



AGENDA

MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON MARCH 17, 2014 AT 4:30 PM.

	<u>MOTION</u>
<u>ITEM NO 1. CALL TO ORDER</u>	X
<u>ITEM NO 2. ADOPTION OF THE AGENDA</u>	X
<u>ITEM NO 3. ADOPTION OF THE MINUTES</u>	X
RFD - Minutes of the Regular Meeting – February 18, 2014	
<u>ITEM NO 4. BUSINESS ARISING FROM THE MINUTES</u>	
<u>ITEM NO 5. HOME OCCUPATION APPLICATIONS</u>	X
None	
<u>ITEM NO 6. DEVELOPMENT PERMIT APPLICATIONS</u>	
A) DP 14 002- Maple Leaf Construction - 5010 43 St – 2 nd Detached Garage	
B) DP 14 004- Wayne Holstine- 5403 48 Ave.-Additional Use- Automotive Repair	X
<u>ITEM NO 7. INFORMATION ITEMS</u>	
A) Subdivision Application TT 14 0 003 – 5812 60 Ave	X
B) Building Permit Stats February 2014	



TOWN OF
TABER

A-4900 50 ST TABER, ALBERTA, CANADA T1G 1T1

TELEPHONE: (403) 223-5500 FAX: (403) 223-5530

ITEM NO 8. OTHER BUSINESS


A) None

X

ITEM NO 9. CLOSE OF MEETING



TOWN OF TABER
MUNICIPAL PLANNING COMMISSION REQUEST FOR DECISION

Subject: Regular Minutes of MPC		Date of March 13, 2014
		Agenda:
Prepared By: L. Belanger, Development Officer		
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 February 18, 2014 as presented.
	2.	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, February 18, 2014 as amended.
Recommendation:	Option #1- That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on February 18, 2014 as presented.	
Approval Date:	March 13, 2014	Dir. of Planning and Ec. Dev. 

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF
TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING FEBRUARY 18, 2014
AT 4:30 P.M.**

PRESENT: Roger Miles
Ron Levagood
Edwyn Ellingson
Councilor Rick Popadynetz
Councilor Joe Strojwas

ALSO PRESENT: Mayor Henk DeVlieger
Cory Armfelt – Planning and Development Manager
Lorraine Belanger- Planning and Economic Development Assistant

Mayor H. DeVlieger swore in new and the returning members of the Municipal Planning Commission, Roger Miles, Edwyn Ellingson and Ron Levagood.

C. Armfelt called for nominations from the floor for a Chairman.

Moved by R. Levagood that Roger Miles be nominated for Chairman.

CARRIED UNANIMOUSLY

C. Armfelt called for nominations for Vice Chairman.

Moved by R. Levagood that Edwyn Ellingson be nominated for Vice Chairman.

CARRIED UNANIMOUSLY

ITEM #1 - CALL TO ORDER

R. Miles called the Meeting of the Municipal Planning Commission to order at 4:35 p.m.

ITEM #2 - ADOPTION OF THE AGENDA

MOVED by Councilor Popadynetz to adopt the agenda.

Moved E. Ellingson requested the agenda be amended to include 2 items related to parking in Item 8.

CARRIED UNANIMOUSLY

ITEM #3 - ADOPTION OF THE MINUTES

MOVED by Councilor Popadynetz the Municipal Planning Commission adopt the minutes of the Meeting of the Municipal Planning Commission held on December 17, 2013 as presented.

CARRIED UNANIMOUSLY

ITEM #4- BUSINESS ARISING FROM THE MINUTES

None

ITEM #5 - HOME OCCUPATION APPLICATIONS

HO-14-002 Debb's Taxi; Debbie Strand; 6301 48 St.

L. Belanger summarized the application, adding the applicant was purchasing an existing local business, Henk's Taxi. She added the application had been brought to MPC as LUB Sec. 3(6) e, requires applications involving commercial vehicle storage be approved by the commission. In this case, 2 passenger vehicles would be parked in the applicant's driveway.

General discussion focused on conditions of operations as required under the Land Use Bylaw, Traffic Control Bylaw, Business License Bylaw and applicable Provincial regulations.

Moved by R. Levagood that the Municipal Planning Commission approve (Pursuant to Section 2(11)(b)(iv) Home Occupation 14-02, Debb's Taxi, 6301 48 St., Lot 45, Block 46, Plan 8610118 with the following conditions:

- 1) The development shall conform to the district requirements of the Low Density Residential (LR-3) District, the Home Occupation conditions in Town of Taber Land Use Bylaw 4-2006, the Town of Taber Business License Bylaw 8-2008 and Traffic Control Bylaw 06-2005,
- 2) Applicant to provide the Taber Police Service and the Town of Taber with a satisfactory police check.
- 3) If tobacco is being delivered the applicant must deliver only products that have been obtained from a legal vendor. The applicant is NOT permitted to deliver tobacco products to anyone under the age of 18 as required by Federal Health Regulations and must have identification produced if she is not certain. All tobacco products must be marked "Alberta Duty Paid", this is the sticker or band that is on each package. Non-compliance with this condition may result in the termination of the development permit.
- 4) Applicant to provide the Town of Taber with a Class D Delivery Liquor License prior to the issuance of a business license.
- 5) Applicant is to provide and maintain a Class 4 Alberta Drivers License.
- 6) Parking for 2 business vehicles is to be provided in the driveway of the home at all times, shift changes with drivers are not to be conducted at the home.
- 7) Vehicles must be maintained in safe operating condition at all times as per Traffic Control Bylaw 06-2005.

