



Agenda Forwarded: December 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 DECEMBER 17, 2013 AT 4:30 PM.**

**MOTION**

**ITEM NO 1. CALL TO ORDER**

**ITEM NO 2. ADOPTION OF THE AGENDA**

X

**ITEM NO 3. DELEGATIONS**

**ITEM NO 4. ADOPTION OF THE MINUTES**

X

**A. RFD - Minutes of the Regular Meeting – November 18, 2013**

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

**ITEM NO 6. HOME OCCUPATION APPLICATIONS**

None

**ITEM NO 7. DEVELOPMENT APPLICATIONS**

**A) DP 13-100 Prinsco Canada  
6014 64 ST - Discretionary Use**

X

**ITEM NO 8. INFORMATION ITEMS**

**A) Exterior Finishing Materials**

**ITEM NO 9. OTHER BUSINESS**

**A) Building Permit Statistics- November 2013**


**ITEM NO 10. MEDIA INQUIRIES**

**ITEM NO 11. CLOSE OF MEETING**

X



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

<b>Subject: Regular Minutes of MPC</b>		<b>Date of December 12, 2013</b>
		<b>Agenda:</b>
<b>Prepared By: L. Belanger, Planning and Economic Development Assistant</b>		
<b>Attachments: Minutes</b>		
<b>Topic: Minutes of the Regular Meeting of the Municipal Planning Commission</b>		
<b>Background:</b>		
<b>Options:</b>	1.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on November 18, 2013 as presented.
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, November 18, 2013 as amended.
<b>Recommendation:</b>	Option #1- That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on November 18, 2013 as presented.	
<b>Approval Date:</b>	December 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, NOVEMBER 18, 2013 AT 4:30 P.M.**

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**PRESENT:** Ray Sheen  
Edwyn Ellingson  
Ron Levagood  
Councilor Rick Popadynetz  
Councilor Joe Strojwas

**ALSO PRESENT:** Cory Armfelt – Planning and Development Manager  
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 R. Levagood to adopt the agenda as amended to include 2 additional handouts provided by Cory Armfelt.

CARRIED UNANIMOUSLY

**ITEM#3 - DELEGATIONS**

None

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

*MOVED* by E. Ellingson the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on September 16, 2013 as presented.

CARRIED UNANIMOUSLY

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

None

**ITEM #6 - HOME OCCUPATION APPLICATIONS**

None

**ITEM # 7 Development Applications****None****ITEM # 8. INFORMATION ITEMS**

## a) Taber Small Engine

C. Armfelt summarized the ongoing enforcement issues in regard to the site of the business. He noted the original Development Permit for the location included additional trees to be planted on the site. However, since the original permit was issued and the intersection the business was situated on has been upgraded, Administration was proposing the landscaping could be modified to include a post and chain fence along the perimeter to create an edge or a boundary. This style of landscaping enhancement would be similar to the City of Lethbridge Standard. He also added even if trees were planted by the applicant, maintenance of the trees could be a difficult item to enforce. He clarified that since the Development Permit was originally issued by the Municipal Planning Commission, MPC would need to provide approval to modify any conditions.

*Moved* by Councilor R. Popadynetz 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.

CARRIED UNANIMOUSLY

## b) Subdivision Application – TT 13-0-005 5206 47 Ave.

C. Armfelt summarized the application. He noted the application was for the site of the former Fields Store to be split into 4 parcels. He added the applicant had been asked for additional information on development plans for the site and at this time had indicated he did not have any development plans but wanted to hold the land for speculation. He also advised MPC in regard to the servicing challenges indicated through the circulation process.

Discussion and questions regarding the site centered on the following areas:

- 1- Feasibility of the future development on the proposed smaller sites.
- 2- Parking issues that may arise depending on what type of businesses choose to develop the sites and in what order they may be developed.
- 3- Sizes of the smaller parcels may be too restrictive for any development
- 4- Subdivision does not guarantee a sale or development.
- 5- Portioning the site into small parcels now may actually restrict future development if a larger parcel is desired. (Further subdivision can be applied for at any time once a specific need has been established.)
- 6- Garbage pick up could prove to be another servicing challenge
- 7- Availability of other vacant lots in the downtown.
- 8- The impact of any setbacks from the CPR line located at the rear of the property.

C. Armfelt clarified under the MGA, a subdivision application must be given a decision within a 60 day time frame or it is deemed refused, unless an extension is granted.

*Moved* by R. Levagood MPC recommend Administration go back to the developer and request further information to be provided on future development of 5206 47 Ave.

CARRIED UNANIMOUSLY

*Moved* by E. Ellingson MPC not recommend approval of TT-13-0-005, 5206 47 Av, Ben Inc. to the subdivision authority until further development plans are presented to MPC.

CARRIED UNANIMOUSLY

**ITEM # 9. OTHER BUSINESS**

General discussion on the Subdivision and Development Authority Bylaw and the role of MPC took place.

**ITEM NO 10. CLOSE OF MEETING**

*MOVED* by E. Ellingson this meeting of the Municipal Planning Commission be closed.

CARRIED UNANIMOUSLY AT 5:46 P.M.

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CHAIRMAN



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

<b>Subject:</b> Prinsco Canada	<b>Date of Meeting:</b> December 17, 2013
<b>Prepared By:</b> Jillianne Koroluk, Development Officer	
<b>Attachments:</b> Application Site Plan Area Map Highway Industrial (M-4) District Requirements General Industrial (M-2) District Requirements Definition "Industry/Manufacturing Small Scale"	
<b>Topic:</b> Discretionary Use Application in the Highway Industrial District	
<b>Background:</b>	<p>The Town of Taber received a development permit application (attached) for a drain pipe/weeping tile manufacturing business at the location of 6014 – 64<sup>th</sup> Street. The subject property is unique in the sense that the four lots associated with the property carry two different zonings. The easterly two lots are currently zoned Highway Industrial (M-4) and the westerly two lots are currently zoned General Industrial (M-2). Due to the fact that this use is a discretionary use in the Highway Industrial (M-4) district this application has been brought to the Municipal Planning Commission for a decision.</p> <p>According to Land Use Bylaw No. 4-2006 this application falls under "Industry/Manufacturing, Small Scale" (see attached definition). The applicant has indicated this site would be used for the manufacturing and storage of drain pipe/weeping tile.</p> <p>Administration recommends approval on Development Permit No. 13-100 as the relocation of this business to Taber would increase economic activity in the Town and utilize a currently vacant property.</p> <p>If MPC chooses to approve DP 13-100, this application will be advertised in the Taber Times and circulated to adjacent property owners in accordance with the Municipal Government Act.</p>

