



Agenda Forwarded: November 14, 2013

AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON NOVEMBER 18, 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 – September 16, 2013

ITEM NO 5. BUSINESS ARISING FROM THE MINUTES

ITEM NO 6. HOME OCCUPATION APPLICATIONS

None

ITEM NO 7. DEVELOPMENT APPLICATIONS

X

None

ITEM NO 8. INFORMATION ITEMS

- A) Taber Small Engine Enforcement - 5403 48 Ave.
- B) Subdivision Application – TT-13-0-005 Ben Inc. 5206 47 Ave.

ITEM NO 9. OTHER BUSINESS

A) Building Permit Statistics- October 2013


ITEM NO 10. MEDIA INQUIRIES

ITEM NO 11. CLOSE OF MEETING

X



TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Regular Minutes of MPC		Date of November 14, 2013	
		Agenda:	
Prepared By: L. Belanger, Planning and Economic Development Assistant			
Attachments: Minutes			
Topic: Minutes of the Regular Meeting of the Municipal Planning Commission			
Background:			
Options:	1.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on September 16, 2013 as presented.	
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, September 16, 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 September 16, 2013 as presented.			
Approval November 14, 2013		Plan/ Dev.	
Date:		Manager : 	

MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, SEPTEMBER 16, 2013 AT 4:30 P.M.

PRESENT: Ray Sheen
Edwyn Ellingson
Ron Levagood
Councilor John Papp

ABSENT: Councilor Louie Tams

ALSO PRESENT: Cory Armfelt – Planning and Development Manager
Jill Koroluk- Development Officer
Lorraine Belanger- Planning and Economic Development Assistant

ITEM #1 - CALL TO ORDER

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

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by E. Ellingson 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 August 20, 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 13-72 Derk Daniels****5116 44 Ave – Exterior finishing for a Detached garage.**

J. Koroluk summarized the application and noted it had come before MPC only because of the applicant's choice to clad the garage in metal exterior finishing, an issue that had been of concern in previous MPC meetings. She added the use and size of this type of garage was a permitted use in the area, but given the choice of siding, MPC may want to attach other conditions which could be deemed reasonable.

Questions from the members included the following:

- 1- Whether the structure would have metal cladding on both the sides and roof.
- 2- The color of the siding.
- 3- Whether this product was suitable for use in an urban setting.
- 4- Whether this type of siding would become more prevalent on homes and garages in older areas without architectural controls and cause surrounding homes to become devalued.
- 5- Other areas or cities where the product was being used.

D. Daniels responded that his product choice was a commercially produced galvanized sheet metal siding with a 40yr guarantee (including paint) and he would be using either white or light grey color. He also noted there were a number of other garages in the area with metal clad siding.

J. Koroluk and L. Belanger both responded they had seen the product used on new homes in Medicine Hat and Calgary. J. Koroluk also noted existing homes being re-sided or re-roofed do not need to obtain development or building permits.

MOVED by E. Ellingson that the Municipal Planning Commission approve DP 13 72, Derk Daniels, for a garage at 5116 44 Av, 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.

CARRIED

Further discussion among members on the appropriate use of metal siding resulted in a request for Administration to provide information to MPC on Land Use Policies in other centers at the next meeting.

**7(b) DP 13-73 Terry Christiansen
5925 57 St. – Waiver for 2nd Garage**

J. Koroluk summarized the application. She noted the application met all the requirements of the Land Use Bylaw with the exception of the waiver needed for the 2nd garage. She clarified that the existing sheds in the rear yard would be removed/ moved in order to become compliant.

MOVED by E. Ellingson that the Municipal Planning Commission approve DP 13 73, Terry Christainsen, for a 2nd garage at 5925 57 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.

ITEM # 8. INFORMATION ITEMS

None

ITEM # 9. OTHER BUSINESS

None

ITEM NO 10. CLOSE OF MEETING

MOVED by Councilor Papp this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 5:25 P.M.

CHAIRMAN



Agenda Item 8(a)

TOWN OF TABER

Municipal Planning Commission Request for Decision

Subject: Taber Small Engine		Date of November 18, 2013
		Agenda:
Prepared By: Jillianne Koroluk, Development Officer		
Attachments: Development Permit No. 09-025 Site Plan		
Topic: Taber Small Engine Enforcement Lot 14+, Block 8, Plan 5638L – 5403-48 th Ave On-going enforcement		
Background:	<p>Town administration has been engaged in on-going enforcement at the property of 5403-48th Ave. (location of Taber Small Engine). The property has been in contravention of its development permit No. 09-025 (copy attached) and accompanying site plan since 2009.</p> <p>As a means of bringing the property into compliance the owners have made an application to construct a post and chain fence along the west and southwest portions of their property. This proposal is an amendment to condition 7 of the original development permit, as the post and chain fence would replace the originally required tree planting and landscaping. Administration finds this amendment to be suitable as the intersection of 54th St. and 48th Ave. was recently upgraded.</p> <p>Due to the fact that the original development permit application and site plan were approved by the MPC on May 19, 2009, this application is being forwarded to the MPC for permission to amend conditions 7 of development permit No. 09-025.</p>	
	Options:	<ol style="list-style-type: none"> 1. That the MPC endorses the amendment to development permit No. 09-025 to allow a post and chain fence to be constructed along the west property line and the southwest property line as an alternative to the tree planting and landscaping. 2. That the MPC does not endorse the amendment to development permit No. 09-025 and requires the owners to develop their property as originally approved.
Approval Date:		November 14, 2013

**Development Permit
FORM B**



Planning Department
A1900 50 Street
Taber AB T1G 1T1
ph: (403) 221 5500
fx: (403) 221 5500
email: planning@taber.ca

PERMIT NO. 09 025 ZONING: DT
ISSUE DATE: June 11, 2009 ROLL NO. 4854140

Applicant

Owner of Land

Name: 1451350 Alberta Ltd. same
Address: 5403-48 Ave Taber, AB T1G 1S6
Tel: 223 1027

Location

Municipal Address: 5403-48 Ave Taber
Legal Description: Lot: 14-20
Block: 8 Plan: 5638L

Description of Work Discretionary Use: small engine equipment rental and repair business.