- 8) The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use.
- 9) All permits issued for home occupations shall be revocable at anytime by the Development Authority if, in their opinion, the use is or has become detrimental to the amenities of the neighborhood.
- 10) Subject to Town of Taber licensing requirements.

CARRIED UNANIMOUSLY

ITEM # 6 Development Applications

None.

ITEM # 7. INFORMATION ITEMS

**7(a) Subdivision Application- TT 14-0-001
Westview Storm Pond**

C. Armfelt summarized the application. He noted currently the Westview Storm pond has ½ of its area located on private property. He also added he had requested this subdivision to resolve this situation and provide for maintenance access for Town Employees to the weir and other items in future. He also clarified the map areas shown in the application and the Municipal Reserve (MR) calculations shown in the conditions.

General discussion followed in regard to pond function, ongoing maintenance, completion and aeration issues with the pond.

Moved by E. Ellingson that the Municipal Planning Commission recommends the Subdivision Authority approve Subdivision application TT-14-0-001 with amendments on March 10th, 2014.

- 1) That this approval shall apply to SW ¼ 6-10-16-W4M.
- 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) MR (Municipal Reserve) credit will be 1.43HA (3.32acres) into the overall total required for the subdivision.
- 6) This subdivision does not negate the obligation of the developer to finalize the landscaping within the area being given MR credit.
- 7) The developer will submit landscaping plans for the balance of the Municipal Reserve area suitable to the Town of Taber within 2 months of subdivision approval.

- 8) The landscaping for the entire portion of the designated Municipal Reserve area will be completed within one year of the Subdivision design and prior to final endorsement.

CARRIED UNANIMOUSLY

**7(b) Subdivision Application- TT 14-0-002
6407 Wildrose Drive**

C. Armfelt summarized the application, noting there were currently 2 existing buildings on the lot and the application would separate them into 2 sites.

General discussion followed on the history of the site and ownership of the lot.

Moved by Councilor Popadynetz that the Municipal Planning Commission recommends the Subdivision Authority approve application TT 14-0-002 with amendments on March 10, 2014.

- 1) That his approval shall apply to Lot 1, Block 1, Plan 8410344, 6407 Wildrose Drive.
- 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) Individual water service is to be established for each lot.
- 6) Storm water is to be retained on each parcel, plans demonstrating this condition are to be provided to the Town of Taber and to the satisfaction of the Town of Taber Public Works department.
- 7) Independent sanitary service from both lots to be established to the sanitary main and will require approval from the Town of Taber Public Services Department.
- 8) Applicant to provide documentation to the Town of Taber indicating that a suitable hazardous materials management system and spill/ leak preparedness and response plans are in place, meeting all applicable jurisdictional requirements.
- 9) Access management to the current and proposed lot will require approval from the Town of Taber Public Services Department.
- 10) Existing unregistered drainage ditches may be required to be either registered or altered to meet storm water mitigation needs.
- 11) 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.

CARRIED UNANIMOUSLY

ITEM #8. OTHER BUSINESS

E. Ellingson brought forward concerns in regard to 2 locations, Darryl's Oilfield at 4619 50 Ave and semi-truck parking behind the Heritage Inn near Safeway. In regard to Darryl's Oilfield, he noted on many occasions commercial vehicles had been observed parking in front of the applicant's residence. In regard to truck parking behind the Heritage Inn and Safeway, he noted at times the number of semi-trucks parked along the road was making vehicular traffic on Heritage Drive very difficult.

Discussion regarding both locations took place. C. Armfelt agreed to follow up with the Town of Taber Bylaw officer as parking issues are generally matters handled in their department.

ITEM NO 10. CLOSE OF MEETING


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

CARRIED UNANIMOUSLY AT 5:35 P.M.

CHAIRMAN



TOWN OF TABER MPC REQUEST FOR DECISION

Subject: 2 ND Detached Garage, 5010 43 ST	Date of March 13, 2014 Agenda:
Prepared By: Lorraine Belanger – Development Officer	
Attachments: Application, Site Plan, LR-1 District Requirements	
Topic: DP-14-002 2 nd Detached Garage	
Background:	<p>The Town of Taber Planning Department received an application to construct a 2nd detached garage at 5010 43 St. The application meets all other district requirements including density for the (LR-1) Low Density Residential District and will be finished in materials matching the existing dwelling. Condition 3 has been added as in the research conducted for this file, it was discovered some minor deficiencies were noted in the original home when it was constructed. The existing small shed in the rear yard not shown on the sketch will also be removed as per Condition 4.</p> <p>Town of Taber Administration is in support of the application as it is similar to many others in the Town. The application will be circulated to near by residents and advertised in the Taber Times should MPC give it approval.</p>
Options:	<ol style="list-style-type: none">1. That the Municipal Planning Commission approve DP 14-002; 5010 43 St; Maple Leaf Construction, (2nd detached garage) Lot 3, Block 5, Plan 0715190 with the following conditions:<ol style="list-style-type: none">1) The site is developed as per the site plan submitted.2) 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.3) Deficiencies noted in the November 3, 2009 Alberta Permit Pro Building Inspection Report be completed and verified in writing to the Town of Taber Planning Department.4) The existing shed in the rear yard is to be removed.5) Prior to occupancy, the applicant will provide and Updated Real Property Report to the Town of Taber. 2. That the Municipal Planning Commission <i>Not Approve</i> DP 14-002, 5010 43 St; Maple Leaf Construction, (2nd detached garage), Lot 3, Block 5, Plan 0715190, with reasons.
Recommendation: Option #1	
Approval Date:	March 13, 2014 Dir. of Planning and Ec Dev: 