**Options:**

- 1) That the Municipal Planning Commission approve DP 13 100, Prinsco Canada, 6014-64<sup>th</sup> St., Lot 7-8 & 11-12, Block 1, Plan 7711362 with the following conditions:
1. The site is developed as per the plans submitted.
  2. The development conforms to the district requirements of the Highway Industrial (M-4) District.
  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. A satisfactory inspection must be conducted prior to Occupancy by the Taber Fire Department.
  5. Upon the determination of excessive noxious odor the Town of Taber reserves the right to compel the applicant to install odor mitigation equipment.
- 2) That the Municipal Planning Commission **NOT** approve DP 13 100, Prinsco Canada, 6014 – 64<sup>th</sup> St., Lot 7-8 & 11-12, Block 1, Plan 7711362 with reasons.

Option #1.

**Recommendation:**

**Approval Date:** December 12, 2013

**Planning and  
Development  
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](mailto:planning@taber.ca)

ZONING: M-4 ROLL NUMBER: 606A070 APPLICATION NO. 13.100

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: PRINSCO CANADA Phone Res: \_\_\_\_\_ Bus: 320.222.6800  
Address: 1717 16TH ST NE Cell: \_\_\_\_\_ Fax: 320.222.6820  
WILLMAR, MN Postal Code: 56201

Registered Owner: RIGATO MANAGEMENT LTD Phone Res: \_\_\_\_\_ Bus: 403.223.3591  
Address: 6110 PARK PLACE Cell: 403.795.1464 Fax: 403.223.2839  
TABER, AB Postal Code: T1G 1E9

Legal Description of Property to be Developed: Lot: 7,8,11,12 Block: 1 Plan: 7711362

Municipal Address: 6014 - 64th St

Proposed Use of Site: PLEASE SEE ATTACHED  
*(describe in detail - attach additional information if necessary)*

Existing Use of Site: NOT IN USE

If Development is Temporary, State for What Period \_\_\_\_\_

Adjacent to Highway: Yes: X No: \_\_\_\_\_

Proposed Setback from Property Lines:

Front Yard: \_\_\_\_\_ Side Yards: 1 2 Rear Yard: \_\_\_\_\_

**General Information:**

Present Use of Adjacent Properties: CIRCLE D TRANSPORT | KOZ CO/TABER TRUCK & TRAILER REPAIR



<u>Access:</u>	Existing	Proposed	N/A
Provincial Highway # <u>36</u>			
Municipal Road .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 .....               
 Other (specify) \_\_\_\_\_

**Sewage Disposal**

Municipally owned and operated sanitary sewer system .....               
 Other (specify) \_\_\_\_\_

**Storm Drainage**

Municipal Sewers .....               
 Ditches .....               
 Swales .....            

**Additional Information (Based on Proposed Development)**

2 Copies of Site Plan Attached?       yes  no  
 Drainage Plan/Elevations Included?       yes  no  
 Will you be applying for a Building Permit?       yes  no  
 Will you be applying for a Business License?       yes  no

Lot Width: _____	Lot Depth: _____
Lot Area: _____	New Construction Area (ft <sup>2</sup> ): _____
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: 1/1/2014      Estimated Completion Date: N/A

Application Fee: \$150.00      Construction Value \$: \_\_\_\_\_

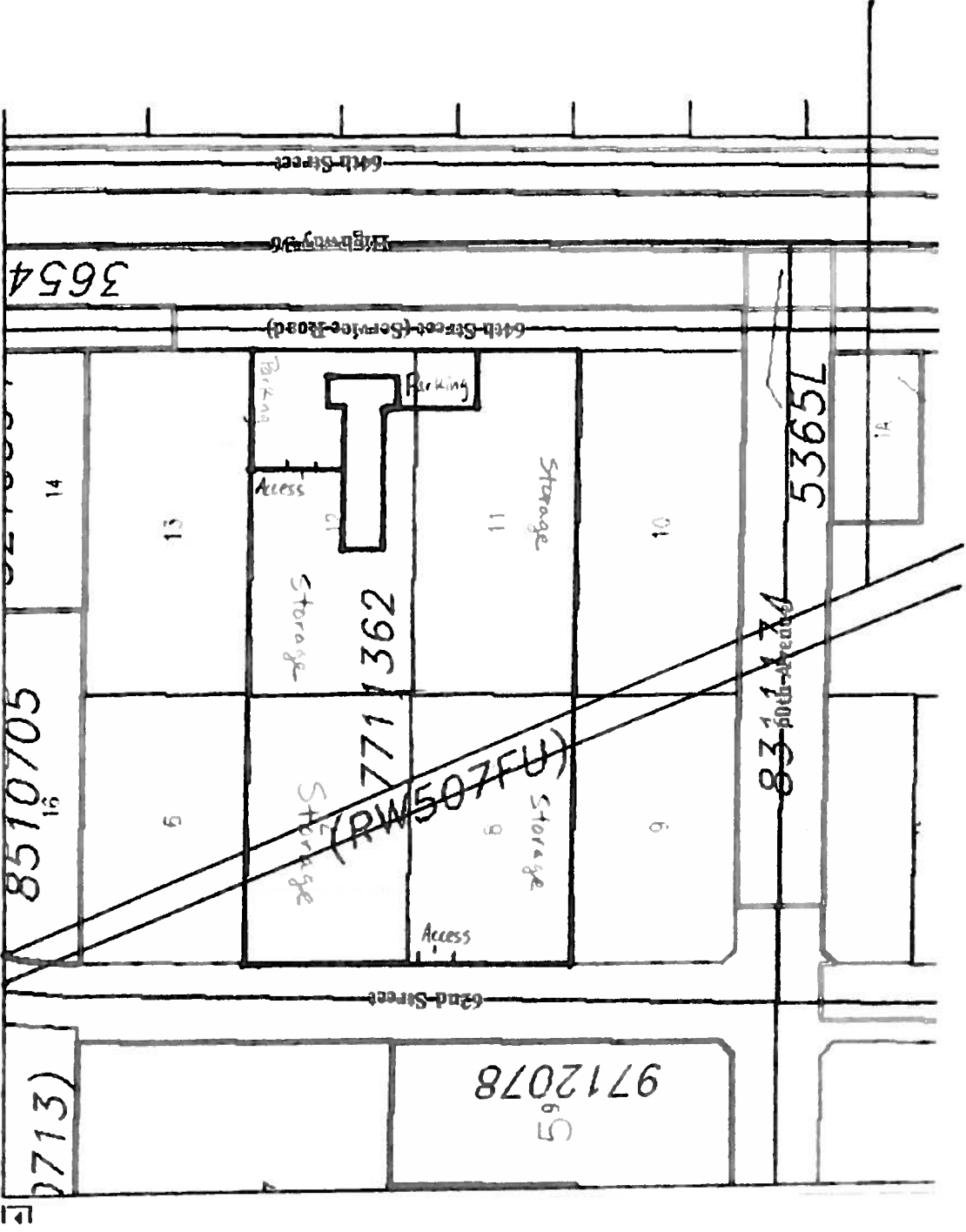
**NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.**

