOR
- 8 ENHANCED HERITAGE ARCHITECTURE
- 9 FUTURE INFILL POTENTIAL

# CPR HERITAGE PARK / LOCOMOTIVE SQUARE



## LEGEND:

- 1 REVITALIZED HERITAGE CPR STATION
- 2 PROTECTED CPR CORRIDOR
- 3 CPR HERITAGE ART MURAL & INTERPRETIVE PANELS
- 4 CPR HISTORIC LOCOMOTIVE SQUARE
- 5 ENHANCED STREETScape & ADDITIONAL DOWNTOWN / SPECIAL EVENT PARKING
- 6 FUTURE INFILL POTENTIAL / DEFINITION OF STREET WALL

# TABER FARMER'S MARKET



**1 MARKET CANOPY / WEATHER PROTECTION**

**2 FARMER TRUCKS / DIRECT SALES**

**3 FRUITS/VEGETABLES STALLS / SALES**

**4 ENHANCED STREETSCAPE & ADDITIONAL DOWNTOWN / SPECIAL EVENT PARKING**

**5 TABER GRAIN SILOS HERITAGE INTERPRETIVE CENTRE /**

# CPR HERITAGE PARK / LOCOMOTIVE SQUARE



## LEGEND:

- 1 REVITALIZED HERITAGE CPR STATION
- 2 PROTECTED CPR CORRIDOR
- 3 CPR HERITAGE ART MURAL & INTERPRETIVE PANELS
- 4 ENHANCED STREETSCAPE & ADDITIONAL DOWNTOWN / SPECIAL EVENT PARKING

# **C URBAN DESIGN CONCEPTS & PRINCIPLES**

## **Appendix C DOWNTOWN MEMORIAL SQUARE CONCEPT**

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# DOWNTOWN MEMORIAL SQUARE CONCEPT



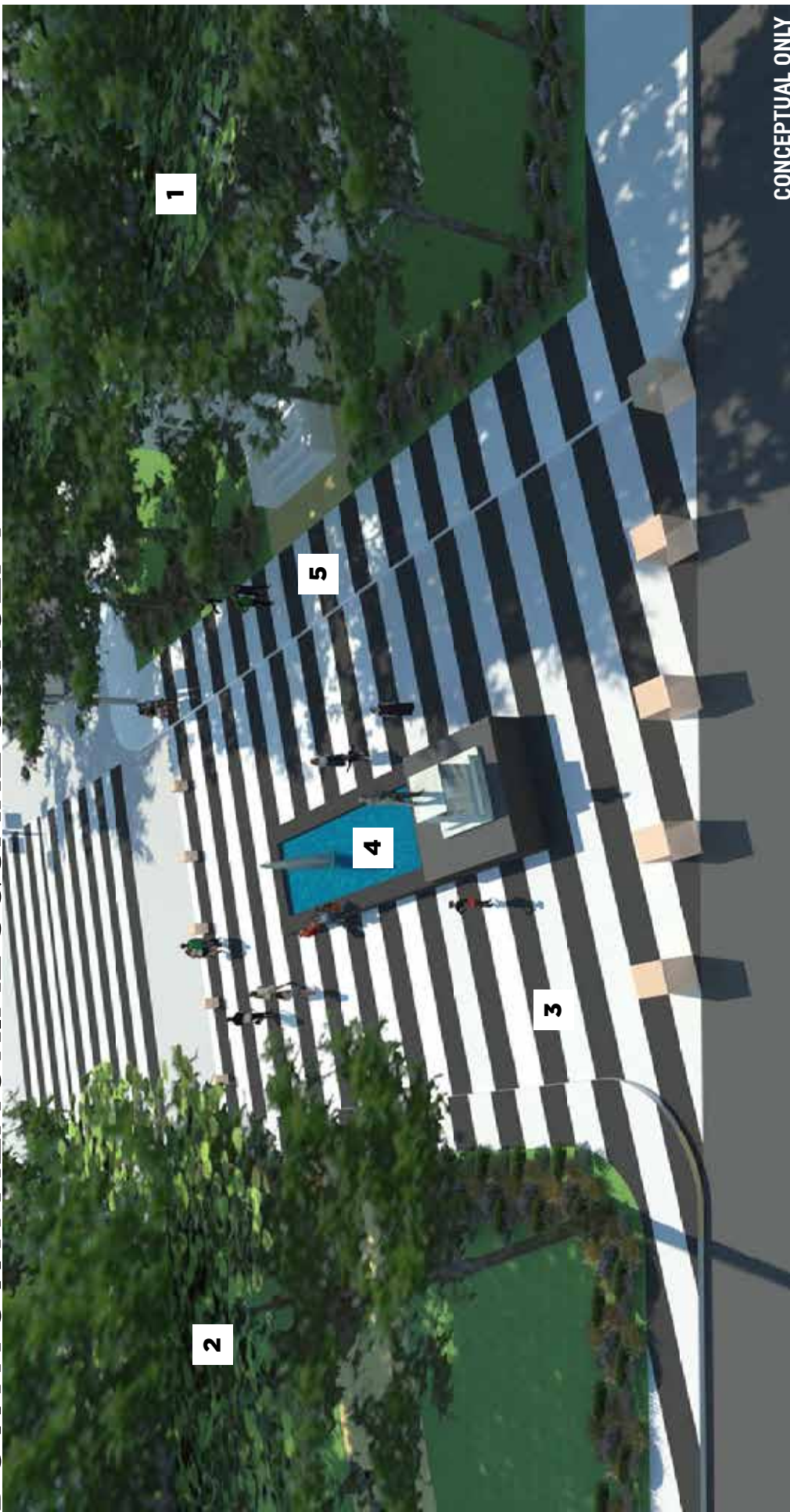
## LEGEND:

