



Agenda Forwarded: September 12, 2013

AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON SEPTEMBER 16, 2013 AT 4:30 PM.

MOTION

ITEM NO 1. CALL TO ORDER

ITEM NO 2. ADOPTION OF THE AGENDA

X

ITEM NO 3. DELEGATIONS

ITEM NO 4. ADOPTION OF THE MINUTES

X

A. RFD - Minutes of the Regular Meeting – August 20 , 2013

ITEM NO 5. BUSINESS ARISING FROM THE MINUTES

ITEM NO 6. HOME OCCUPATION APPLICATIONS

None

ITEM NO 7. DEVELOPMENT APPLICATIONS

X

- A) Derk Daniels – Garage finishing
DP-13-72 – 5116 44 Ave.
- B) Terry Christainsen – Second Detached Garage
DP-13-73 – 5925 57 Ave.

ITEM NO 8. INFORMATION ITEMS

A) None

ITEM NO 9. OTHER BUSINESS

A) Building Permit Statistics- August 2013

ITEM NO 10. MEDIA INQUIRIES


ITEM NO 11. CLOSE OF MEETING

X



Agenda Item No. 4A

TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Regular Minutes of MPC		Date of September 12, 2013	
		Agenda:	
Prepared By: L. Belanger, Planning and Economic Development Assistant			
Attachments: Minutes			
Topic: Minutes of the Regular Meeting of the Municipal Planning Commission			
Background:			
Options:	1.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on August 20, 2013 as presented.	
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, August 20, 2013 as amended.	
Recommendation:	Option #1- That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on August 20, 2013 as presented.		
Approval Date:	September 12, 2013	Plan/ Dev. Manager :	

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, AUGUST 20, 2013 AT 4:30 P.M.

PRESENT: Ray Sheen
Edwyn Ellingson
Ron Levagood

ABSENT: Councilor John Papp
Councilor Louie Tams

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

ITEM #1 - CALL TO ORDER

R. Sheen called the Meeting of the Municipal Planning Commission to order at 4:38 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by R. Levagood to adopt the agenda as presented.

CARRIED UNANIMOUSLY

ITEM#3 - DELEGATIONS

None

ITEM #4 - ADOPTION OF THE MINUTES

MOVED by R. Levagood the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on July 16, 2013 as presented.

CARRIED UNANIMOUSLY

ITEM #5- BUSINESS ARISING FROM THE MINUTES

None

ITEM #6 - HOME OCCUPATION APPLICATIONS

None

ITEM # 7 Development Applications

7a) DP 13-66 Robert and Chandra Bevans Moved in 2nd Garage

J. Koroluk summarized the application and noted the application had come before MPC as per the requirements of the Land Use Bylaw. She also added that Administration had concerns the older garage that the applicant was requesting to move onto his site may not be a fit for the newer area the home was located in without significant improvement.

Questions from the members included the following:

- 1) The older garage meeting the Alberta Building Code standards.
- 2) Concerns the "As Complete" finish of the garage would be consistent with the subject home and the neighborhood.
- 3) Commercial use of the garage.
- 4) Whether the garage had been located on the subject lot during the application process.
- 5) Concerns about completion of the garage in a timely manner.

J. Koroluk responded the structure would have to be inspected and meet the requirements of the Alberta Building Code. She further added condition #2 would help to ensure the exterior of the garage would conform to the existing neighborhood. She also added the application would have to be circulated in the Taber Times and to neighbours should MPC approve it.

MOVED by E. Ellingson that the Municipal Planning Commission approve DP 13 66, Robert and Chandra Bevans, for a 2nd moved in garage, 4314 57 Ave., Lot 23, Block 5, Plan 0814274, with the following amended conditions:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a waiver is hereby granted for the construction of a 2nd garage on the property.
2. The site is to be developed as per the site plan submitted. Including The exterior building plan submitted by Chandra Bevans stamped August 13, 2013 shall be adhered to. The exterior finish of the detached garage is to be complimentary to the finishing of the neighboring properties and subject dwelling. All exterior finishing shall be completed within 90 days of the issuance of this development permit.
3. **The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code.** It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
4. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.
5. There shall be no commercial storage on the property or in the detached garage.
6. The existing development deposit on file for the construction of the single family dwelling shall not be released until the Permit Services Report has been issued by Superior Safety Codes on the detached garage.

CARRIED UNANIMOUSLY

ITEM # 8. INFORMATION ITEMS

None

ITEM # 9. OTHER BUSINESS

None

ITEM NO 10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 5:15 P.M.

CHAIRMAN



TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Detached Garage

Date of September 16, 2013
Agenda:

Prepared By: Jill Koroluk, Development Officer

Attachments: Application, site plan, building plans, district requirements

Topic: DP-13-72 Derk Daniels
5116 – 44th Avenue, Lots 9 & 9, Block 29, Plan 6390L

Background:

Administration received a development permit application for a detached rear garage at the property of 5116 – 44th Ave. The proposed detached garage is 67 m² in size and meets all of the district requirements outlined in the Land Use Bylaw, with only the requirement of a front yard setback waiver between the north property line and the existing porch which has been granted as of (September 12, 2013).

The reason this application has been forwarded to the MPC is because the applicant has indicated that he wishes to complete the exterior of the garage in tin siding (see attached diagram). Administration recommends approval on this application as condition 3 has been added to the list of conditions identified below.

This application is a permitted use, therefore the MPC is obligated to approve this application for a development permit however, the MPC has the ability to set any conditions deemed necessary.

Continued

Options:

1. That the Municipal Planning Commission approve DP Application 13 72, Derk Daniels, application for a detached garage at the property of 5116 – 44th Ave., Lots 8 & 9, Block 29, Plan 6390L with the following conditions:
 1. The site is to be developed as per the site plan submitted.
 2. The development conforms to the Existing Residential (R-1) District.
 3. The exterior finish of the detached garage shall be complimentary to the finishing of the neighboring properties and subject dwelling.
 4. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
 5. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

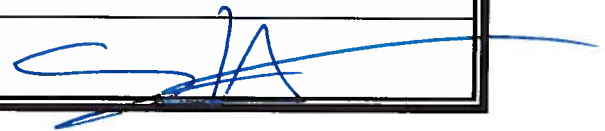
2. That the Municipal Planning Commission **NOT** approve DP 13 72, Derk Daniels, application for a detached garage at the property of 5116 – 44th Ave., Lots 8 & 9, Block 29, Plan 6390L.