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 - 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500

Signature of Applicant or Agent: \_\_\_\_\_

Please Print Signature: James D Kense



7713)

8510705<sup>16</sup>

7711362

9712078<sup>6</sup>

~~831117~~  
83<sup>1</sup> post-leased

5365L

3654

6th Street

Highway 96

6th Street (Service Road)

6th Street

1A

Access

Parking

Storage

Storage

Access

Storage

Storage

14

15

9

11

9

10

9



**PRINSCO**  
ENGINEERED WITH INTEGRITY

WATER MANAGEMENT SOLUTIONS

PHONE: 320.222.6800 | TOLL FREE: 800.992.1725 | FAX: 320.222.6820 | WEB: [www.prinsco.com](http://www.prinsco.com)

November 5, 2013

Ms. Jillian Koroluk  
Town of Taber  
4900B – 50<sup>th</sup> Street  
Taber, Alberta, Canada, T1G 1T2

RE: Prinsco's intended use of Plan 7711362, Lot 7, 8, 11, 12

Ms. Koroluk,

Prinsco, Inc is a manufacturer of corrugated high density polyethylene pipe (HDPE) for agricultural, commercial, and road construction drainage and storm water management. With the lease of the building, we plan to manufacture 3" to 15" diameter pipe and utilize the leased land as a storage yard for our finished products (see attached photos). HDPE is considered chemically inert and the processing of this material does not yield any chemically active or toxic bi-products. HDPE is also considered odorless, although processing recycled materials may have give off a mild aroma during the melt phase.

Process Overview: The raw material (HDPE) is received in pellet form, usually by railcar or truckload, and is vacuum conveyed from its storage location to an extrusion line. There, the pellets are melted and extruded through a cylindrical die as a continuous sheet. The molten sheet of HDPE is then vacuum formed into corrugated pipe by aluminum molds and cooled to an appropriate handling temperature in a waterbath. The waterbath is a closed-loop circulated system. Next, the finished product is cut to length, moved from the manufacturing building to the storage yard, and stacked according to product type, diameter, and length. Handling and shipping of this product is executed with standard industrial equipment; forklifts, tractor/trailer combinations, etc.

For your convenience, I have also attached an MSDS for this material.

Best Regards,

Joe Larkins - Director of Manufacturing  
Prinsco, Inc.

Cc: Jim Kruse, CFO, Prinsco Inc.



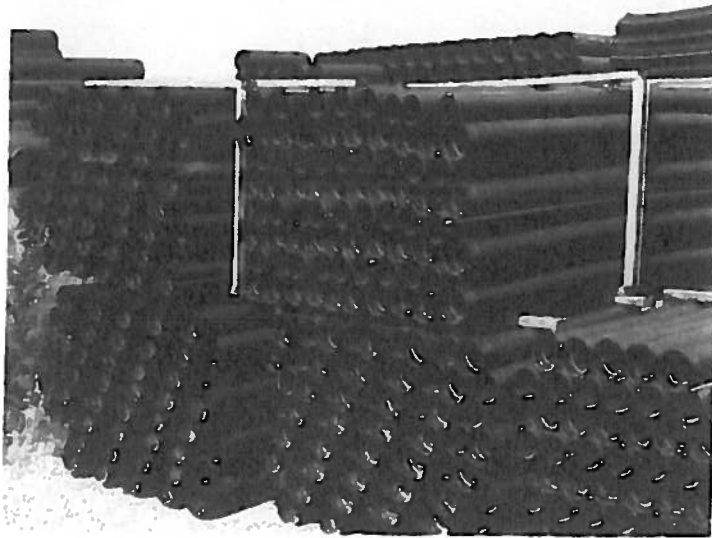
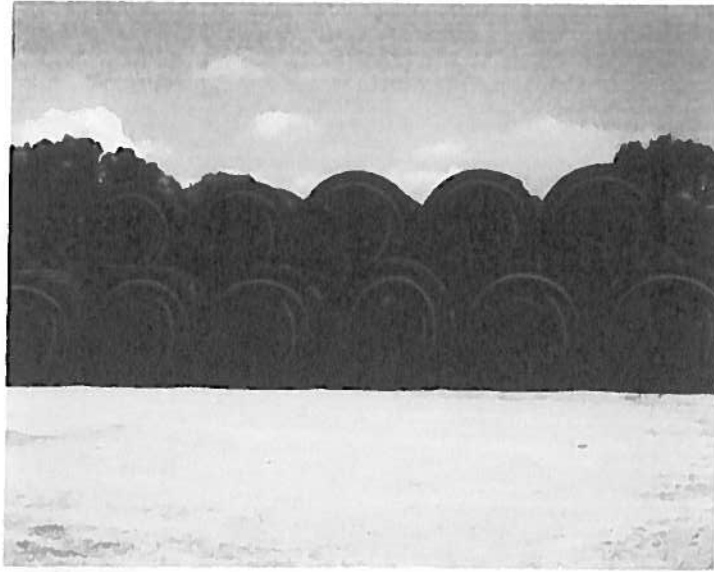


**PRINSCO**

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WATER MANAGEMENT SOLUTIONS

PHONE: 320.222.6800 | TOLL FREE: 800.992.1725 | FAX: 320.222.6820 | WEB: [www.prinsco.com](http://www.prinsco.com)