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



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

Land Use District: Wh-1 Roll Number: 5043090 Application Number 14.002
Date of Application: Feb 20 2014 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: Additon: Renovation: Change of Use: Moved in Building:
Discretionary Use: Waiver: Other: (explain: _____)

Applicant: Maple Leaf Construction Phone Res: 403
Address: Box 4738 Cell: 403
Po. _____

Registered Owner: Arnold Holcek & Heather Paterson Phone Res: 403
Address: 5010 43st Cell: _____
Postal Code: _____

Legal Description of Property to be Developed: _____ Lot: 3 Block: 5 Plan: 0715 190
Municipal Address: 5010 43st.

Proposed Use of Site: 28x28 Detached garage.
(describe in detail - attach additional information if necessary)

Existing Use of Site: Backyard

If Development is Temporary, State for What Period _____
Adjacent to Highway: Yes: _____ No:

Proposed Setback from Property Lines:
Front Yard: _____ Side Yards: See Plot Plan Rear Yard: _____

Present Use of Adjacent Properties: _____

Access:

	Existing	Proposed	N/A
Provincial Highway # _____			
Municipal Road			
Internal Subdivision Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road (i.e. Condominium)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Services:

Water Supply

Municipally owned and operated piped water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sewage Disposal

Municipally owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Storm Drainage

Municipal Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional Information (Based on Proposed Development)

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

Lot Width: _____	Lot Depth: _____
Lot Area: <u>7058 sq ft</u>	New Construction Area (ft ²): <u>784 sq ft</u>
Lot Coverage By New Construction (%): <u>11.0</u>	Total Site Coverage (%): <u>11.0</u>
Number of Loading Spaces: _____	Building Height: <u>18'</u>
Driveway Width: _____	Landscaped Open Space (%): _____
Number of Units: _____	No. Off Street Parking Spaces: _____

Estimated Commencement Date: May 1 2014 Estimated Completion Date: June 30 2014.

Application Fee: _____ Construction Value \$: _____

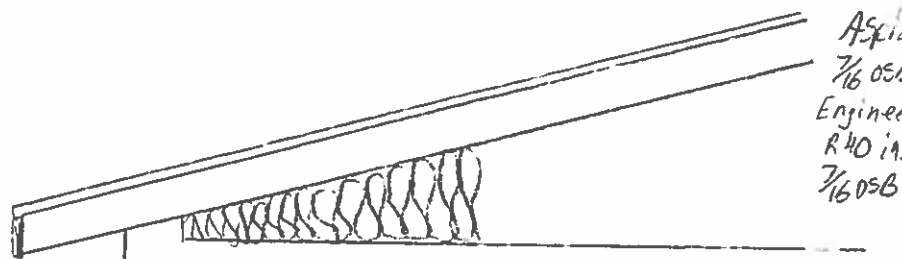
NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

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 - 50th Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.

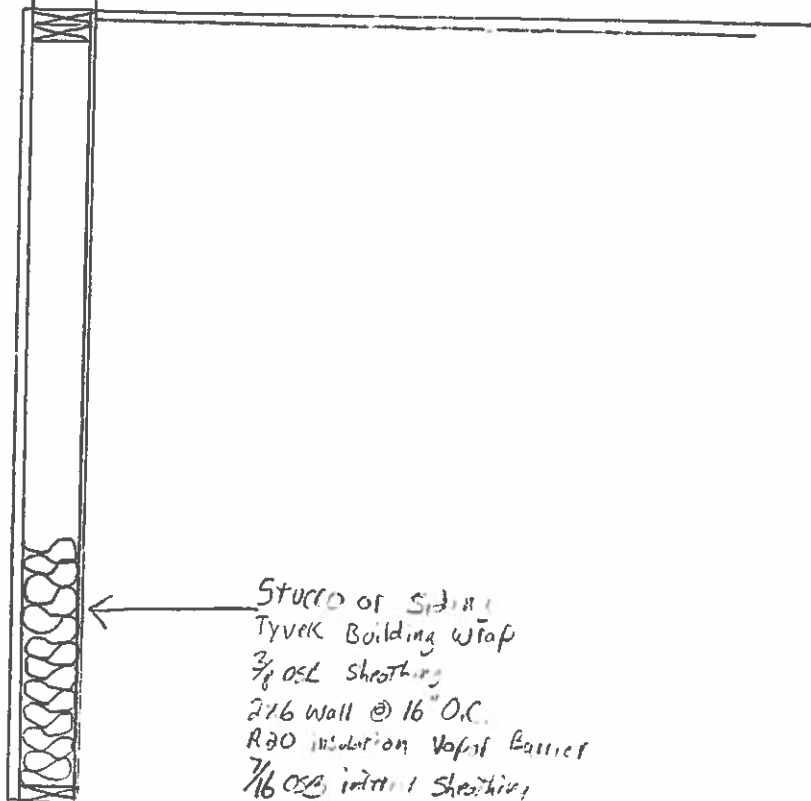
I swear/ affirm the information contained in this application is true to the best of my knowledge, and that no further progress will occur on the development until a decision on the permit has been rendered.