Recommendation: Option #1: That the Municipal Planning Commission approve DP Application 13 72, Derk Daniels, application for a detached garage at the property of 5116 – 44th Ave., Lots 8 & 9, Block 29, Plan 6390L with the following conditions:

1. The site is to be developed as per the site plan submitted.
2. The development conforms to the Existing Residential (R-1) District.
3. The exterior finish of the detached garage shall be complimentary to the finishing of the neighboring properties and subject dwelling.
4. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
5. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Approval Date: September 12, 2013

Plan/Dev Manager:



Application For A Development Permit
FORM A
(OFFICE USE ONLY)



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

Land Use District: R-1 Roll Number: 4351080 Application Number 13.72

Date of Application: _____ Date Application Deemed Complete: _____

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

New Construction: Addition: Renovation: Change of Use: Moved in Building:
Discretionary Use: Waiver: Other: (explain: _____)

Applicant: DERK DANIELS Phone Res: [REDACTED] Bus: [REDACTED]
Address: 5116-44ave Cell: _____ Fax: _____
Taber, Alta Postal Code: T1G 1A9

Registered Owner: DERK DANIELS Phone Res: [REDACTED] Bus: [REDACTED]
Address: 5116-44ave Cell: _____ Fax: _____
Taber Alta Postal Code: T1G 1A9

Legal Description of Property to be Developed: Lot: 8x9 Block: 29 Plan: 6390L

Municipal Address: 5116-44ave Taber Alta

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

Existing Use of Site: _____

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No:

Proposed Setback from Property Lines:
Front Yard: _____ Side Yards: ¹ _____ ² _____ Rear Yard: _____

Present Use of Adjacent Properties: Church / residence

	Existing	Proposed	NA
Access:			
Provincial Highway # _____			
Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Subdivision Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Undeveloped Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Road (i.e. Condominium)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) <u>back alley</u>			
Services:			
Water Supply			
Municipally owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____			
Sewage Disposal			
Municipally owned and operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____			
Storm Drainage			
Municipal Sewers	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Additional Information (Based on Proposed Development)

2 Copies of Site Plan Attached? yes no

Drainage Plan/Elevations Included? yes no

Will you be applying for a Building Permit? yes no

Will you be applying for a Business License? yes no

Lot Width: <u>15.24m</u>	Lot Depth: <u>38.10m</u>
Lot Area: _____	New Construction Area (ft ²): _____
Lot Coverage By New Construction (%): _____	Total Site Coverage (%): _____
Number of Loading Spaces: _____	Building Height: _____
Driveway Width: _____	Landscaped Open Space (%): _____
Number of Units: _____	No. Off Street Parking Spaces: _____

Estimated Commencement Date: July 26/13 Estimated Completion Date: 12/27/13

Application Fee: _____ Construction Value \$: \$20,000.00

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

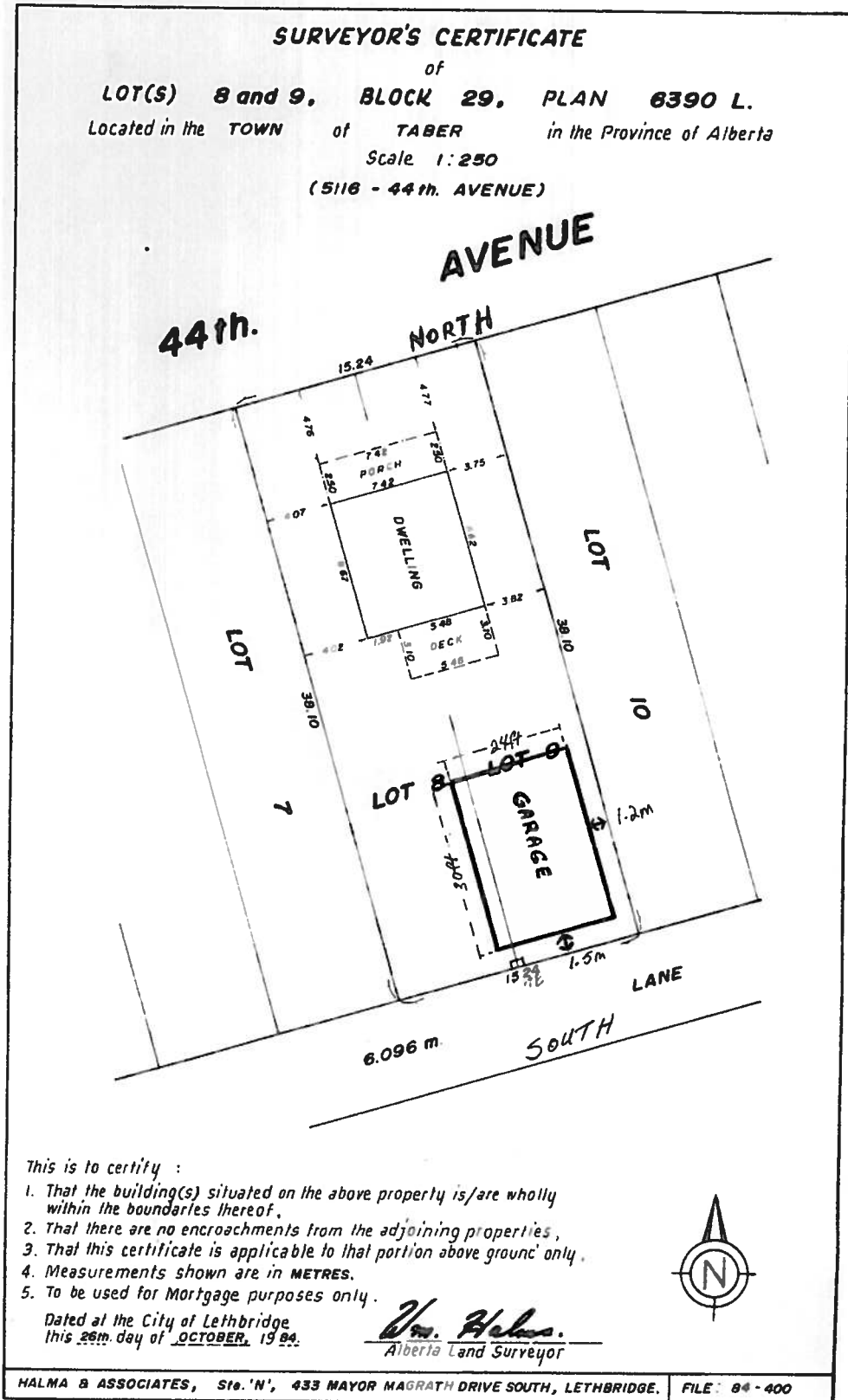
The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 - 50th Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.