CORPORATE HEADQUARTERS: 1717 16th Street NE | 3rd Floor | Willmar, MN 56201

LOCATIONS: Fairfax, MN | Prinsburg, MN | Rose Creek, MN | Chatsworth, IL | Fort Dodge, IA | Jesup, IA | Bethany, MO | Fresno, CA





**PRINSCO**  
The pipe with the gold stripe.

## Material Safety Data Sheet

Corporate Headquarters  
1717 16th St NE  
3rd Floor  
Willmar, MN 56201

### HIGH DENSITY POLYETHYLENE PIPE AND FITTINGS

#### Section 1: COMPANY IDENTIFICATION

Company Name	TELEPHONE	TOLL FREE	Email
PRINSCO, INC Illinois Facility	(815) 835-3131	(800) 869-7712	<a href="mailto:info@prinsco.com">info@prinsco.com</a>
PRINSCO, INC Minnesota Facility	(320) 978-4116	(800) 992-1725	<a href="mailto:info@prinsco.com">info@prinsco.com</a>
PRINSCO, INC Iowa Facility	(319) 827-6428	(800) 728-6428	<a href="mailto:info@prinsco.com">info@prinsco.com</a>
PRINSCO, INC California Facility	(559) 485-5542	(877) 485-3318	<a href="mailto:info@prinsco.com">info@prinsco.com</a>

#### Section 2: COMPOSITION/INFORMATION ON INGREDIENTS

Products	CONTENTS
Gold UV PE MB	Non-Hazardous Polyethylene Copolymer Blend
Black UV PE MB	Carbon Black 45-55%(CB, Calcium Carbonate, Zinc Stearate)
Black UV PE MB	Carbon Black 45-55%(CB, Calcium Carbonate, Zinc Stearate)
White PE MB	Non-Hazardous Polyethylene Copolymer Blend
HDPE	Polyethylene Copolymers >98%

#### Section 3: HAZARD INFORMATION

Effects of Acute over exposure: None Determined  
 Effects of Chronic over exposure: None Determined  
 OSHA Permissible Exposure Limit: 5mg/m<sup>3</sup> respirable dust, 15mg/m<sup>3</sup> total dust  
 Skin Contact: Low hazard risk for usual industrial or commercial handling  
 Eye Contact: Low hazard risk for usual industrial or commercial handling  
 Inhalation: Low hazard risk for usual industrial or commercial handling  
 Ingestion: Ingestion is not expected to occur. If swallowed, may physically irritate digestive system

#### Section 4: FIRST AID MEASURES

**Inhalation** No specific treatment is necessary since this product is not likely to be hazardous by inhalation. If exposed to excessive levels of dust, remove to fresh air. Get medical attention if cough or symptoms develop

Skin Contact	For hot product, immediately immerse in, or flush the affected area with large amounts of cold water. Cover with clean cotton sheeting or gauze and get prompt medical attention. Do not remove material from skin.
Ingestion	Not likely to be ingested in present form.
Eye Contact	Not likely to be an eye hazard in present form.

#### **Section 5: FIRE FIGHTING MEASURES**

Suitable extinguishing media: Dry chemical, foam, carbon dioxide, water spray  
HDPE is not self-extinguishing

Flash point: >600° F

Melt point: >205° F

Hazardous combustion products: NONE

Polyethylene fines can be an explosion hazard when exposed to heat greater than its flash point.

#### **Section 6: PHYSICAL AND CHEMICAL PROPERTIES**

Physical state:	Solid
Color:	Black
Odor:	Odorless
Melt Point (°F)	>205
Flash Point (°F)	>600
Specific Gravity	.957- 970
Solubility	Insoluble

#### **Section 7: STABILITY AND REACTIVITY**

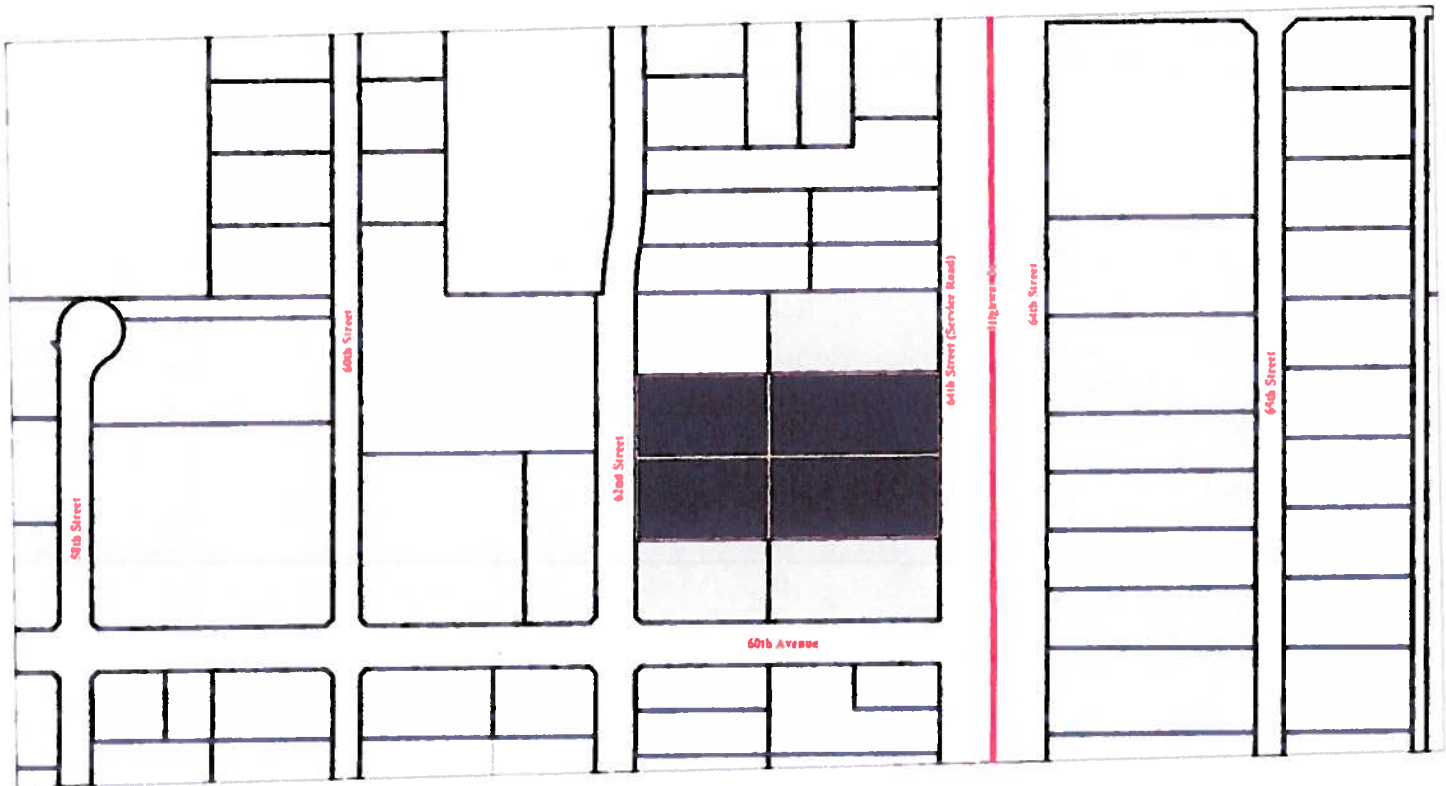
Conditions to avoid: Do not store near extreme heat, flame or strong oxidants. Minimize dust generation and accumulation.