Permit Conditions (see Standard Conditions on Reverse)

1. The development conforms to the requirements of the Downtown Commercial District (DT).
2. Outdoor storage areas will be maintained in a neat and orderly fashion.
3. An outdoor storage area shall be permitted on the east side of the building and will be screened by privacy fencing subject to approval by the Development Officer.
4. An outdoor storage area shall be permitted on the north side of the parking lot and will be screened by privacy fencing subject to approval by the Development Officer.
5. A waiver is granted reducing the required number of on-site parking stalls from 20 stalls to 12 stalls. (3mX6m stalls).
6. The parking stalls will be demarcated by painted lines on the asphalt.
7. Deciduous trees of calliper not less than 5cm at 0.45m above ground level shall be planted as follows (as per the plan submitted by W. Holstine): 5 trees along the west side of the property (54 st.), and 2 trees along the south side of the property (48 Ave., on either side of the vehicle proposed entrance). All trees shall be tolerant to Zone 3a and to specific site location factors such as sun, wind, and road salt. The details of the plantings (species, planting bed etc.) shall be subject to the approval of the Development Officer.
8. The fencing, tree plantings, and parking stall painting shall be completed within 6 months of the issuance of the Development Permit.
9. A \$1000.00 deposit, paid to Town of Taber prior to issuance of the Development Permit, shall be refunded upon completion of the fencing, tree plantings, and parking stall painting.
10. All waste engine liquids shall be disposed of in an environmentally safe manner and according to applicable Federal and Provincial Legislation.
11. Upgrades to the building as required by the Alberta Building Code and Fire Code shall be carried out prior to opening for business.

Issued by:


Development Officer

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 at (403) 223-5500.

STANDARD DEVELOPMENT CONDITIONS

The development outlined on the reverse side is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law, and in no way relieves or excuses the applicant from complying with the Land Use By-law or any other by-law, laws, order and/or regulations affecting such development.
2. This permit, issued in accordance with the Notice of Decision, is valid for a period of 24 months from the date of issue if development has commenced within 12 months. If, at the expiry of 12 months, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
3. If this Development Permit is issued for the construction of a building,
 - a) all finished grades shall be consistent with the approved site/grading plan.
 - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
 - c) the exterior of the building, including painting, shall be completed within 24 months from the date of the issue of the Development Permit.
4. The development officer may, in accordance with the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
5. This Permit is not transferable.
6. **Compliance with Town of Taber Bylaws, Alberta Building Code, and all other Provincial Codes and Regulations. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**

TADER SMALL ENGINE
5403 - 48 AVE
TADER. AB.



STANDARD PARKING STALL
6m x 3m

7 trees
to be planted

DRAWN BY W. HOLSTINE



Agenda Item 8(b)

TOWN OF TABER

Municipal Planning Commission Request for Decision

Subject: Subdivision Application	Date of November 18, 2013 Agenda:
Prepared By: Jillian Koroluk, Development Officer	
Attachments: Application Tentative Plan Public Notice Summary of Comments Received to date Downtown Commercial District (DT) Requirements Parking Requirements	
Topic: Subdivision Application TT-13-0-005 Block 2, Plan 921 0689 To subdivide 0.075 HA into four commercial lots	
Background:	<p>The Town has received a tentative subdivision application, for consideration by the Subdivision Authority (Town Council) under the provisions of the Municipal Government Act and Town of Taber Subdivision and Development Authority Bylaw. This subdivision application is intended to subdivide the above noted property into four lots. The applicant has indicated that there is currently no proposed use or sale intended for the four potential lots.</p>
	<p>The application is currently being advertised and circulated to adjacent landowners, Town departments and potentially affected agencies in accordance with the Municipal Government Act (deadline for comment submissions is November 20, 2013). To date the attached comments were received.</p>
	<p>This application is brought to Municipal Planning Commission (MPC) for a recommendation to the Subdivision Authority as per the Town of Taber Subdivision and Development Authority Bylaw. Administration is not making a recommendation at this point as we are anticipating receiving a recommendation from the MPC to take forward to Council. Provided below is a preliminary list of conditions accompanying a recommendation in support of the application, and reasons which could be stated as to why the application is not receiving MPC support. Either of these options could be endorsed by MPC with no additions or they may be amended to remove, alter or add to any of the conditions or reasons provided.</p>
Cont'd	

Options:

1. THAT Municipal Planning Commission recommends that the Subdivision Authority approve Subdivision Application TT-13-0-005 on December 16, 2013 subject to the following conditions:
 1. That this approval shall apply to **BLOCK 2, PLAN 921 0689 – 5206-47th AVE.**
 2. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber prior to endorsement.
 3. The subdivision shall be registered in a manner satisfactory to the Land Titles Office.
 4. Easements or rights of way shall be registered against the land for the provision of gas, power and electrical utilities, all municipal services, and waste management facilities, plus any other service considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provision of services prior to final endorsement of the plan.
 5. The applicant shall, prior to endorsement, provide the Town with a servicing strategy prepared by a qualified engineer for all four lots to be created. This plan must show, services alignments for each lot, tentative easement widths, rear access, waste management and any other considerations required by the development authority, all in accordance with the Town's Land Use Bylaw.
 6. The applicant covenants and agrees to provide Taber with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the activation of all new addresses to be serviced by Community Mailbox (CMB) as required by Canada Post Corporation.
 7. In the event the applicant does not service the lots with municipal services prior to endorsement, the applicant shall enter into a servicing agreement with the Town to be registered on the title by Caveat, indicating the lots are unserved and that the town requires security as determined by a professional engineer prior to the construction of services for each parcel.
 8. In the event the servicing of the parcels occurs prior to endorsement, the applicant shall enter into a servicing agreement with the Town to be registered on the title by Caveat, and post security suitable to cover the costs related to the service connections for each lot as determined by a qualified engineer.