I swear/ affirm the information contained in this application is true to the best of my knowledge, and that no further progress will occur on the development until a decision on the permit has been rendered.

Signature of Applicant or Agent: Derk Daniels Print Name DERK DANIELS

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

3.281 Feet = 1 metre



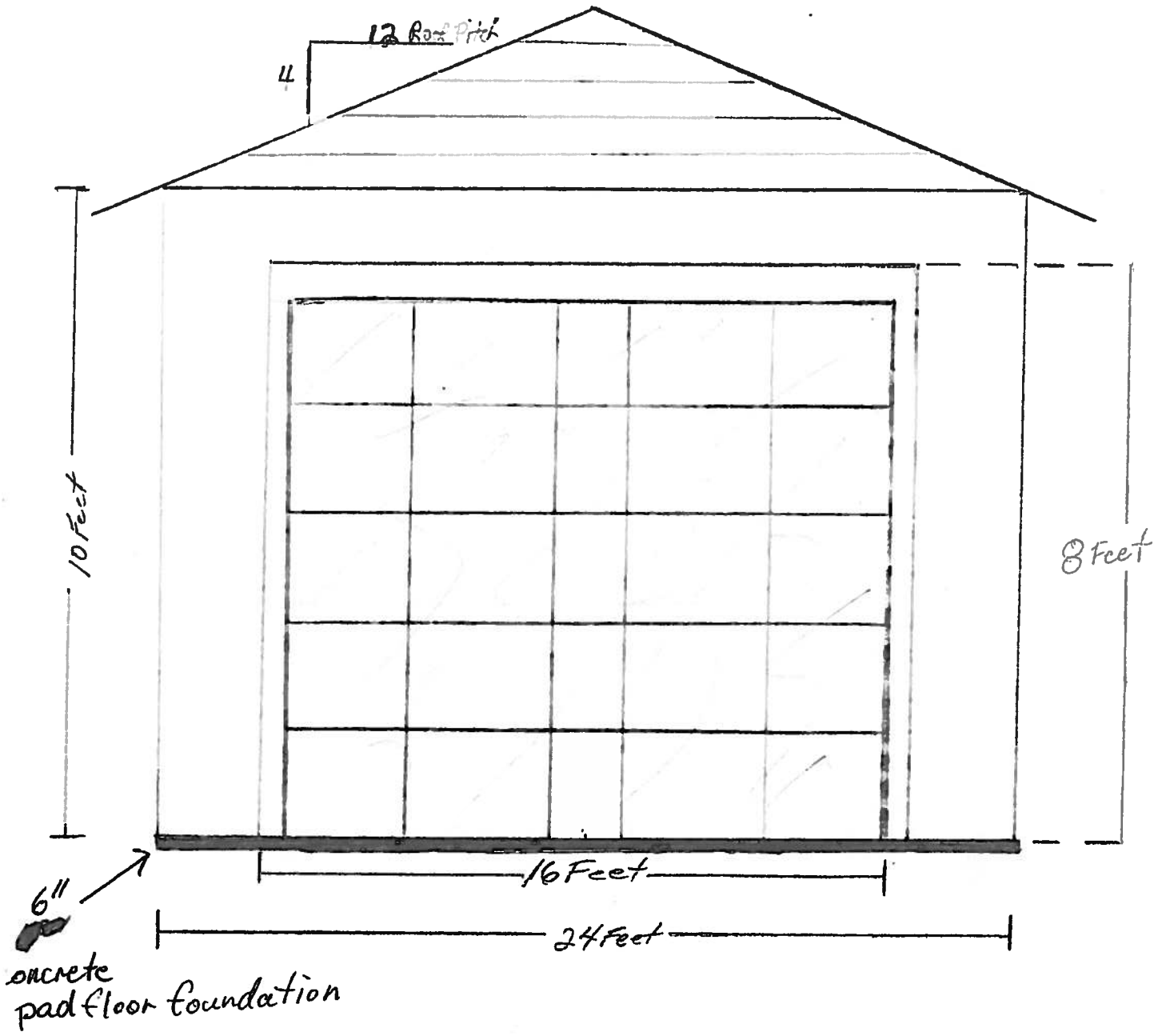
This is to certify :

1. That the building(s) situated on the above property is/are wholly within the boundaries thereof.
2. That there are no encroachments from the adjoining properties.
3. That this certificate is applicable to that portion above ground only.
4. Measurements shown are in METRES.
5. To be used for Mortgage purposes only.

Dated at the City of Lethbridge
this 26th day of OCTOBER, 1984.