Hazardous decomposition: NONE

#### **Section 8: ECOLOGICAL/TOXICOLOGICAL INFORMATION**

HDPE plastics and HDPE products are believed to be non-toxic and are not expected to be hazardous to the environment in present form.

# Area Map of 6014 - 64th Street



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## **SECTION 20: Highway Industrial (M-4) DISTRICT**

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### **1. Purpose**

This district is intended to ensure a high quality design standard for industrial development adjacent to provincial highways or Town arterial roads. This District may serve as a transition between industrial areas and commercial areas.

### **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) Automotive/Recreation Vehicle Sales and Rental
- (b) Automobile Repair Garage
- (c) Automobile Service Station
- (d) Automobile Supply Store
- (e) Banks/Financial Institution
- (f) Building Supply Outlet
- (g) Convenience Food Store
- (h) Drive-through Restaurant
- (i) Eating Establishment
- (j) Gas Bar
- (k) Heavy Equipment Sales, Service, Storage and Rentals
- (l) Hotels
- (m) Motels
- (n) Nursery and Garden Store
- (o) Offices accessory to the principal industrial use of the land or building
- (p) Office or Office Building
- (q) Restaurant
- (r) Storage, Indoor
- (s) Truck Stop
- (t) Utilities
- (u) Vehicle Wash

#### **Discretionary Uses**

- (a) Accessory Buildings and Structures
- (b) Caterer
- (c) Clinic



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## SECTION 20: Highway Industrial (M-4) DISTRICT

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- (d) Contracting Services, Minor
  - (e) Data Processing Establishment
  - (f) Day Care Facility
  - (g) Duplicating Shop
  - (h) Equipment Rental/Repair
  - (i) Farmers'/Flea Market
  - (j) Food and/or Beverage Service Facility
  - (k) Industry/Manufacturing, Small Scale
  - (l) Office, Medical/Dental
  - (m) Oilfield Support Services
  - (n) Printing Establishment
  - (o) Public Assembly
  - (p) Public Uses
  - (q) Recreation Facility, Commercial
  - (r) Recreation Facility, Outdoor
  - (s) Recreation Facility, Indoor
  - (t) Religious Assembly \*
  - (u) Retail Store
  - (v) Signs
  - (w) Storage, Outdoor
  - (x) Taxi/Bus Depot
  - (y) Theatre, Drive-In
  - (z) Tourist Information Facility
  - (aa) Truck Depot
  - (bb) Transport/Truck Operation
  - (cc) Truck and Manufactured Home Sales and Rental
  - (dd) Veterinary Clinic
  - (ee) Warehouse
  - (ff) Warehouse Store
- \*Note Section 3(26) of this Bylaw.

### 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.

Minimum Lot Area:	1000 m <sup>2</sup>
Minimum Lot Width:	30 metres

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## SECTION 20: Highway Industrial (M-4) DISTRICT

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Minimum Front and Exterior Side Yard:	15 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	7.0 metres
Building Height:	Discretion of the Development Authority
Maximum Coverage:	50%
Minimum Landscaped Area:	10%

### 4. **Special Requirements: Landscaping**

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

- (a) A *buffer* strip of 15 metres shall be provided along any boundary of this district that is immediately adjacent to a provincial highway, town arterial road, or watercourse as well as any Land Use District other than the CC, LM, M-1, M-2, and M-3 Land Use Districts. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.
- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority. Areas not covered by buildings and parking should be landscaped. Barriers with a minimum height of 15 cm (6 inches) shall be used to protect the landscaping areas.

### 5. **Special Requirement: Building Location and Front Yard**

Notwithstanding any other provision in this Bylaw, the yard of any lot abutting a highway or arterial road shall be deemed to be the front yard. The front of all buildings should face the front yard. Where, in the opinion of the Development Authority, this is not possible or practical for the effective development of a site, those exterior walls of buildings that must face the highway shall have special facade treatment. This treatment shall be to the satisfaction of the Development Authority.

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## **SECTION 20: Highway Industrial (M-4) DISTRICT**

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### **6. Special Requirement: Site Plans and Development Agreements**

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. In addition, the application shall include a rendering of the proposed development, a description of the external building material, colour of said material, and proposed fencing material. 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.

### **7. Special Requirement: Storage Areas**

(a) All outdoor storage areas shall be appropriately fenced or screened and should be concealed from view from the street by the fence or other suitable screening. All sites abutting residential districts shall be screened and landscaped from view of the residential district to the satisfaction of the Development Authority.

(b) All outdoor storage shall be located to the rear of the main building and shall not be located in the front or exterior side yard.

### **8. Special Requirement: Parking and Access**

Further to the parking requirements found in Section 3 – General Regulations, all required parking, circulation, and access areas shall be paved with a hard, durable, weather resistant surface. The Site Plan shall clearly illustrate the parking areas, spaces, and traffic circulation on site as well as access to the site.

### **9. Special Requirement: Signs**

In addition to the regulations governing signs found in Section 3, a single entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority.