Cont'd

2. THAT the Municipal Planning Commission does NOT recommend that the Subdivision Authority approve Subdivision Application TT-13-0-005 on December 16th, 2013 for the following reasons:
 1. This subdivision would eliminate all off street parking spaces currently available for use by patrons to the existing commercial building on the property. If a tenant moves into the existing building and the subject subdivision is approved a parking requirement waiver would be required in order to allow a new tenant to move into the building. Losing the parking capacity to additional building development at this site could limit the salability of the current vacant building on the parcel.
 2. The proposed lots will be difficult to service with domestic water, sanitary services and solid waste management as the trunk lines are not directly fronting adjacent to these proposed parcels and waste management facilities would need to be co-operatively sited or easements incorporated at the rear of each proposed lot.
3. THAT Municipal Planning Commission recommends that the Subdivision Authority approves Subdivision Application TT-13-0-005 with AMMENDMENTS on December 18th, 2013.

Approval Date: November 14, 2013

**Plan/ Dev
Manager:**



SUBDIVISION AND DEVELOPMENT FORMS REGULATION - FORM 1

APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY		
DATE of receipt of completed Form 1:	FEES submitted (non-refundable):	FILE No. T.T. 13.0.005

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. Name of registered owner of land to be subdivided BEN INC Address and phone no. Box 179 Coaldale, Alberta TIM 1M3
 Name in block capitals 403-393-4040 (BEN VAN DYK)

2. Name of agent (person authorized to act on behalf of registered owner), if any Ben Van Dyk Address and phone no. Box 179 Coaldale TIM 1M3
 Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All / part of the SE 1/4 sec. 25 Twp. 8 range 16 west of 4 meridian
 Being all / parts of lot block 2 Reg. Plan No. 921 0689 C.O.T. No. 131 240 512
 Area of the above parcel of land to be subdivided 0.075 hectares
 Municipal address (if applicable) 5206 47 Avenue

4. LOCATION OF LAND TO BE SUBDIVIDED
 a. The land is situated in the municipality of TOWN OF TABER
 b. Is the land situated immediately adjacent to the municipal boundary? Yes No X
 If "yes", the adjoining municipality is
 c. Is the land situated within 0.8 kilometres of the right of way of a highway? Yes ✓ No
 If "yes", the highway is No. 3.....
 d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? Yes No X
 If "yes", state its name
 e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 Describe:
 a. Existing use of the land COMMERCIAL
 b. Proposed use of the land COMMERCIAL
 c. The designated use of the land as classified under a land use bylaw

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (where appropriate)
 a. Describe the nature of the topography of the land (flat, rolling, steep, mixed) FLAT
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.)
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.)

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED
 Describe any buildings and any structures on the land and whether they are to be demolished or moved
SEE SURVEY SKETCH

8. WATER AND SEWER SERVICES
 If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF
BEN VAN DYK hereby certify that I am the registered owner, or
 (Full Name) I am the agent authorized to act on behalf of the registered owner
 and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.
 Address Box 179 Coaldale (Signed) B. Van Dyk
 Phone No. 403 393 4040 Date October 18, 2013

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THIS FORM.

IMPORTANT: Please fill out the right of entry authorization on reverse.

Mail or deliver the completed application form, detailed sketch and required fee to the
 Town of Taber, Planning and Development Office
 4800A - 50 Street, Taber, Alberta T1G 1T1 (Phone: 223-5500)

October 25, 2013



File: TT13-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Ben Inc.

Subject: **SUBDIVISION APPLICATION**
LOT N/A, BLOCK 2, PLAN 9210689
WITHIN SE1/4 -25-8-16 W 4th M
Municipal Address 5206 47 Avenue

Proposed Subdivision: Ben Inc. proposes as follows: an application intended to subdivide the above noted property into 4 lots..

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Rob Cressman, PSD
 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet MEPW \ Phil Abel
 Chris Zuidhof, Epcor
 Mike Bos, ESD
 Alf Rudd, Chief of Police

Your Comments:

NO SEWER SERVICE IN ROAD IN FRONT OF PROPOSED
LOTS, EXTEND EXISTING SANITARY LINE TO EAST OF
PROPOSED SUBDIVISION, W/ MANHOLE / CLEAN OUT @
END OF FROM THE REAR OF THE EXISTING BUILDING TO THE
WEST.

WATER FROM MAIN ON NORTH SIDE OF 4TH AVE.
SIZE DEPENDS ON FLOW REQUIREMENTS (FIRE SUPPRESSION)