- 1 FORMER COURTHOUSE / HERITAGE BUILDING
- 2 EXISTING WAR MEMORIAL / PARK
- 3 RE-DEVELOPMENT / RETAIL OR ART GALLERY
- 4 EXISTING MIXED USE / RETAIL: Façade improvements

- 5 PROPOSED MEMORIAL SQUARE with reflective pool/fountain / public art and sitting / Cafe or restaurant patio
- 6 ENHANCED PAVEMENT TREATMENT / SPECIAL EVENT AREA
- 7 HERITAGE REVITALIZATION / Façade restoration

CONCEPTUAL ONLY

# DOWNTOWN MEMORIAL SQUARE CONCEPT



## LEGEND:

- 1 FORMER COURTHOUSE / HERITAGE BUILDING
- 2 EXISTING WAR MEMORIAL / PARK
- 3 PROPOSED MEMORIAL SQUARE / PEDESTRIAN ZONE with enhanced pavement
- 4 FOUNTAIN / REFLECTIVE POOL WITH SITTING LEDGES
- 5 COURTHOUSE (CAFÉ/RESTAURANT) SUMMER PATIO ZONE
- 6 MEMORIAL / PUBLIC ART FEATURE

# DOWNTOWN MEMORIAL SQUARE CONCEPT



## LEGEND:

- 1** FORMER COURTHOUSE / HERITAGE BUILDING
- 2** EXISTING WAR MEMORIAL / PARK
- 3** PROPOSED MEMORIAL SQUARE / PEDESTRIAN ZONE with enhanced pavement
- 4** FOUNTAIN / REFLECTIVE POOL WITH SITTING LEDGES
- 5** COURTHOUSE (CAFÉ/RESTAURANT) SUMMER PATIO ZONE
- 6** MEMORIAL /PUBLIC ART FEATURE