### **10. Special Requirement: Storage of Hazardous Goods and Materials**

The storage of hazardous goods and materials shall not be allowed within the district.

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## **SECTION 20: Highway Industrial (M-4) DISTRICT**

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### **11. Special Requirement: Environmental Impacts**

All sites abutting a residential district shall not produce any off-site environmental nuisances such as noise, dust, or odours.

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## **SECTION 18: General Industrial (M-2) DISTRICT**

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### **1. Purpose**

This district is to provide areas for industries and businesses that require larger open storage areas and/or may create a nuisance by reason of noise, smell, appearance but are generally not considered to be hazardous. This District will generally be applied to interior portions of industrial areas.

### **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) Any Uses Permitted in the M-1 District
- (b) Agricultural Processing
- (c) Agricultural Supply Depot
- (d) Automobile, Truck, and Recreational Vehicle Storage
- (e) Automotive Repair Garage
- (f) Construction Yard
- (g) Electrical and Electronic Products Industry
- (h) Food Processing Plant
- (i) Heavy Equipment Sales, Service, Storage and Rentals
- (j) Oilfield Support Services
- (k) Printing Establishment
- (l) Public Uses
- (m) Railroad Yard
- (n) Transport/Truck Operation

#### **Discretionary Uses**

- (a) Abattoir
- (b) Accessory Buildings, Structures, and Uses
- (c) Auto Body and Repair Shop
- (d) Automotive/Recreation Vehicle Sales and Rental
- (e) Automobile Service Station
- (f) Bank/Financial Institution
- (g) Bottled Gas, Sales and Storage
- (h) Bulk Sales Establishment
- (i) Commercial Fertilizer Supply

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**SECTION 18: General Industrial (M-2) DISTRICT**

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- (j) Communication Tower
- (k) Contracting Services, Major
- (l) Dry Cleaning and Laundry Plant
- (m) Electricity Production
- (n) Feed Mills
- (o) Gas Bar
- (p) Grain Elevator
- (q) Greenhouse, Commercial
- (r) Kennel
- (s) Laboratory
- (t) Offices accessory to the Principal Industrial Use of the Land or Building
- (u) Pharmaceutical and Medical Products Industry
- (v) Printing, Reproduction and Data Processing Industry
- (w) Recreation Facility, Commercial
- (x) Recycling Depot
- (y) Signs
- (z) Storage, Outdoor
- (aa) Tanker Truck Washing Facility
- (bb) Truck and Manufactured Home Sales and Rentals
- (cc) Truck Depot
- (dd) Warehouse

**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.

Minimum Lot Area:	1,000 m <sup>2</sup>
Minimum Lot Width:	30 metres
Minimum Front Yard:	7.5 metres
Minimum Rear Yard:	10 metres
Minimum Side Yard:	7 metres
Minimum Exterior Side Yard:	7.5 metres
Maximum Building Height:	15 metres
Maximum Lot Coverage:	60%
Minimum Landscaped Area:	5%

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## SECTION 18: General Industrial (M-2) DISTRICT

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### 4. Special Requirement: Signs

A single park entrance or directional sign may be permitted at the entrance of an industrial park indicating the name and location of the park. Other requirements for signs shall be determined at the discretion of the Development Authority and in accordance with Section 3 (General Provisions).

### 5. Special Requirement: Site Plans and Development Agreements

All applications for a development permit shall provide a detailed site plan for the proposed development. The site plan shall include all information identified 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.

### 6. Special Requirement: Parking and Access

Further to the parking requirements contained in Section 3 – General Regulations, all required parking shall be on site and the site plan shall clearly illustrate the parking and the traffic circulation on site as well as access to the site.

### 7. Special Requirement: Landscaping

Further to the landscape requirements contained in Section 3 – General Regulations, landscaping shall be determined as follows:

- (a) A *buffer* strip of 20 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the LM, M-1, M-3, and M-4 Land Use Districts. This buffer strip shall be provided on private lands unless an alternative has been provided as part of the subdivision review process and is acceptable to the Development Authority.
- (b) The minimum landscaped area shall be concentrated in the front yards, but additional landscaping may be required in other yards to separate uses or to provide buffers or screening from other uses or roads. All landscaping shall be identified on the site plan.

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**SECTION 18: General Industrial (M-2) DISTRICT**

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- (c) Any additional landscaping requirements shall be to the satisfaction of the Development Authority.

**8. Special Requirement: Outdoor Storage Requirements**

- (a) All outdoor storage areas shall be appropriately fenced and may be required to be concealed from view from the street by the fence or other suitable screening.
- (b) All storage sites abutting residential districts shall be screened from view of the residential district to the satisfaction of the Development Authority, although General Industrial sites should not be located adjacent to residential districts.
- (c) All outdoor storage should be located only to the rear of the main building but may be located in the front or exterior side yard at the discretion of the Development Authority. All outdoor storage shall be accessory to the main use of the land or main building on the site and shall comply with the yard and setback requirements of this Section.



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## Section 1: Definitions and Operative Clauses

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- (161) "INDUSTRY, HAZARDOUS" means an industry that by reason of emissions, noise or the manufacturing process or storage of goods and materials create a situation which is offensive or hazardous to human health, safety and well being. These industries must be located in isolation from concentrations of population. If allowed in the Town of Taber, they must be approved within a Direct Control District.
- (162) "INDUSTRY, HEAVY" (see "INDUSTRY/MANUFACTURING, LARGE SCALE").
- (163) "INDUSTRY, LIGHT" (see "INDUSTRY/MANUFACTURING, SMALL SCALE").
- (164) "INDUSTRY/MANUFACTURING, LARGE SCALE" means an industry engaged in any or all of the following activities; the assembly, processing, manufacture, cleaning, testing, repairing, storage or distribution of raw materials into a new product and which is not defined elsewhere in this bylaw. The industry may exhibit most or all of the following characteristics:
- (a) requires a large parcel of land,
  - (b) involves the development of either large buildings or structures,
  - (c) requires large areas of open storage,
  - (d) emits noise which is audible beyond the boundary of the property,
  - (e) involve the emission of smoke, dust, flying ash, or other particulate matter,
  - (f) may emit an odour or gas,
  - (g) involve the use of toxic gases or substances in the manufacturing process,
  - (h) produce heat beyond the boundaries of the parcel,
  - (i) store goods or products which may be hazardous or offensive,
  - (j) produce a waste material that may be hazardous or offensive,
  - (k) employs more than 50 persons.