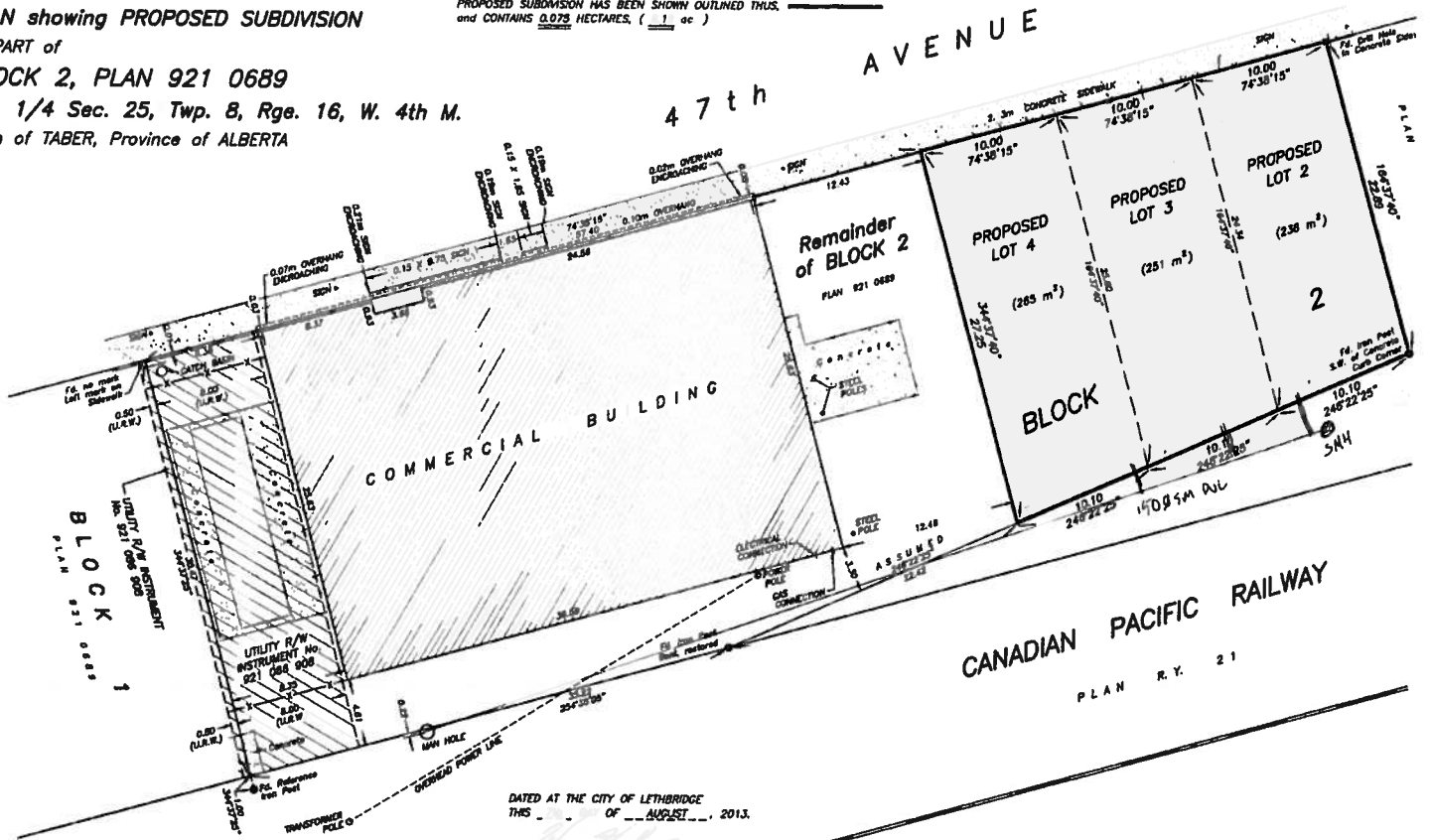
Alley for sewage (easement)
sewer from front.

Please return comments to Planning Department by November 8, 2013

cc: Tax & Utility Clerk

PLAN showing PROPOSED SUBDIVISION
of PART of
BLOCK 2, PLAN 921 0689
S.E. 1/4 Sec. 25, Twp. 8, Rge. 16, W. 4th M.
Town of TABER, Province of ALBERTA

SCALE = 1 : 250
DISTANCES ARE IN METRES
PROPOSED SUBDIVISION HAS BEEN SHOWN OUTLINED THUS,
and CONTAINS 0.075 HECTARES, (.1 ac)



DATED AT THE CITY OF LETHBRIDGE
THIS ... OF ... AUGUST ... 2013.

ALBERTA LAND SURVEYOR

HALMA • SURVEYS
918 - 3rd AVENUE SOUTH
LETHBRIDGE, ALBERTA, T1J 0H8. Ph: (403) 329-3975

October 25, 2013



File: TT13-0-005

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 Rob Cressman, PSD
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 Superior Safety Codes

Jordi Nickolet MEPW \ Phil Abel
 Chris Zuidhof, Epcor
 Mike Bos, ESD
 Alf Rudd, Chief of Police

Your Comments:

- ① THE APPLICANT DOES NOT SEEM TO HAVE ANY CLEAR PLAN FOR USE OF THE PROPOSED SMALLER LOTS. SO WHAT IS THE BENEFIT OF CREATING THEM? IN GENERAL, IT IS ALWAYS EASY TO MAKE A LARGE LOT SMALLER. HOWEVER, IT IS DIFFICULT TO MAKE /CONSOLIDATE SMALL LOTS INTO A LARGER LOT, ESPECIALLY IF THEY ARE OWNED BY DIFFERENT PARTIES. CONSEQUENTLY, I HAVE A DIFFICULT TIME SUPPORTING THIS PROPOSED SUBDIVISION AT THIS TIME.
- ② LOSS OF THIS LAND (CURRENT BLOCK 2) TO SUBDIVISION WILL LIKELY AFFECT USE OF THE "REMAINDER OF BLOCK 2" AND ITS BUILDING DUE TO PARKING REQUIREMENTS, THAT IS, WHERE WILL PARKING BE PROVIDED FOR THE EXISTING COMMERCIAL BUILDING, DOES THE APPLICANT NEED TO CONTRIBUTE TO AN OFF-SITE PARKING LEVY?
- ③ IF APPROVED, SERVICE CONNECTIONS (WATER, SEWER, ETC. CURB CUT?) WILL BE REQUIRED FOR THE THREE LOTS.

Please return comments to Planning Department by November 8, 2013

cc: Tax & Utility Clerk

October 25, 2013



File: TT13-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Ben Inc.

Subject: **SUBDIVISION APPLICATION**
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WITHIN SE1/4 -25-8-16 W 4th M
Municipal Address 5206 47 Avenue

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Preliminary Stage:

Application Submitted:

- Greg Birch, CAO
- Rob Cressman, PSD
- D. Culler, CSD
- Superior Safety Codes

- Jordi Nickolet MEPW \ Phil Abel
- Chris Zuidhof, Epcor
- Mike Bos, ESD
- Alf Rudd, Chief of Police

Your Comments:

*No comments - Bldg permit req'd @
construction stage.*

*M. Stekema
#7206*

Please return comments to Planning Department by November 8, 2013

cc: Tax & Utility Clerk

October 25, 2013



File: TT13-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

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- Greg Birch, CAO
- Rob Cressman, PSD
- D. Culler, CSD
- Superior Safety Codes

- Jordi Nickolet MEPW \ Phil Abel
- Chris Zuidhof, Epcor
- Mike Bos, ESD
- Alf Rudd, Chief of Police

Your Comments:

No Concerns Noted.