Signature of Applicant or Agent: [Signature] Print Name Paw Pedersen.

Letter of Authorization from Registered Owner or Signature of Registered Owner (if different from Applicant): [Signature] Print Name ARMY HOLCOK
Heather Paterson Print Name Heather Paterson



Asphalt shingles
 7/16 OSB Roof Sheathing
 Engineered trusses @ 2' O.C.
 R40 insulation, vapor barrier
 7/16 OSB interior sheathing

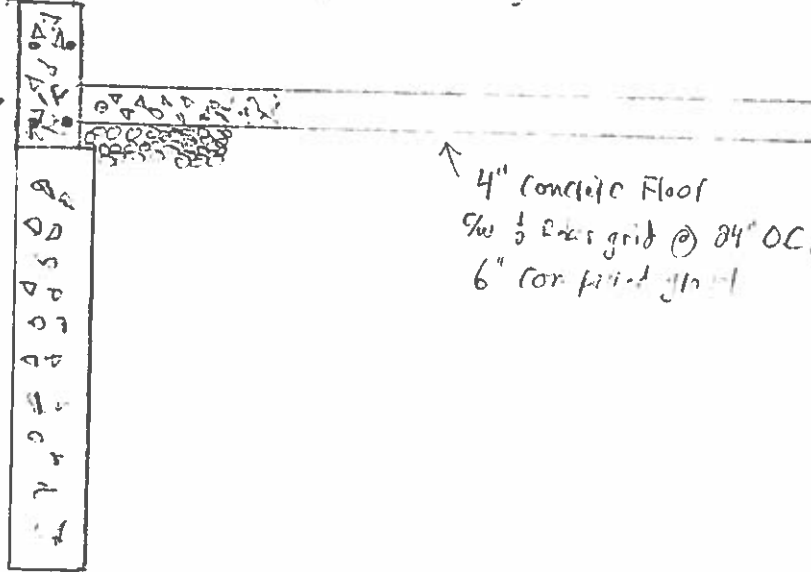


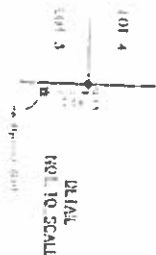
Stucco or stucco
 Tyvek Building Wrap
 7/8 OSB Sheathing
 2x6 Wall @ 16" O.C.
 R20 insulation Vapor Barrier
 7/16 OSB interior sheathing

2' concrete grade beam
 9w 2 rows of rebar

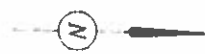
5' concrete pile
 9w rebar down ris.

4" concrete floor
 9w 1/2 rebar grid @ 24" O.C.
 6" cor filled joint





*Alberta Land Surveyor's
Real Property Report*



NOTE:
This plan is Page 2 of a Real Property Report and is reflective if it is detached from Page 1

PROPERTY DESCRIPTION

PLAT:	071 5190
BLOCK:	5
LOT:	3

- Property is subject to:
Irrigation Council Order: Instrument No. 8025U
Utility Right-of-Way: Instrument No. 841 076 891
Caveat Re: Development Agreement Pursuant to Municipal Government Act: Instrument No. 071 528 982
3.5m Utility Right-of-Way: Instrument No. 071 534 267
Caveat Re: Restrictive Covenant: Instrument No. 081 234 814
Mortgage: Instrument No. 081 280 471