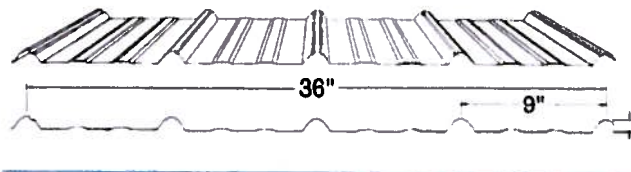
J. M. Helms.
Alberta Land Surveyor





	Bright White		Royal Blue
	White White		Stone Grey
	Bone White		Sea Wolf
	Ascot Grey		Charcoal
	Regent Grey		Coffee Brown
	Black		Dark Brown
	Mist Green		Gold
	Turquoise		Tan
	Deep Water Green		Antique Linen
	Melchers Green		International Orange
	Slate Blue		Bright Red
	Heron Blue		Dark Red
	Sapphire Blue		Tile Red

Colors are printed approximations only
Refer to actual samples prior to ordering

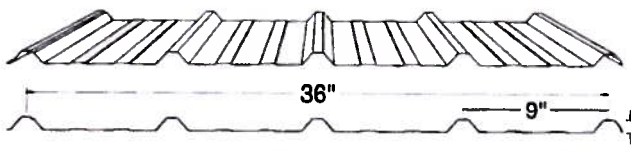


FC36 Panel

36" Coverage

- Bell top results in strongest 3/4" panel possible
- The most widely used 3/4" panel
- Roof/wall applications

Gauges: 26, 29

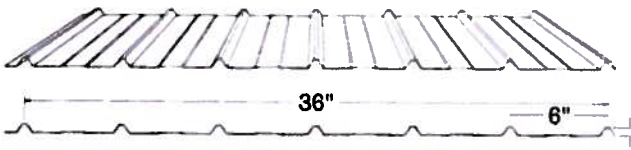


I9 Panel

36" Coverage

- Similar to FC-36 with a cleaner/smooth look
- Roof/wall applications

Gauges: 26, 29

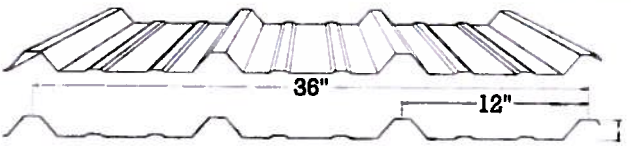


I1/6 Panel

36" Coverage

- This low rib panel is an ideal component for durable finished interiors
- Wall/ceiling applications

Gauges: 26, 29

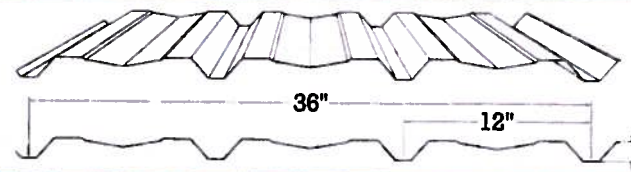


FR Panel

36" Coverage

- Commercial profile
- Largest spans
- Excellent performance on low sloped roofs
- Roof/wall applications
- Call for color availability

Gauges: 26



FA Panel

36" Coverage

- Architectural profile
- Largest spans
- Wall applications
- Call for color availability

Gauges: 26, 29



SECTION 8: Existing Residential (R-1) DISTRICT

1. Purpose

This district is intended to allow for a variety of low density housing styles in established neighbourhoods. It also recognizes the potential for new infill housing that may include narrower lot single family housing. Development legally approved prior to adoption of this Bylaw that does not conform to these regulations is intended to be legal non-conforming development.

2. Uses

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Garage
- (b) Modular Home
- (c) Park
- (d) Single detached dwelling
- (e) Utilities

Discretionary Uses

- (b) Accessory Building, Structure or Use
- (c) Duplex
- (d) Group Care Facility
- (e) Home Occupation
- (f) Public Use
- (g) Semi-detached dwelling
- (h) Sign

3. District Requirements

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	<u>Single Detached</u>	<u>Semi-detached / Duplex</u>
Minimum Lot Area:	350m ²	240 m ² /unit
Minimum Lot Width:	11 metres	16 metres (8 m/side)
Minimum Front Yard:	5.5 metres	5.5 metres

SECTION 8: Existing Residential (R-1) DISTRICT

Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a) Rear Lanes:	1.2 metres	
b) Laneless:	1.2 metres when garage attached 3 metres on one side if no attached garage and 1.2 metres on the other, except semis must have 3 metres on both sides with zero (0) metres for semi-detached dwelling units on common lot line only.	
Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	50%	50%
Minimum Landscaped Area:	25%	25%

4. Special Requirements: Garages, Accessory Buildings and Structures

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1 metre (3 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be setback a minimum of 1.5 metres from the lane right-of-way.

5. Special Requirement: Building Design

Further to Section 3 (19) regarding building design, new infill housing in this district shall be designed to complement the existing neighbourhood character and nearby housing designs, to the satisfaction of the Development Authority.



TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Waiver for 2nd garage

Date of September 16, 2013

Agenda:

Prepared By: Jill Koroluk, Development Officer

Attachments: Application, site plan, building plans, district requirements

Topic: DP-13-73 Terry Christensen
5925 – 57 St., Lot 17, Block 10, Plan 7710758

Background:

Administration received a development permit application for a 2nd garage at the property of 5925 – 57th Street. The proposed detached garage is 98 m² in size and meets all of the district requirements outlined in the Land Use Bylaw, (with the exception of the requirement for a waiver for a 2nd garage on the property). This application has been brought to the MPC for a decision on a waiver for a 2nd garage on the property.

Administration recommends approval of this application as there are several detached rear garages located within close proximity to this property. It is also important to note that the existing garage on site is a carport not a garage.

If the Municipal Planning Commission approves the application for a the 2nd garage, then the application will be advertised and circulated to potentially affected parties in accordance with the Land Use Bylaw.

Continued

Options:

1. That the Municipal Planning Commission approve DP Application 13 73, application for a 2nd garage at the property of 5925 – 57th St., Lot 17, Block 10, Plan 7710758 with the following conditions:
 1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a waiver is hereby granted for the construction of a 2nd garage on the property.
 2. The site is to be developed as per the site plan submitted.
 3. The exterior finish of the detached garage shall be complimentary to the finishing of the neighboring properties and subject dwelling.
 4. One month following garage occupancy the existing northerly shed on site shall be removed from the property.
 5. Prior to occupancy of the 98m² rear detached garage the shed located along the south property line shall be located within compliance with the Land Use Bylaw 4-2006 District Requirements. (1.2m from all property lines and 1.8m from all other buildings on site)
 6. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
 7. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

2. That the Municipal Planning Commission **NOT** approve DP 13 73, Terry Christensen, application for a 2nd garage at the property of 5925 – 57th St., Lot 17, Block 10, Plan 7710758.