Please return comments to Planning Department by November 8 , 2013

cc: Tax & Utility Clerk

October 25, 2013



File: TT13-0-005

**INTERNAL REFERRAL
FOR PROPOSED SUBDIVISION**

Agent: Ben Inc.

Subject: SUBDIVISION APPLICATION
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WITHIN SE1/4 -25-8-16 W 4th M
Municipal Address 5206 47 Avenue

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 Rob Cressman, PSD
 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet MEPW \ Phil Abel
 Chris Zuidhof, Epcor
 Mike Bos, ESD
 Alf Rudd, Chief of Police

Your Comments:

Oct 28, 2013

NO Comments

RC

Please return comments to Planning Department by November 8, 2013

cc: Tax & Utility Clerk

October 25, 2013



File: TT13-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

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 Rob Cressman, PSD
 D. Culler, CSD
 Superior Safety Codes

Jordi Nickolet MEPW \ Phil Abel
 Chris Zuidhof, Epcor
 Mike Bos, ESD
 Alf Rudd, Chief of Police

Your Comments:

No police issues.

Please return comments to Planning Department by November 8, 2013

cc: Tax & Utility Clerk

Alberta Health Services

5009 - 56 Street Taber, AB T1G 1M8

Phone Number: 403-223-7230 Fax Number: 403-223-8733

LAND USE INSPECTION REPORT

Mail To: A - 4900 50 Street Taber, AB T1G 1T1	Our File Number: 541-0002354-13 Inspection Date: November 4, 2013 Report Date: November 4, 2013
Attention: Town of Taber	
Facility Inspected: Town of Taber Facility Contact: Town of Taber Site Phone: 403-223-5500 Site Fax: 403-223-5530	Site Address: A - 4900 50 Street Taber, AB T1G 1T1
Facility Category: Land Use, Development Inspection Type: Demand Inspection: Subdivision Action(s) Taken: No Objection Delivery Method: Hand Delivery	

Block 2, Plan 921 0889 within SE1/4 225-8-16 W4M; Town of Taber; File Number TT13-0-05

Attn: Jill Koroluk

After a review of the information provided and an on-site visit, this office had no objections to the proposed subdivision provided that:

1. Required set back distances from the railway are maintained.
2. All applicable regulations, standards and by-laws are met.

Should you have any questions regarding this report, please do not hesitate to contact me at 403-223-7230.



Theron White
Executive Officer

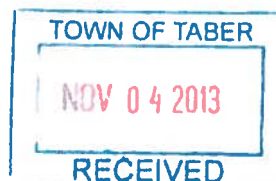
Taber Irrigation District

TID

*Specialty Crop
Country*

4420 - 44th Street
Taber, Alberta T1G 2J6
Telephone: (403) 223-2148
Fax: (403) 223-2924
Email: tid@telusplanet.net

October 31, 2013



**Town of Taber
4900A - 50th Street
Taber, Alberta
T1G 1T1**

Attention: Jill Koroluk, Development Officer

Re: Subdivision Application within **NW¼ 32-9-16 W4
Block 2, Plan 9210689
Your File: TT-13-0-05**

The Taber Irrigation District has no objection to the proposed subdivision of this existing 0.075 ha parcel into four commercial lots.

Please note that your original survey plan indicates that this subdivision is within SE¼ 25-8-16 W4; however, we believe this description is incorrect and should be adjusted accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Gallagher".

**Christopher W. Gallagher, P. Eng.
District Manager**

/pg

Belanger, Lorraine

From: Zuidhof, Chris <czuidhof@epcor.com>
Sent: Tuesday, November 12, 2013 9:52 AM
To: Armfelt, Cory; Belanger, Lorraine; Koroluk, Jilliann
Cc: Shushkewich, Laura
Subject: Subdiivision File TT13-0-005

Sorry I am a little late getting back to you on this. I received the sheet late Thursday afternoon and was off on Friday.

File TT13-0-005, Municipal Address 5206 47 Ave

My only concern is that there is no sewer main in the area so they would need to find out what to do with that. There is a water main in the front that they can tie into.

Chris Zuidhof

*Manager, Taber | EPCOR Water Services
PO Box 4702, Taber AB Canada T1G 2E1
P: (403) 223-3860 | F: (403) 223-5552 | C: (403) 634-2460 | E: czuidhof@epcor.com*

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SECTION 23: Downtown Commercial (DT) DISTRICT

1. Purpose

The purpose of this district is to provide for commercial and new residential development in the downtown area.

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) Banks/Financial Institution
- (b) Caterer
- (c) Clinic
- (d) Convenience Food Store
- (e) Eating Establishment
- (f) Farmers'/Flea Market
- (g) Florist Shop
- (h) Funeral Home
- (i) Gas Bar
- (j) Hotel
- (k) Institutional Use
- (b) Laundromat
- (c) Motel
- (d) Museum
- (e) Office, Medical/Dental
- (f) Office or Office Building
- (g) Park
- (h) Personal Service Shop
- (i) Pharmacy
- (j) Public Use
- (k) Restaurant
- (l) Retail Store
- (m) Theatre
- (n) Theatre, Movie
- (o) Tourist Information Facility
- (p) Utilities

SECTION 23: Downtown Commercial (DT) DISTRICT

Discretionary Uses

- (a) Accessory Use, Building or Structure
- (b) Apartment Building
- (c) Apartment Dwelling Units
- (d) Automobile Repair Garage
- (e) Automobile Service Station
- (f) Automobile Supply Store
- (g) Automotive/Recreation Vehicle Sales and Rental
- (h) Bed and Breakfast Facility
- (i) Boarding or Lodging House
- (j) Day Care Facility
- (k) Drive-through Restaurant
- (l) Dry Cleaning and Laundry Depot
- (m) Duplicating Shop
- (n) Equipment Rental/Repair (**Bylaw amendment 3-2009, March 2, 2009**)
- (o) Food and/or Beverage Service Facility
- (p) Group Care Facility
- (q) Home Occupation
- (r) Parking Lot
- (s) Public Assembly
- (t) Recreation Facility, Commercial
- (u) Recreation Facility, Indoor
- (v) Religious Assembly*
- (w) Row Housing
- (x) Senior Citizens' Complex
- (y) Signs
- (z) Taxi/Bus Depot
- (aa) Vehicle Wash
- (bb) Warehouse Store

*Note Section 3(26) of this Bylaw.