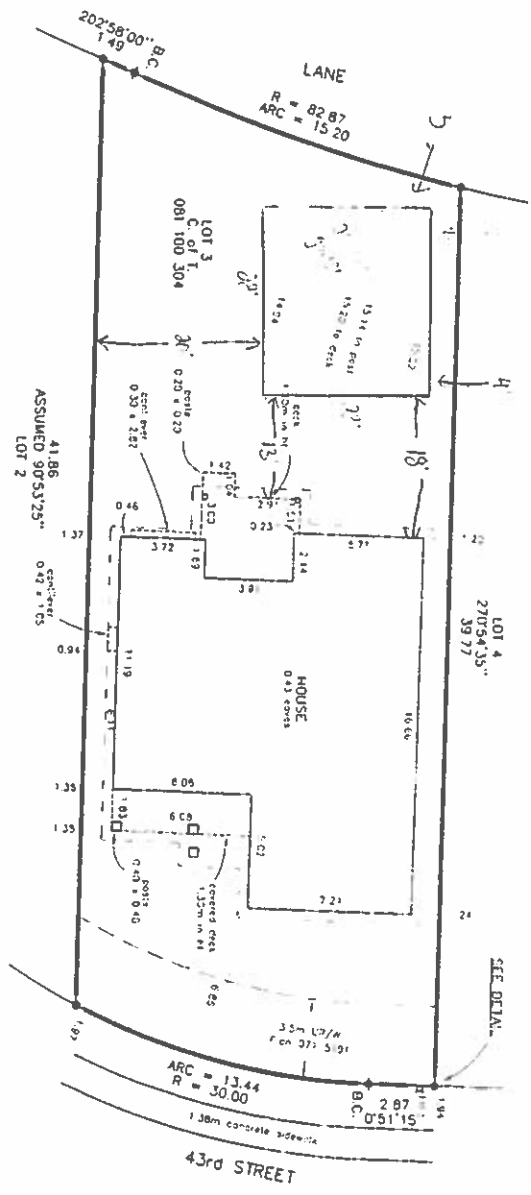
LEGEND

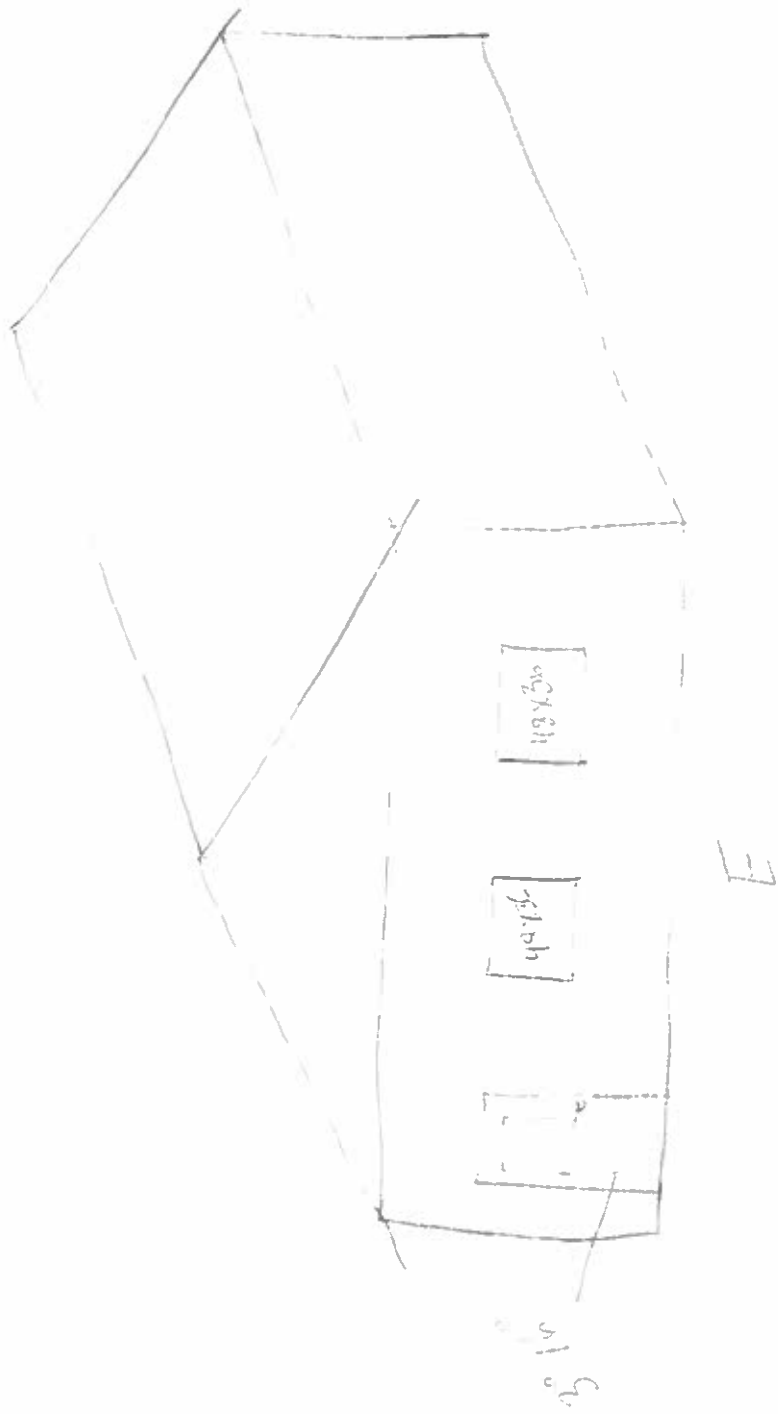
Property boundaries shown thus _____
Distances from property boundaries are shown to stucca
Eaves dimensioned to the line of the fascia.
Statutory Iron Posts shown thus: ● found