Recommendation:

Option 1: That the Municipal Planning Commission approve DP Application 13 73, application for a 2nd garage at the property of 5925 – 57th St., Lot 17, Block 10, Plan 7710758 with the following conditions:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a waiver is hereby granted for the construction of a 2nd garage on the property.
2. The site is to be developed as per the site plan submitted.
3. The exterior finish of the detached garage shall be complimentary to the finishing of the neighboring properties and subject dwelling.
4. One month following garage occupancy the existing northerly shed on site shall be removed from the property.
5. Prior to occupancy of the 98m² rear detached garage the shed located along the south property line shall be located within compliance with the Land Use Bylaw 4-2006 District Requirements. (1.2m from all property lines and 1.8m from all other buildings on site)
6. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
7. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

Approval September 12, 2013
Date:

Plan/Dev
Manager:



Application For A Development Permit
FORM A
(OFFICE USE ONLY)



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

Land Use District: LR-2 Roll Number: 5856170 Application Number 1373

Date of Application: _____ Date Application Deemed Complete: _____

I hereby make application under the provisions of the Land Use Bylaw for a Development Permit in accordance with the plans and supporting information submitted herewith and which form part of this application.

New Construction: Addition: Renovation: Change of Use: Moved in Building:
Discretionary Use: Waiver: Other: (explain: _____)

Applicant: Terry J Christensen Phone Res: [REDACTED] Bus: _____
Address: 5925-57st Cell: [REDACTED] Fax: _____
Taber, AB Postal Code: T1G 1K1

Registered Owner: Terry J Christensen Phone Res: [REDACTED] Bus: _____
Address: 5925-57st Cell: [REDACTED] Fax: _____
Taber, AB Postal Code: T1G 1K1

Legal Description of Property to be Developed: Lot: 17 Block: 10 Plan: 7710758

Municipal Address: 5925-57st 32x33

Proposed Use of Site: _____
(describe in detail - attach additional information if necessary)
← garage

Existing Use of Site: _____

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No:

Proposed Setback from Property Lines:
Front Yard: 6.5m Side Yards: 1.2m 5.8m² Rear Yard: 3m

Present Use of Adjacent Properties: _____

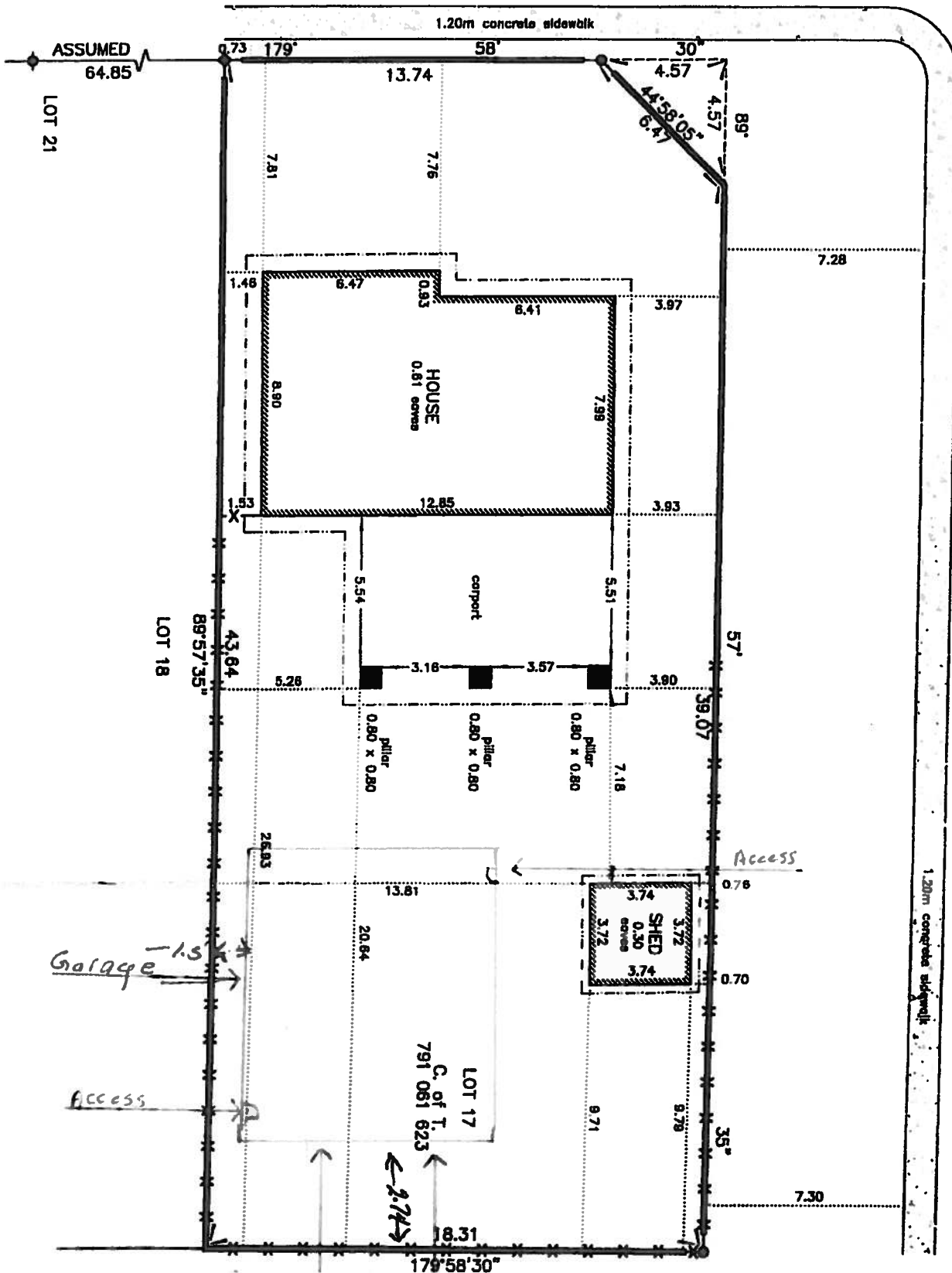
	Existing	Proposed	N/A
Access:			
Provincial Highway # <u>36</u>			
Municipal Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Subdivision Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Road (I.e. Condominium).....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____			
Services:			
Water Supply			
Municipally owned and operated piped water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
Sewage Disposal			
Municipally owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
Storm Drainage			
Municipal Sewers.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