This use does not include a "FOREST BASED INDUSTRY", "HAZARDOUS INDUSTRY", "PETRO CHEMICAL INDUSTRY", OR "AGRICUTURAL PROCESSING".

- (165) "INDUSTRY/MANUFACTURING, SMALL SCALE" means an industry engaged in the assembly, processing, manufacture, cleaning, testing, repairing,

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## Section 1: Definitions and Operative Clauses

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storage, or distribution of various materials into a new product. The industry may exhibit most or all of the following characteristics:

- (a) can be developed on smaller parcels of land,
- (b) is suitable for industrial parks,
- (c) most of the activities are confined to the building,
- (d) does not require large areas of outdoor storage,
- (e) does not produce emissions which are obnoxious or hazardous,
- (f) employs 50 or fewer people on site.

This use does not include a Seed Cleaning Plant (see “AGRICULTURAL PROCESSING”).

- (166) “INDUSTRY, PETRO-CHEMICAL” means a facility or industry that processes or refines gas, oil, or any other petro-chemical product from its raw state into a more refined state suitable for transport to market. This use includes “GAS PROCESSING PLANT”, “OIL OR GAS REFINERY”, “PETRO-CHEMICAL PROCESSING PLANT”, “PETRO-CHEMICAL FACILITY”, but is not a “PETROLEUM FACILITY”.
- (167) “INSTITUTIONAL USE” means a place of worship (church), hospital, private school, post secondary education facility, park, playground, cemetery, community hall, government office, library, or tourist information facility.
- (168) “INTENSIVE RECREATIONAL USE” (see RECREATIONAL USE, INTENSIVE”).
- (169) “INTERNAL SUBDIVISION ROAD” means a public roadway, excluding a primary highway, secondary road, or municipal road, constructed solely for access or egress and internal circulation within a commercial, industrial, residential development or a hamlet.
- (170) “IRRIGATION EQUIPMENT STORAGE, SALES, RENTALS, AND REPAIRS” (see “AGRICULTURAL MACHINERY SALES AND SERVICE”).
- (171) “KENNEL” means premises in which a number of dogs and/or cats are maintained, boarded, bred, trained or cared for in return for remuneration or kept for purposes of sale.



# TOWN OF TABER

## MPC REQUEST FOR DECISION

**Subject:** Information for MPC- Metal Siding

**Date of** December 12, 2013

**Agenda:**

**Prepared By:** Lorraine Belanger, Planning and Economic Development Assistant

**Attachments:** Table of Municipal Bylaws, Taber LUB 4-2006 reference

**Topic:** Use of Metal Siding in Residential Areas

**Background:**

At the September 16, 2013 MPC meeting, a detached garage application including galvanized steel siding resulted in request to Administration to provide more information to MPC on the use of this product in residential areas. MPC members questioned whether the use of steel siding is controlled or excluded from being used in other towns/ cities in Southern Alberta.

Attached to the RFD is a chart detailing the notations found in bylaws from several other Southern Alberta towns and cities. Generally speaking, this investigation determined that in none of the communities were there any restrictions on metal siding in areas without existing architectural controls. Additionally, the references on exterior finishing are also quite similar to our LUB 4-2006, in regard leaving the question rather "open ended" in terms of approvals for exterior finishing. An interpretation of the data is given the constantly evolving realm of products available to the public, policy makers have been hesitant to narrow the bylaw. Another interpretation of the results could be that the larger question of what is attractive, or acceptable for an exterior finish could be vastly different from one individual or community to another for reasons ranging anywhere from personal taste, budget of functionality.

Another of the concerns of MPC during the September meeting was the use of metal siding, particularly if used in a vertical direction, would be that neighboring properties would be devalued. This factor alone would be problematic to quantify. Again, in an area where there are not architectural controls, if a product is commercially produced and professionally applied, standard valuation practices would be at a loss to substantiate a quantifiable loss in value. Generally speaking, a loss in value would be more of a factor in a home that has nuisance/ hoarding issues, or underdevelopment of a site that is not consistent with the surrounding area.

Should MPC be inclined to suggest Council pursue a By-law amendment referencing restrictions on this product alone, one suggestion would be to direct Administration to obtain legal input on the practicality and possible legality of being able to do so, given the reasons given above and attachment provided.

**Options:**

1. MPC could accept this material as information.
2. MPC could seek clarification on any of the matters from administration.
3. MPC could discuss, in depth, any of the matters raised by this communication and take action through either resolution or bylaw.

**Recommendation:** That MPC accept the material received in this Agenda Item, as information

**Approval Date:** December 12, 2013

**Planning and  
Development  
Manager:**

TOWN OR CITY	NOTATION FROM BY- LAW ON EXTERIOR FINISH - ACCESS. BUILDING	NOTATION FROM BYLAW ON EXTERIOR FINISH- PRINCIPAL BUILDING
Town of Chestermere	LUB-022-10-7.26- Accessory buildings shall be constructed with exterior finish materials that compliment those of the principal building	None
City of Medicine Hat	LUB #4168- 5.1(ix) - an Accessory Building shall have a residential character and a façade that in the opinion of the Development Authority is compatible with the façade of the principle building	None
Town of Pincher Creek	LUB 1547- 13. Exterior Building Finishes- The Municipal Development and Subdivision Authority or Designated Officer may require that specific materials and color tones be utilized to maintain the compatibility of any (a) proposed developments with surrounding or adjacent developments (b) proposed additions or ancillary structures with existing buildings on the same lot	LUB 1547- 13. Exterior Building Finishes- The Municipal Development and Subdivision Authority or Designated Officer may require that specific materials and color tones be utilized to maintain the compatibility of any (a) proposed development with surrounding or adjacent developments (b) proposed additions or ancillary structures with existing buildings on the same lot