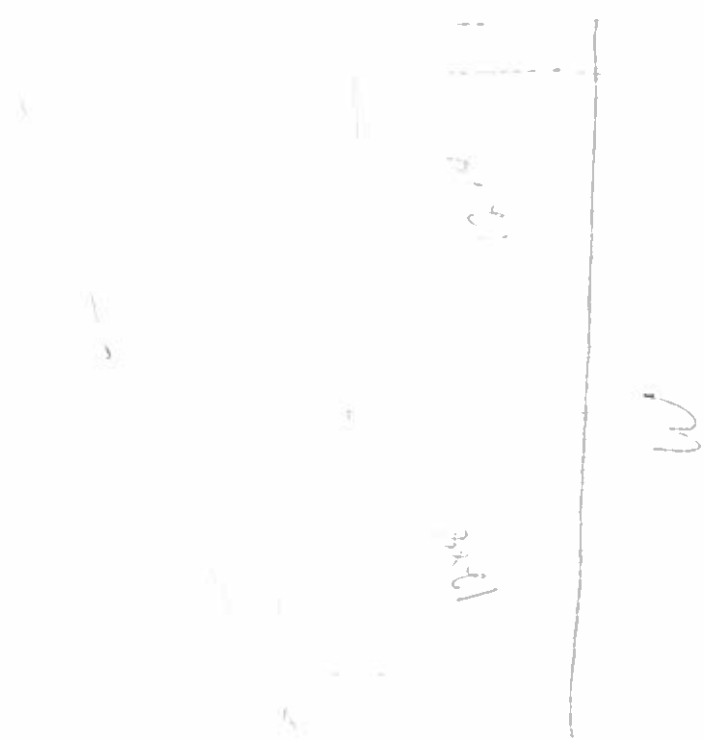
R. F. Baker _____, Alberta Land Surveyor, 2008

boe Brown Okamura & Associates Ltd.
P.O. Box 635 - 314 Stollers Drive N., Lethbridge, Alberta T1J 3Z4
© copyright Brown, Okamura & Associates Ltd. 2008

Scale: 1:200 (metric)
File: 289 - 10 Rel. File:
Drawn: HF
Date: October 9, 2008







SECTION 5: Low Density Residential (LR-1) DISTRICT

1. PURPOSE

This District provides for single detached dwelling units.

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) Single Detached Dwelling Unit
- (b) Garage (attached)
- (c) Utilities
- (d) Park

Discretionary Uses

- (a) Accessory Use, Building or Structure
- (b) Garage (detached)
- (c) Home Occupation
- (d) Public use
- (e) Sign
- (f) Modular Home (Bylaw amendment 24-2007, January 28, 2008)

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:	450 m ²
Minimum Lot Width:	14 metres
Minimum Front Yard:	6.0 metres
Minimum Rear Yard:	7.0 metres
Minimum Interior Side Yard:	
a) Rear Lanes:	1.2 metres
b) Laneless:	1.2 metres if garage attached; 3 metres on one side and 1.2 metres on the other if no attached garage
Minimum Exterior Side Yard:	3.0 metres
Maximum Building Height:	10.5 metres
Maximum Coverage:	45%

SECTION 5: Low Density Residential (LR-1) DISTRICT

Minimum Landscaped Area:	30%
Minimum Floor Area (excludes basement):	80 m ²

4. SPECIAL REQUIREMENTS: GARAGES, ACCESSORY BUILDINGS AND STRUCTURES

- (a) No accessory building or structure shall be erected in any yard other than the interior side yard or rear yard and shall be no closer to any lot line than 1.2 metres (4 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be a minimum of 1.5 metres from the lane right-of-way.

5. SPECIAL REQUIREMENTS: MODULAR HOME

Modular homes may only be approved by the Development Officer if the proposal meets the following criteria:

- 1) Where a developer's architectural controls, guidelines or standards are registered on title, the Development Officer shall address those guidelines when issuing a development permit on the property and may use these as a basis for refusal of modular construction where the proposal does not comply with those controls, guidelines or standards.
- 2) The proposed roof pitch of a proposed modular home must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 3) Exterior finishing materials (i.e. siding, brick, stucco, or combinations thereof) and the amount used must be consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer;
- 4) Modular homes must have a foundation consistent with the majority of homes within 100 metres of the proposal or must meet architectural controls, guidelines, or standards put in effect by the subdivision's developer.

Proposals not meeting these requirements for Modular Homes in this district may be forwarded by the Development Officer to the Municipal Planning Commission for a decision. The Municipal Planning Commission may use these criteria as a basis for refusing the proposal but may also approve non-compliant proposals based on the merits of each particular application".

- 6. The remainder of By-Law 24 2007 amended by this By-Law remains in full force and effect.