SECTION 23: Downtown Commercial (DT) DISTRICT

3. District Requirements

No person shall use any lot or erect, alter or use any building or structure except in accordance with the following provisions:

Minimum Lot Area:	230 m ²
Minimum Lot Width:	7.5 metres
Minimum Front Yard:	At the discretion of the Development Authority.
Minimum Rear Yard:	None required except adjacent to residential districts whereby the rear yard shall be a minimum of 3 metres or greater as required by the Development Authority.
Minimum Side Yard:	None required except adjacent to residential districts whereby the side yard shall be a minimum of 3 metres or greater as required by the Development Authority.
Building Height:	At the discretion of the Development Authority.
Minimum Landscaped Area:	At the discretion of the Development Authority.
Maximum Coverage:	At the discretion of the Development Authority.

4. Special Requirements: Screening and Landscaping

- (a) All sites abutting a residential district shall be screened from view of the residential district to the satisfaction of the Development Authority.
- (b) Garbage containers and accessory outside storage areas shall be screened to the satisfaction of the Development Authority.
- (c) All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information required on 'Form A' and in Section 2.7 of this Bylaw. For those applications approved, the proponents shall enter into a Development Agreement with the Town to ensure that the conditions of the Development Permit are fulfilled to the satisfaction of the Town.

5. Special Requirements: Housing

The Development Authority shall refer to the High Density Residential (HDR) District when applying site requirements for housing in the Downtown Commercial District. However, notwithstanding Section 3 of this by-law, parking for housing in the

SECTION 23: Downtown Commercial (DT) DISTRICT

Downtown (D1) District shall not be less than 1.5 stalls per unit with provision for assigned parking for guests.

6. **Special Requirement: Site Design and Exterior Finish of Buildings and Structures in a Condominium Complex**

Where site development guidelines/standards are in effect for a condominium complex and have been provided to the Development Authority, the Development Authority shall address those guidelines when issuing any development permit within the boundaries of the condominium project. Conditions of approval may address landscape design, elevation features of the building or structure including exterior finish/cladding, roof lines, and any other matter intended to ensure consistent and complementary site, building and finishing materials throughout the condominium complex.

SECTION 3: General Provisions (for all Districts)

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

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

22. Parking Requirements

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

SECTION 3: General Provisions (for all Districts)

and scale of development proposed. Parking stalls for specific uses shall be provided as listed below in Table 3-1, unless otherwise specified in this Bylaw. For those uses not specifically identified, the Development Authority shall impose such parking standards as deemed appropriate to those specific cases.

- (b) Any parking space or any loading space provided shall be developed and hard surfaced to the satisfaction of the Development Officer(s) within 12 months of the completion of the development for which the development permit was issued.
- (c) When a building requires parking or loading spaces, the owner of the building shall provide the required parking and loading spaces at or before the time of occupancy of the building.
- (d) Parking areas that are intended for public use shall only be used for the temporary parking of motor vehicles and shall not be used for extended storage of motor vehicles.
- (e) The Development Authority may refuse to grant a development permit to an applicant not fully complying with parking requirements.
- (f) All parking stalls and loading spaces required by this Bylaw shall generally be located on the same site as the use requiring them, subject to setback and yard requirements. However, the Development Authority may consider proposals for parking agreements between adjacent property owners who wish to share parking facilities. The Development Authority may refuse to approve shared parking proposals if it cannot be demonstrated to the satisfaction of the Development Authority that sufficient parking will be available to both properties.
- (g) All parking spaces, loading spaces, manoeuvring aisles and driveways shall be surfaced and maintained to the satisfaction of the Development Authority.
- (h) Driveways shall be a minimum of 3 metres from the intersection of a lane and public roadway and 4.5 metres from the intersection of two public roadways.
- (i) Driveways intended for two-way vehicle movements shall be at least 9 metres wide.
- (j) Manoeuvring aisles and fire lanes shall be at least 7 metres wide.

SECTION 3: General Provisions (for all Districts)

- (k) Parking stall dimensions shall be 3 metres wide and 6 metres in depth for parking areas with 25 parking stalls or less and shall contain no less than one parking stall dedicated for handicapped use.
- (l) For parking areas that contain more than 25 parking stalls, the minimum parking stall dimensions may be reduced to no less than 2.75 metres wide and 5.5 metres in depth. Handicapped parking stalls shall be provided in accordance with the requirements of the Alberta Building Code.
- (m) Handicapped parking stalls shall be 4.3 metres wide and 6.0 metres in depth. At least one handicapped parking stall shall be provided for every 25 regular parking stalls in locations approved by the Development Authority.
- (n) Driveway widths for residential front yard parking stalls shall not exceed 40% of the total lot frontage at the property line, but in no case shall be less than three (3) metres wide.
- (o) Storage of trailers, boats, recreation vehicles and similar property shall not extend over public road right-of-way, including sidewalks.
- (p) All residential uses shall provide two (2) parking stalls per residential unit unless otherwise specified in this Bylaw.
- (q) Where the calculation of the required number of parking stalls or loading spaces results in a fraction number of parking spaces, the next higher number shall be applied (e.g. if 2.1 parking stalls are calculated, 3 parking stalls are required).
- (r) Parking stall requirements for uses other than those set out in this Section shall be determined by the Development Authority, having regard to similar uses for which specific parking stall requirements are set. To facilitate the determination of parking requirements, a parking assessment prepared to a professional standard acceptable to the Development Officer, may be required to document the parking demand and supply characteristics associated with the proposed development. The Town shall not be bound by any recommendations of such a parking assessment.
- (s) If a development falls within two or more of the categories listed in this Section, it shall comply with all parking regulations applicable to all of the categories.