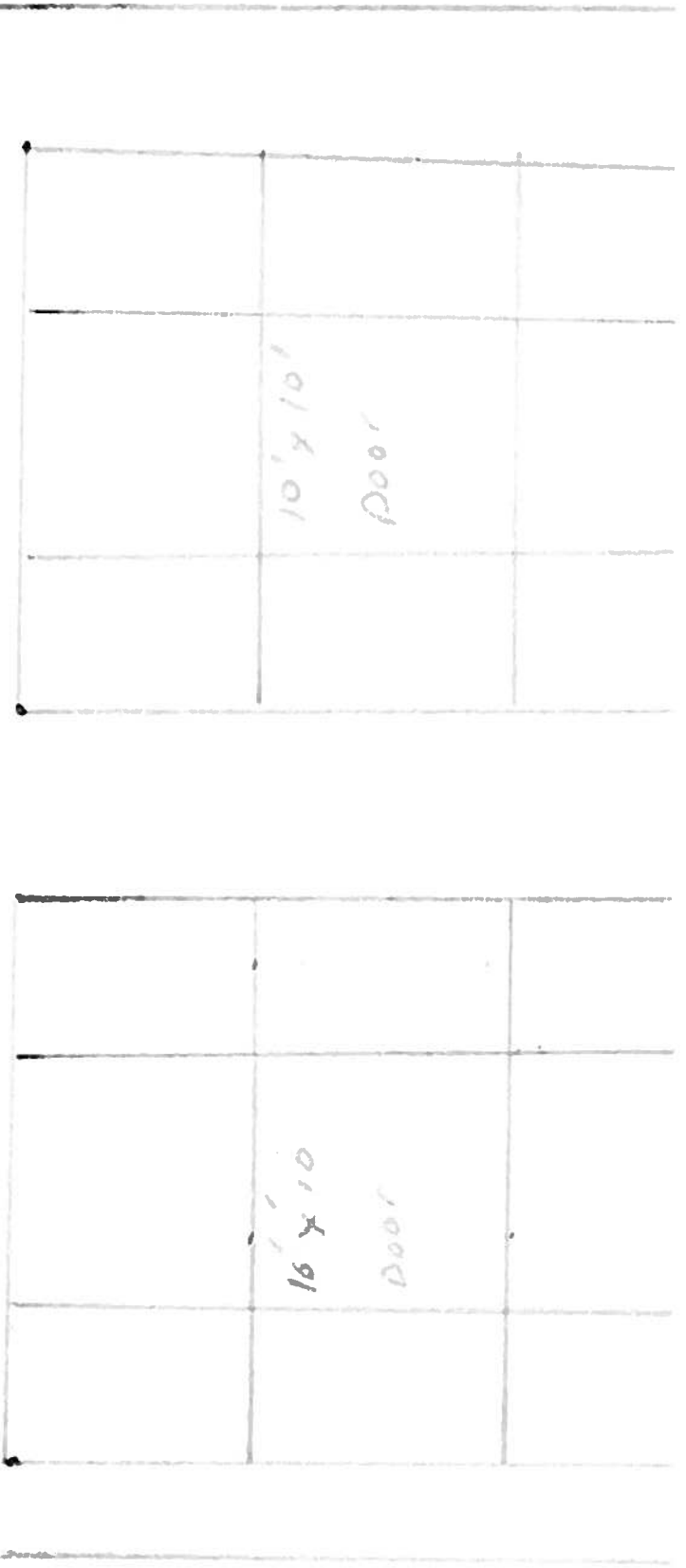
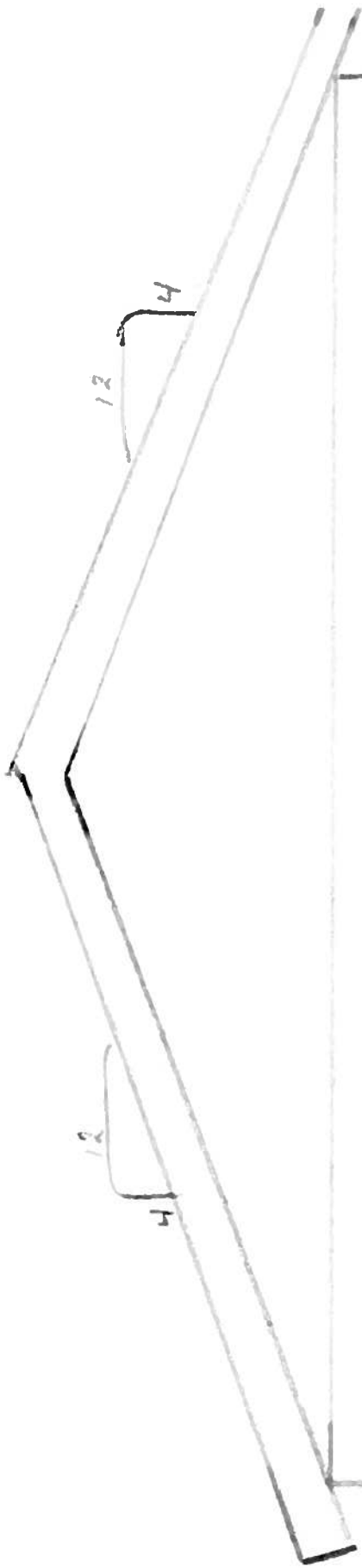
Additional Information (Based on Proposed Development)
 2 Copies of Site Plan Attached? yes no
 Drainage Plan/Elevations Included? yes no
 Will you be applying for a Building Permit? yes no
 Will you be applying for a Business License? yes no