Agenda Item 6(b)

TOWN OF TABER Municipal Planning Commission Request for Decision

Subject: Wayne Holstine	Date of Agenda: March 13, 2014
Prepared By: Lorraine Belanger, Development Officer	
Attachments: Development Permit Application form, Photos, Definition and DT Requirements LUB 4-2006, Parking requirements table, Court Order	
Topic: DP 14-004 Wayne Holstine Lots 14-20, Block 8, Plan 5638L – 5403-48 th Ave Additional use- Automotive Garage	
Background:	<p>Town Administration is in receipt of a development permit application for an additional use at the above noted business. The application has received an extension as per attached documents.</p> <p>Automotive repair is designated as a discretionary use for this district. The applicant has verbally advised his primary focus would be tire installation and repair. This use will require in addition to any Town of Taber approvals, AMIV (Alberta Motor Vehicle Industry Council) approval and building compliance with Alberta Building Code for this type of use.</p> <p>Town administration has been engaged in on-going enforcement at the property of 5403-48th Ave. (location of Taber Small Engine), since 2009 when the business was purchased and found to be a non compliant use. Administration processed a Bylaw amendment at that time in order for the applicant to continue his operation in 2009, since then the applicant has been resistant to meeting the conditions of his enabling development permit.</p> <p>Administration is not in support of the application for the following reasons;</p> <ol style="list-style-type: none"> 1) On going issues of Non Compliance with the original Development Permit and Court Order. 2) Between customer parking, employees and the U-Haul Business, currently there is insufficient parking on site. Requirements under the current LUB would require 6 stalls per bay for the Automotive repair garage use, and 1 stall per 20m² of floor area of the building for Equipment Rental and Repair and 1 stall per 100m² of floor area for the Uhaul Business. It is estimated based on the assessment record size of the building (929m²), as many 57 stalls would be required. However, in the Downtown District, the LUB allows for ½ of this total to be provided without waivers, (29). At present, the location has 12 stalls. No parking plan has been provided in regard to addressing issues with the new use being requested. 3) Non Conformance in regard to the policies/goals established in Bylaw 5-2004, Town of Taber Downtown and Gateway Re-Development Plan.(The goal of this plan is “to enhance and improve the Retail Office Core District’s role as a pedestrian –oriented main street shopping district”. Other details of the plan include “encouraging infill commercial development and re-developing existing industrial uses with yard storage to more intensive, pedestrian oriented commercial uses”.) The use requested in the application would not promote this goal.

Options:

1) That the MPC does not approve application DP 14-004, Wayne Holstine, 5403 48 Av; Lots 14-20, block 8, Plan 5638L for the following reasons:

- a) Ongoing Non Compliance with a Court Order in regard to the parking/storage of abandoned and unregistered vehicles.
- b) Between parking of customers, employees and the U-Haul Business currently there is insufficient parking on site.
- c) Non Conformance in regard to the policies/goals established in Bylaw 5-2004, Town of Taber Downtown and Gateway Re-Development Plan

2) That the MPC approves the application DP 14-004, Wayne Holstine, 5403 48 Av, Lot 14-20, Block 8, Plan 5638L with the following conditions:

- a) The applicant must ensure the development complies with the Alberta Fire Code, Alberta Building Code, Alberta Health Services, AMVIC and all other applicable codes. (Town of Taber Business License will be issued after AMVIC documentation has been obtained).
- b) The development conforms to the district requirements of the DT -Downtown District
- c) A parking plan is submitted and deemed appropriate by the Planning and Economic Development identifying all parking requirements.

Approval Date: March 13, 2014

**Dir. of
Planning and
Ec. Dev.:**



Application For A Development Permit

FORM A
(OFFICE USE ONLY)



TABER

Planning Department
41900-50 Street
Tabor AB T1G 1T1
ph (403) 223 5500
fx (403) 223 5530
email planning@taber.ca

ZONING: I1T ROLL NUMBER: _____ APPLICATION NO. 14 051

Date of Application: DEC 11, 2013 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: ADDITIONAL USE
AUTOMOBILE REPAIR GARAGE)

Applicant: WAYNE HOLSTINE Phone Res: _____
Address: _____ Cell: _____

Registered Owner: 1395068 Phone Res: _____
Address: 5403-48 AVE Cell: _____
TABER, AB Postal Code: T1G 1S6

Legal Description of Property to be Developed: Lot: 14+ Block: 8 Plan: 5638L
Municipal Address: 5403-48 AVE TABER AB T1G 1S6

Proposed Use of Site: IN ADDITION TO CURRENT USE REQUEST IS BEING
MADE TO INCLUDE AUTOMOBILE REPAIR GARAGE
(describe in detail - attach additional information if necessary)

Existing Use of Site: REPAIR, AND SALES OF SMALL ENGINES AND RELATED
EQUIPMENT AS WELL AS RENTALS AND U-HAUL EQUIPMENT

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No: X

Proposed Setback from Property Lines:

Front Yard: _____ Side Yards: ¹ _____ ² _____ Rear Yard: _____

General Information:

Present Use of Adjacent Properties:

.....

<u>Access:</u>	Existing	Proposed	N/A
Provincial Highway #			
Municipal Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Undeveloped Road Allowance	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Road (i.e. Condominium)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify)			

Services:

Water Supply

Municipally owned and operated piped water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)			

Sewage Disposal

Municipally owned and operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify)			

Storm Drainage

Municipal Sewers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Additional Information (Based on Proposed Development)

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

Lot Width <u>125</u>	Lot Depth _____
Lot Area _____	New Construction Area (m2) _____
Lot Coverage _____	Total Site Coverage (%) _____
By New Construction (%) _____	Building Height _____
Number of Loading Spaces _____	Landscaped Open Space (%) _____
Driveway Width _____	# of off Street Parking Spaces _____
Number of Units _____	Estimated Completion Date: _____
Estimated Commencement Date: _____	Construction Value \$: _____
Application Fee: _____	

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 Co ordinator at A-4900 50 St, Taber, AB, T1G 1T1 or phone (403) 223-5500.