SECTION 3: General Provisions (for all Districts)

- (t) All proposals in the Downtown Commercial (DT) District may provide half the total required parking calculated from Table 3-1 without waivers from this by-law. A change in use in the Downtown (DT) District, whether or not it meets the parking standards for downtown, also will not require parking waivers if the parking areas and stalls associated with the previous use of the building continue to be available for the new use.

TABLE 3-1: PARKING STANDARDS

Use	Minimum Parking Standard
Abattoir	1 / 100m ² of Floor Area (FA)
Agricultural Machinery/Equipment Sales and Service	1 / 30m ² of FA
Agricultural Processing	1 / 100m ² of FA
Agricultural Service and Supply	1 per 30m ² of retail showroom and 1 per 200m ² of warehouse portion
Agricultural Supply Depot	1 / 30m ² of FA
Asphalt processing and storage	Discretion of Development Authority
Auction Mart (Auctioneering Services)	1 stall per 30 m ² of FA
Auction Room	1 stall per 30 m ² of FA
Automobile Repair Garage	6 per bay
Automobile Service Station	6 per bay, plus 1 / 25m ² of retail space
Automobile Supply Store	1 / 25 m ² of FA
Automotive/Recreation Vehicle Sales and Rental	1 / 100m ² of FA
Auto Wrecker	Discretion of Development Authority
Bakery	1 / 100m ² of FA
Bank/Financial Institution	1 / 30m ² of FA
Bed and Breakfast	1 per rented room in addition to spaces required for the dwelling unit
Boarding or Lodging House	1 per lodging room, plus 2 per operator
Bottled Gas, Sales and Storage	1 / 40m ² of FA
Building Supply Outlet	1 / 30m ² for retail showroom plus 1 per 200m ² for warehousing/wholesaling
Bulk Fuel and Chemical Storage	1 / 200m ² of FA
Bulk Sales Establishment	1 / 30m ² of FA
Caretaker's Residence	2 stalls
Car/Vehicle Wash	3 stalls
Caterer	1 / 200m ² of FA

SECTION 3: General Provisions (for all Districts)

Use	Minimum Parking Standard
Commercial Fertilizer Supply	1 per 30m ² of retail and 1 per 200m ² of warehouse portion
Commercial Recreation Facility	1 / 30m ² of FA
Communication Tower	1 stall
Concrete Manufacturing/Concrete Plant	1 / 100m ² of FA
Construction Yard	Discretion of Development Authority
Contracting Services, Major	1 / 40 m ² of FA for office space and 1 / 100m ² for all other buildings
Contracting Services, Minor	1 / 40 m ² of FA for office space and 1 / 100m ² for all other buildings
Convenience Food Store	1 / 25m ² of FA
Data Processing Establishment	1 / 40m ² of FA
Dry Cleaning and Laundry Plant	1 / 200m ² of FA
Dry Cleaning Depot	1 / 25m ² of FA
Dry Cleaning Establishment	1 / 50m ² of FA
Duplicating Shop	1 / 25m ² of FA
Eating Establishment	1 / 10m ² of FA, plus a minimum of 3 staff parking stalls
Electrical and Electronic Products Industry	1 / 100m ² of FA
Equipment Rental / Repair	1 / 20m ² of FA
Feedmills	1 / 100m ² of FA
Florist	1 / 25m ² of FA
Food and/or Beverage Service Facility	1 / 5m ² of FA, plus a minimum of 5 staff parking stalls
Funeral Home	Greater of 1 / 20m ² of FA or 20 spaces
Gas Bar	3 spaces
Golf Course	5 per tee
Greenhouse, Commercial	1 / 30m ² of FA
Heavy Equipment Sales, Service, Storage and Rentals	1 / 100m ² of FA
Hospital	1.3 / 4 hospital beds
Hotel	1.25 / unit
Industry/Manufacturing, Large Scale	1 / 100m ² of FA
Industry/Manufacturing, Small Scale	1 / 100m ² of FA
Kennel	1 / 25m ² of FA
Laboratory	1 / 45m ² of FA

SECTION 3: General Provisions (for all Districts)

Use	Minimum Parking Standard
Laundromat	1 / 25m ² of FA
Manufacturing/Industry	1 / 100m ² of FA
Medical / Dental Offices or clinic	1 / 20m ² of FA
Motel	1 per room
Nursery and Garden Store	1 / 30m ² of FA
Offices and Office Building	1 / 40m ² of FA
Offices accessory to the principal use of the land or building for industrial purposes	1 / 40m ² of FA
Oilfield Support Services	1 / 100m ² of FA
Personal Service Shop	1 / 30 m ² of FA
Pharmaceutical and Medical Products Industry	1 / 100m ² of FA
Pharmacy	1 / 25m ² of FA
Printing Establishment	1 / 200m ² of FA
Printing, Reproduction and Data Processing Industry	1 / 100m ² of FA
Propane Transfer Facility	Discretion of Development Authority
Public Assembly	1 / 25 m ² of FA
Public Uses	1 / 45m ² of FA
Recreation Facility, Indoor	1 / 20 m ² of FA
Recreation Facility, Outdoor	Discretion of the Development Authority
Recycling Depot	1 / 100m ² of FA
Religious Assembly	1 / 5 persons seating capacity
Research facility	1 / 100m ² of FA
Residential Uses	2 stalls per unit
Restaurant	1 / 10m ² of FA, plus a minimum of 3 staff parking stalls
Retail Store	1 / 25m ² of FA
Salvage Yard	Discretion of the Development Authority
Sawmills	Discretion of the Development Authority
School, Elementary	5 stalls, plus 1 stall per classroom
School, Secondary	3 per classroom
Shopping Centre	1 / 25m ² of FA
Storage, Indoor	1 / 200m ² of FA
Storage, Outdoor	Discretion of the Development Authority
Supermarket	1 / 25m ² of FA

SECTION 3: General Provisions (for all Districts)

Use	Minimum Parking Standard
Taxi Establishment	1 / 6m ² of FA
Transport/Truck Terminal	1 / 100m ² of FA
Truck and Manufactured Home Sales and Rental	1 / 100m ² of FA
Truck Stop	Discretion of the Development Authority
Veterinary Clinic	1 / 45m ² of FA
Warehouse	1 / 200m ² of FA
Warehouse Store	1 / 25m ² of FA

23. Loading Facilities

- (a) A loading space shall be designed and located so that all vehicles using that space can be parked and manoeuvred entirely within the bounds of the site before moving onto adjacent streets.
- (b) A loading space shall be a minimum width of 3 metres and minimum depth of 9 metres and maintain a minimum overhead clearance of 4.3 metres.
- (c) The Development Authority, having regard to the types of vehicles that are likely to use the loading space, may change minimum loading space dimensions.
- (d) Loading space requirements shall be determined by the Development Authority.