<p>Town of Claresholm</p>	<p>LUB- 1525- Exterior building finishes- The Development Authority may require that specific finishing materials and color tones be utilized in order to maintain the compatibility of any site where: (a) renovations or new development is proposed with that or surrounding buildings; (b) additions or ancillary structures is proposed with the existing building on the same lot.</p>	<p>LUB- 1525- Exterior building finishes- The Development Authority may require that specific finishing materials and color tones be utilized in order to maintain the compatibility of any site where: (a) renovations or new development is proposed with that or surrounding buildings; (b) additions or ancillary structures is proposed with the existing building on the same lot.</p>
<p>City of Lethbridge</p>	<p>LUB 5700- 14.1.4 - Accessory Buildings - Unless otherwise provided in a residential district, an accessory building shall: have a design character and appearance that is in accordance with a residential district. The building cladding and roof forms and materials shall be typical of residential buildings in the surrounding areas.</p>	<p>LUB 5700- Appearance: The exterior cladding and appearance of buildings should result in visual variety, individuality and harmony.</p>
<p>Town of Strathmore</p>	<p>Lub- - Sec 56(7) Accessory Buildings shall be constructed with exterior building materials compatible with those of the Principal Building.</p>	<p>None</p>

<p>Town of Black Diamond</p>	<p><i>LUB 8.8.8 Accessory buildings shall be constructed with exterior building materials compatible with those of the principle building</i></p>	<p><i>LUB 8.20.1 The design, character and appearance of any building or series of buildings, structures or signs proposed to be erected or located in any district must be acceptable to the approving authority having due regard to the amenities and the character of existing development in the district, as well as to its effect on adjacent districts.</i></p>
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- (m) The applicant shall, as a condition of development permit approval, provide to the Town either cash or an irrevocable Letter of Credit equal to no less than 50% of the estimated landscaping costs. The amount shall be based on the average of up to three quotes or the costs estimated by the Development Authority and shall include the costs of the following items:
  - (i) Rough grading of landscaped area;
  - (ii) Minimum of 10cm of topsoil and sod/seed;
  - (iii) Cost of trees/shrubs; and,
  - (iv) Minimum of 15 cm of concrete or wooden curbing separating landscaped areas and parking areas.
  
- (n) Pursuant to Section 3(18)(m), the conditions of security shall be:
  - (i) 50% of the cash or Letter of Credit to be released upon issuance of a construction completion certificate with respect to the landscaping;
  - (ii) The balance of the cash or Letter of Credit to be released as provided for below in Section 3(18)(o);
  - (iii) If a tree does not survive the maintenance period, the applicant shall replace it with a tree of similar size and type; and,
  - (iv) If the landscaping is not completed within two years of the date the development permit is issued, then the cash or proceeds of the Letter of Credit shall be used by the Town to undertake the landscaping. If such amount shall be insufficient to cover the cost of the work the deficiency shall be a debt due from the developer to the Town.
  
- (o) The cash or Letter of Credit shall be released to the developer, upon written request, once an inspection of the site demonstrates to the satisfaction of the Development Authority that the landscaping has been well maintained and is in a healthy condition one growing season after completion of the landscaping. The inspection shall take place within four weeks of the date of the written request.

## **19. Design, Character and Appearance of Buildings and Structures**

- (a) The quality of exterior treatment and design of all buildings, where development permit approval is required, shall be to the satisfaction of the Development Authority. The Development Authority may specify exterior finishing materials for any building or structure for which a development permit is required.

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

**20. Refuse Collection and Storage**

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

**21. Signs**

- (a) A Development Permit shall be required for all signs, unless otherwise specified in this section.
- (b) All signs shall be related to point-of-sale advertising, unless otherwise specified in this section or waived by the Municipal Planning Commission.
- (c) No advertisement shall be permitted which is attached to fences, poles, trees, or any object in a public street or place.





TOWN OF TABER

**BUILDING PERMIT STATISTICS**

Nov-13

	2013 NOV			2012 NOV		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	2	229,311	3	3	564,308
2 FAMILY DWELLING						
SEMI DETACHED DWELLING				2	2	325,230
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	1		1,000	3		58,690
GARAGES & CARPORTS				2		45,866
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		10,000			
NEW INDUSTRIAL	1		767,720	1		468,000
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	<b>6</b>	<b>2</b>	<b>1,008,031</b>	<b>11</b>	<b>5</b>	<b>1,462,094</b>

	2013 YEAR TO DATE (11 2013)			2012 YEAR TO DATE (11 2012)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	30	30	6,565,802	25	25	5,318,264
2 FAMILY DWELLING				6	6	1,020,230
SEMI DETACHED DWELLING	6	6	1,161,965			
MULTI FAMILY DWELLING	1	8	655,680			
RESIDENTIAL ADDITIONS & ACCESS.	30		794,230	26		301,780
GARAGES & CARPORTS	10		230,481	13		293,578
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL				1		216,000
COMMERCIAL ADDITIONS/ALTER	10		1,574,550	12		475,047
NEW INDUSTRIAL	1		767,720	5		3,042,400
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
	<b>104</b>	<b>44</b>	<b>12,324,118</b>	<b>108</b>		<b>13,908,021</b>

# Town of Taber

## Building Permits NOVEMBER 2013

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0090 13 MU	04-Nov-13	HARRY 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	MOVE ON HOME		\$62,311.00	5850280

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0102 13 MU	20-Nov-13	ROD LUTZ	GNV STRUCTURES	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5801 66 AV	NEW INDUSTRIAL BUILDING		\$767,720.00	

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0106 13 MU	27-Nov-13	JAYCO BUILDERS INC	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
3 WESTVIEW PL	NEW SFD		\$167,000.00	5142240

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0108 13 MU	20-Nov-13	EDGAR KNIBB	CYPRESS COLLEGE	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5806 60 AV	CHANGE OF USE		\$10,000.00	5758100

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0109 13 MU	20-Nov-13	EUGENE ROTH	EUGENE ROTH	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4904 53 AV	NEW FRONT LANDING AND STAIRS		\$1,000.00	

**COMMERCIAL ADDITIONS OR ALTERATIONS**

1 Permit

20-Nov-13 \$10,000.00  
**\$10,000.00**

**NEW INDUSTRIAL**

1 Permit

20-Nov-13 \$767,720.00  
**\$767,720.00**

**RESIDENTIAL ADDITION AND ACCESS**

1 Permit

20-Nov-13 \$1,000.00  
**\$1,000.00**

**SINGLE FAMILY DWELLINGS**

2 Permits

27-Nov-13 \$167,000.00  
04-Nov-13 \$62,311.00  
**\$229,311.00**  
**\$1,008,031.00**