Lot Width: _____	Lot Depth: _____
Lot Area: _____	New Construction Area (ft ²): _____
Lot Coverage By New Construction (%): _____	Total Site Coverage (%): _____
Number of Loading Spaces: _____	Building Height: _____
Driveway Width: _____	Landscaped Open Space (%): _____
Number of Units: _____	No. Off Street Parking Spaces: _____

Estimated Commencement Date: <u>Upon Approval</u>	Estimated Completion Date: <u>Aug 14, 2014</u>
Application Fee: _____	Construction Value \$: <u>\$52,000.00</u>
NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.	
<p>The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request. If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50th Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.</p>	
<p>I swear/ affirm the information contained in this application is true to the best of my knowledge, and that no further progress will occur on the development until a decision on the permit has been rendered.</p>	
Signature of Applicant or Agent: <u>Terry J Christensen</u>	Print Name <u>Terry J Christensen</u>
Letter of Authorization from Registered Owner or Signature of Registered Owner (if different from Applicant): _____	Print Name _____

57th. STREET





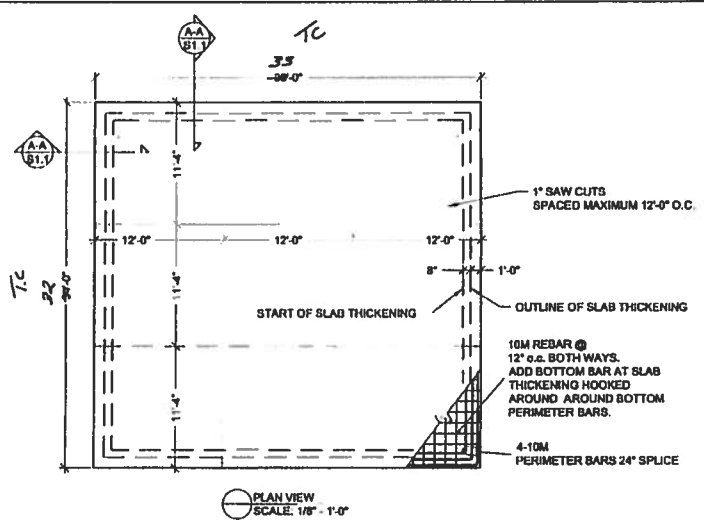
12'

10' x 10'

Door

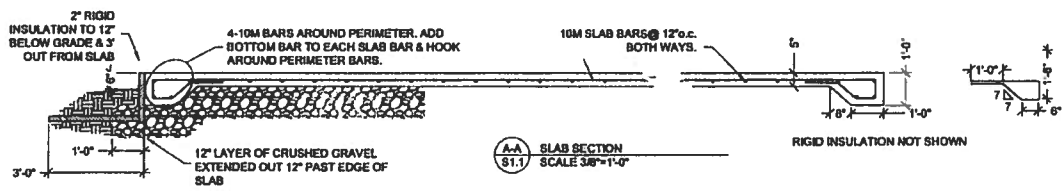
10' x 10'

Door



NOTE
 1. ALL EXPOSED INSULATION TO BE PARGED
 2. SEE CONCRETE AND REINFORCING SPECIFICATIONS AND NOTES

PLAN VIEW
 SCALE: 1/8" = 1'-0"



SLAB SECTION
 SCALE: 3/8" = 1'-0"

RIGID INSULATION NOT SHOWN



PERMIT TO PRACTICE
 HASKONE ENGINEERING LTD.
 Signature _____
 Date _____
 PERMIT NUMBER P8170
 The Association of Professional Engineers,
 Geologists and Geophysicists of Alberta

NOTES
 This is a copyright drawing and shall not be reproduced in any form without written permission of the engineer.
 Contractor to check and verify all dimensions before construction, any errors and omissions shall be reported to the engineer immediately.
 Drawing shall not be used for construction until approved.
 Do not scale the drawing.
 All construction shall be in accordance with the latest codes, may 1 be construction, mechanical etc.

HASEGAWA
 CONSULTING PROFESSIONALS, INC.
 1225 - 21 Street South
 Calgary, Alberta T2C 6A1
 Tel: 403-226-8888
 Fax: 403-226-8778
 E-mail: office@hasegawa.ca

DESIGNER: DPJ
 CHECKER: DC
 PROJECT: S/JNR
 DRAWN BY: HE
 AS SHOWN

FOR CONSTRUCTION	
DATE	
TIME	
BY	
REVISION	
DATE	
BY	
REVISION	
DATE	
BY	
REVISION	
DATE	
BY	
REVISION	

DESIGNED BY: TERRY CHRISTENSEN
 PROJECT: 5925-57 STREET TABER GARAGE SLAB-ON-GRADE
 PLAN AND SECTION

PROJECTION: 13-050
 IFC1
 DATE: JUNE 8, 2013
 SHEET: S1.1

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

1. PURPOSE

This district is intended to allow for a variety of low density housing styles. Although intended to be applied primarily to existing residential areas, it may also be applied to new development. Development legally approved prior to adoption of this Bylaw that does not conform to these regulations is intended to be legal non-conforming development.

2. USES

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following:

Permitted Uses

- (a) Garage
- (b) Park
- (c) Single detached dwelling
- (d) Utilities

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Duplex
- (c) Home Occupation
- (d) Modular Home
- (e) Public Use
- (f) Semi-detached Dwelling
- (g) Sign

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

3. DISTRICT REQUIREMENTS

In addition to the General Land Use Provisions contained in Section 3, the following regulations shall apply to every development in this district.