24. Commercial Vehicular Parking in Residential Districts

Not more than one commercial vehicle up to 5000 KG Gross Vehicle Weight, shall be parked or maintained on any lot in a residential district. All vehicles must be parked on the lot. On-street parking of these commercial vehicles is prohibited.

25. Corner Sites (Sight Triangles)

No person on a corner site in any District shall erect, place or maintain, within a triangle formed by the boundaries of the site common with the streets abutting them and a straight line connecting points on each of the said boundaries a distance 6 metres (20 feet) from the point where they intersect, a wall, fence, shrub, trees, hedge or any object over 1 metre in height above the lowest street grade adjacent to the intersection.



TOWN OF TABER
BUILDING PERMIT STATISTICS
 Oct-13

	2013 OCT			2012 OCT		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	3	3	567,389	4	4	880,700
2 FAMILY DWELLING						
SEMI DETACHED DWELLING	2	2	360,190			
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	4		112,300	3		44,360
GARAGES & CARPORTS	3		66,000	3		73,466
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		103,400	1		216,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER				2		330,480
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	13	5	1,209,259	13	4	1,545,006

	2013 YEAR TO DATE (10 2013)			2012 YEAR TO DATE (10 2012)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	28	28	6,336,491	22	22	4,753,956
2 FAMILY DWELLING						
SEMI DETACHED DWELLING	6	6	1,161,965	4	4	695,000
MULTI FAMILY DWELLING	1	8	655,680			
RESIDENTIAL ADDITIONS & ACCESS.	26		793,230	23		243,090
GARAGES & CARPORTS	10		230,481	11		247,712
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	9		1,564,550	12		475,047
NEW INDUSTRIAL				4		2,574,400
INDUSTRIAL ADDITIONS/ALTER	2		397,080	6		1,172,480
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER				4		1,984,073
MOBILE HOME PARK						
DEMOLITIONS	9		45,000	6		30,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	5		131,608	4		52,169
	98	42	11,316,085	97	26	12,443,927

Town of Taber

Building Permits OCTOBER 2013

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0024 13 MU	16-Oct-13	STEVE KLEMEN	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
5103 62 AV	DETACHED GARAGE 20X24'	\$20,000.00	6250590

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0075 13 MU	03-Oct-13	ROBERT BEVANS	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
4314 57 AV	MOVE IN GARAGE	\$16,000.00	5743230

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0083 13 MU	01-Oct-13	DERK DANIELS	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
5116 44 AV	DETACHED GARAGE - 720SF	\$30,000.00	4351080

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0091 13 MU	30-Oct-13	WADES HOUSE MOVING	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
5923 52 ST	MOVE ON HOME	\$78,084.00	5856010

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0096 13 MU	16-Oct-13	ALBERTA ASSOC. FOR SAFETY PARTNER CLUB	TBV
Project Site Address	Project Description	Value of Project	Tax Roll #
5308 48 AV	CONVERSION OF RETAIL TO OFFICE SPACE	\$103,400.00	4753040

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0097 13 MU	03-Oct-13	FABCOR DEVELOPMENTS	FIRESAFETY SERVICES
Project Site Address	Project Description	Value of Project	Tax Roll #
5304 43 ST	SPRINKLERS	\$5,000.00	5343004

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0098 13 MU	03-Oct-13	TARA HAMMOND	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
6 WESTVIEW PLACE	BASEMENT DEVELOPMENT	\$36,000.00	5142400

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0098 13 MU	30-Oct-13	HIGHLAND HOMES	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5034 41 ST	SEMI DETACHED	\$180,145.00	5041340

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0100 13 MU	30-Oct-13	HIGHLAND HOMES	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5032 41 ST	SEMI DETACHED	\$180,045.00	5041340

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0101 13 MU	16-Oct-13	DUNCAN MCGREGOR HOMES	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5221 44 A ST	NEW SFD	\$282,800.00	524430

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 01013 13 MU	18-Oct-13	TERRY CHRISTAINSON	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5925 57 ST	DETACHED GARAGE	\$44,000.00	

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0104 13 MU	24-Oct-13	ANGELINA MARTENS	TBV
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5329 44 AV	DETACHED GARAGE	\$27,300.00	4453240

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0105 13 MU	30-Oct-13	JAYCO BUILDERS INC	JAYCO BUILDERS INC
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
9 WESTVIEW PL	NEW SFD	\$206,485.00	5142270

2 FAMILY DWELLING

2 Permits

30-Oct-13	\$180,045.00
30-Oct-13	\$180,145.00
	\$360,190.00

COMMERCIAL ADDITIONS OR ALTERATIONS

1 Permit

16-Oct-13	\$103,400.00
	\$103,400.00

GARAGES AND CARPORTS

3 Permits

01-Oct-13	\$30,000.00
03-Oct-13	\$16,000.00
16-Oct-13	\$20,000.00
	\$66,000.00

RESIDENTIAL ADDITION AND ACCESS

4 Permits

18-Oct-13	\$44,000.00
24-Oct-13	\$27,300.00
03-Oct-13	\$5,000.00
03-Oct-13	\$36,000.00
	\$112,300.00

SINGLE FAMILY DWELLINGS

3 Permits

30-Oct-13	\$206,485.00
16-Oct-13	\$282,800.00
30-Oct-13	\$78,084.00
	\$567,369.00

\$1,209,259.00