# DOWNTOWN MEMORIAL SQUARE CONCEPT



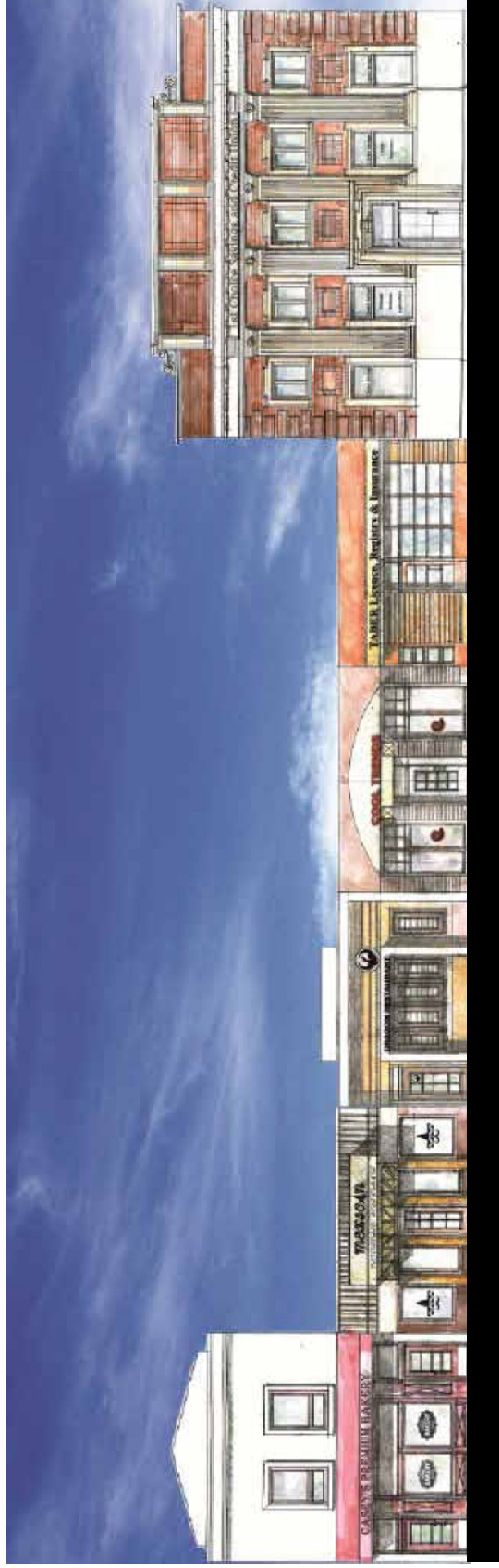
**LEGEND:**

- 1** FORMER COURTHOUSE / HERITAGE BUILDING
- 2** RE-DEVELOPMENT / RETAIL OR ART GALLERY
- 3** ENHANCED PAVEMENT TREATMENT / SPECIAL EVENT AREA / PATIOS

**Appendix C**  
**URBAN DESIGN:**  
**PRINCIPLES FOR FAÇADE**  
**IMPROVEMENTS & NEW IN-**  
**FILL PRINCIPLES**

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# URBAN DESIGN: PRINCIPLES FOR FAÇADE IMPROVEMENTS



## ACTIVE EDGES

Retain or re-establish active retail edges on the Main Street. Storefront design to ensure full transparency and visual connection with the street. Minimize and animate blank walls with artistic murals or appropriate signage.

## STOREFRONTS

Retain Taber's traditional storefront vertical rhythm of fenestration to provide human scale and visual interest at the pedestrian level. Utilize variety of materials and approaches in a coordinated fashion with commercial signage.

## CANOPIES / PORTICOES

Emphasize entry points with prominent canopies/porticoes/ sigange and ensure continuous pedestrian protection from inclement weather (extreme sun or rain/snow).

## HIGH QUALITY MATERIALS

Base and body of buildings to use high quality contemporary construction materials and approaches to create visually pleasant pedestrian environment and promote retail activities.

## COLOUR / VIBRANCY / VISUAL WARMTH

Encourage variety of façade colour treatments to provide visual interest and vibrancy. Buildings with heritage qualities to use limited, historically recognized colour palettes.

## COMMERCIAL SIGNAGE

Retail storefronts to have coordinated signage approach with main sign, secondary signage on canopies and transom windows and tertiary signage on storefronts or main entrance. Use new commercial signage 3D approaches and usage of internally lit sign boxes is discouraged.

# URBAN DESIGN: NEW INFILL PRINCIPLES



## VARIETY OF ARCHITECTURAL STYLES

Variety of architectural styles, from Neo-traditional to contemporary are possible if conforming to basic urban design principles of contextual design

## FAÇADE RHYTHM

Retain existing dense downtown façade rhythm of approximately 7.5m to create continuous active façade with retail or similar uses. Larger scale infill to vary setback and façade treatment

## COORDINATE CORNICE LINES

Coordinate and harmonize podium and top cornice lines to provide continuous street wall.

## BALANCED ROOF LINES

New infill may employ variety of roof types and approaches, but balance roof lines in height and materials

## VERTICALLY ORIENTED FENESTRATION

Retain Taber's traditional vertical rhythm of fenestration to provide human scale and visual interest at the pedestrian level (storefronts and upper floors)

## LAND ASSEMBLY & LARGER INFILL

In case if new development acquires two or more adjacent properties, new building design should retain Taber downtown traditional façade rhythm, slightly vary setbacks, building materials and colours to avoid creation of monotonous/repetitive street wall.