	<u>Single Detached</u>	<u>Semi-detached Duplex</u>
Minimum Lot Area:		
Fully serviced lot	420m ²	300 m ² /unit
Minimum Lot Width:		
Fully serviced lot:	14 metres	18 metres (9 m/side)
Minimum Front Yard:	6 metres	6 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a) Rear Lanes:	1.2 metres	
b) Laneless:	1.2 metres when garage attached	
	3 metres on one side if no attached garage	
	and 1.2 metres on the other, except semis	
	must have 3 metres on both sides with	
	zero (0) metres for semi-detached dwelling	
	units on common lot line only.	
Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	45%	45%
Minimum Landscaped Area:	25%	25%

4. SPECIAL REQUIREMENTS: GARAGES, ACCESSORY BUILDINGS AND STRUCTURES

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1 metre (3 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be setback a minimum of 1.5 metres from the lane right-of-way.



TOWN OF TABER

BUILDING PERMIT STATISTICS

Aug-13

	2013 AUGUST			2012 AUGUST		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	306,300	4	4	866,051
2 FAMILY DWELLING						
SEMI DETACHED DWELLING				2	2	347,620
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	4		81,030	3		33,133
GARAGES & CARPORTS				2		23,167
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		42,900	1		30,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	2		10,000	3		15,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				1		14,000
	9	3	440,230	16		1,328,971

	2013 YEAR TO DATE (08 2013)			2012 YEAR TO DATE (08 2012)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	18	18	3,841,242	16	16	3,551,206
2 FAMILY DWELLING						
SEMI DETACHED DWELLING	4	4	801,775	2	2	347,620
MULTI FAMILY DWELLING	1	8	655,680			
RESIDENTIAL ADDITIONS & ACCESS.	23		665,930	19		189,330
GARAGES & CARPORTS	7		164,481	8		174,246
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	7		1,267,600	11		459,047
NEW INDUSTRIAL				3		2,024,400
INDUSTRIAL ADDITIONS/ALTER	2		397,080	3		827,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER				4		1,984,073
MOBILE HOME PARK						
DEMOLITIONS	9		45,000	6		30,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		130,408	2		26,000
	75	30	7,969,196	74		9,612,922

Town of Taber

Building Permits AUGUST 2013

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0055 13 MU	14-Aug-13	WADES HOUSE MOVING	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5322 44 AV	BASEMENT DEVELOPMENT		\$48,000.00	4553110

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0058 13 MU	27-Aug-13	TOTAL CONSTRUCTION	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5035 42 AV	FRONT AND REAR DECKS		\$11,400.00	4250330

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0065 13 MU	22-Aug-13	HENRY CARLSON	WADES HOUSE MOVING	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5816 52 ST	DEMO OLDER HOME		\$5,000.00	5850280

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0066 13 MU	22-Aug-13	RYAN ROMBOUGH	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5306 55 ST	FRONT AND REAR DECKS		\$14,070.00	5254210

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0072 13 MU	22-Aug-13	JOHAN KLASSEN	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5506 46 AV	CONVERSION OF RETAIL TO RESTAURANT		\$32,900.00	4555010

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0073 13 MU	14-Aug-13	BRIAN PLANGER	DUNCAN MACGREGOR	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5108 43 ST	NEW SFD		\$306,300.00	5143090

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0077 13	14-Aug-13	REDLINE PROPERTIES (TIM HORTONS)	TBV	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
6200 46 AV	DUAL DRIVE THRU LANE		\$10,000.00	4462020

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0078 13 MU	22-Aug-13	WADES HOUSE MOVING	GROUND TECH	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5923 56 ST	DEMO OF EXISTING HOME		\$5,000.00	5856010

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0080 13 MU	14-Aug-13	JOE WICKENEHISER	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
6010 50 ST	REPLACEMENT OF ROOF OVER DECK		\$7,560.00	6049070

COMMERCIAL ADDITIONS OR ALTERATIONS

2 Permits

14-Aug-13	\$10,000.00
22-Aug-13	\$32,900.00
	\$42,900.00

DEMOLITIONS

2 Permits

22-Aug-13	\$5,000.00
22-Aug-13	\$5,000.00
	\$10,000.00

RESIDENTIAL ADDITION AND ACCESS

4 Permits

14-Aug-13	\$7,560.00
22-Aug-13	\$14,070.00
27-Aug-13	\$11,400.00
14-Aug-13	\$48,000.00
	\$81,030.00

SINGLE FAMILY DWELLINGS

1 Permit

14-Aug-13	\$306,300.00
	\$306,300.00
	\$440,230.00

Home Occupations Applications - 2013

Date Applied by Month

January 2013

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

February 2013

05-Feb-13 HO 13 03 HEATHER MCPHEE SAME 5805 56 ST HO FOR DAY HOME- 6 CHILDREN MAX

March 2013

04-Mar-13 HO 13 05 anGELic NAILS LEANNE DUGGAN BOS 6113 53 ST HO FOR NAIL STUDIO- ONE CLIENT PER DAY MAX

19-Mar-13 HO 13 06 1660054 AB LTD RICHARD KUNZ 4803 53 AV OFFICE ONLY FOR RIG MANAGER

April 2013

23-Apr-13 HO 13 07 LHK ELECTRIC LES KALLIO 5204 41 AV OFFICE ONLY FOR ELECTRICAL COMPANY

May 2013

22-May-13 HO 13 08 TRIxie'S CLEANING TRIxie CONT 5832 48ST HO FOR CLEANING COMPANY

June 2013

Thursday, September 05, 2013

Date Applied by Month

12-Jun-13 HO-13-09 TOE TALLY CONVENIENT LEESA SAVILLO 5212 41 AV HO FOR MOBILE PEDICURE COMPANY
PEDICURES

July 2013

09-Jul-13 HO-13-10 KABAYAN HOMEMADE BREAD NARDO PADOYAN 5303 54 ST HO - PREP KITCHEN FOR HOMEMADE BREAD
BUSINESS

24-Jul-13 HO-13-12 CLEAN AND CLEAR CLEANING AMELIA BERN-OS 5417 45 AV HO - OFFICE FOR CLEANING COMPANY

24-Jul-13 HO-13-11 WILDSTORM EAVESTROUGHING ABRAM WIEBE 5115 56 ST HO - OFFICE FOR CONTRACTING BUSINESS