Signature of Agent/ Applicant Wayne Holstine Print Name WAYNE HOLSTINE
 Signature of Owner Wayne Holstine Print Name WAYNE HOLSTINE

**Time Extension For
Development Permit Decision
FORM E**



Planning Department
A-1900 50 Street
Taber AB T1G 1T1
ph: (403) 223 5500
fx: (403) 223 5530
email: planning@taber.ca

APPLICATION NO. 14-004

RECEIVED DATE: DEC 12 / 2013

DATE EXTENDED TO: APRIL 15 / 2014

The Municipal Government Act, 2000, Chapter M-26, Section 684 states: "An application for a development permit is, at the option of the applicant, deemed to be refused if the decision of a development authority is not made within 40 days of receipt of the application unless the applicant has entered into an agreement with the development authority to extend the 40-day period."

In accordance with Section 684 of the Municipal Government Act, 2000, please complete the following consent form agreeing to extend the period within which the Town of Taber has to make a decision.

Applicant

Owner of Land

Name: WAYNE HESTING

13919268 TAB CTB

Address: TABER AB
Postal Code

5403 48 AV, TABER AB
Postal Code

Legal Description of Property Affected By Permit

Municipal Address: 5403 48 AV

Legal Description: Lot: _____

Block: _____ Plan: _____

Time Extended To: APRIL 15 / 2014

[Signature]
Signature of Applicant/Owner

March 12, 2014
Date

[Signature]
Development Authority's Signature

March 12, 2014
Date

Additional Time Extension Agreement

Time extended to: _____

Signature of Applicant/Owner

Date

Development Authority's Signature

Date

The personal information requested on this form is being collected for approved development permit time extension and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

COURT FILE NUMBER 1306 00604
COURT COURT OF QUEEN'S BENCH OF ALBERTA
JUDICIAL CENTRE LETHBRIDGE
APPLICANT TOWN OF TABER
RESPONDENTS 1395068 ALBERTA LTD., 1451350
ALBERTA LTD. and DIANE HOLSTINE



DOCUMENT **CONSENT ORDER**

ADDRESS FOR SERVICE **BROWNLEE LLP**
AND CONTACT 2000 Watermark Tower
INFORMATION OF PARTY 530 - 8th Avenue SW
FILING THIS DOCUMENT Calgary, AB T2P 3S8

Attention: Derek J. King
Solicitors for Applicant,
Town of Taber

Telephone: (403) 232-8300
Fax: (403) 232-8408
E-mail: dking@brownleelaw.com
File No.: 71396.0089/DJK

DATE ON WHICH ORDER WAS PRONOUNCED: *December 11, 2013*

NAME OF JUSTICE WHO MADE THIS ORDER: *Justice R.A. Jerke*

LOCATION AT WHICH ORDER WAS PRONOUNCED: Lethbridge, Alberta

UPON THE APPLICATION of the Applicant (the "Town"); AND UPON HAVING READ the Affidavit of Jillian Koroluk, filed; AND UPON hearing the submissions made by legal Counsel for the Town; AND UPON NOTING the consent of Counsel for the Respondents and Counsel for the Applicants; IT IS HEREBY ORDERED THAT:

1. The Style of Cause in this action shall be amended to remove the Respondent, Diane Holstine.
2. The Respondent, 1395068 Alberta Ltd., the registered owner of lands legally described as:

PLAN 5638L
BLOCK 8
LOTS 14 TO 20 INCLUSIVE
EXCEPTING THEREOUT ALL MINES AND MINERALS

(hereinafter the "Lands"), and the Respondent, 1451350 Alberta Ltd., occupant of the Lands (hereinafter collectively referred to as the "Respondents"), are in breach of the Stop Order issued April 15, 2013, by the Town under section 645 of the *Municipal Government Act*, RSA 2000, c M-26 (the "MGA") directing the Respondents to comply with conditions set out in Development Permit 09-025 (the "Development Permit").

3. The Town is granted a permanent injunction pursuant to section 554 of the MGA, requiring the Respondents to bring the Lands into compliance with the April 15, 2013, Stop Order and Development Permit 09-025 by:
 - (a) removing all stored vehicles (registered or unregistered), farm equipment, wood pallets and other miscellaneous equipment and materials from the north side of the Lands and all parking areas on the Lands and, thereafter maintaining these areas free and clear of such items;
 - (b) establishing 12 unobstructed parking stalls on the Lands to the size specifications established by Section 22(k) of the Town of Taber Land Use Bylaw. The parking stalls shall be clearly demarked by means of pinned curb stops and kept available for U-Haul and customer parking, and there shall be no storage of vehicles (registered or unregistered), machinery or equipment, farm equipment, miscellaneous materials or unlicensed or inoperative motor vehicles within the parking stalls; and
 - (c) planting trees as required by condition 7 of Development Permit 09-025 or, in the alternative, by submitting a development permit application for a Post and Chain Fence, which shall be used in place of the trees required by condition 7 of Development Permit 09-025.

4. The work described within subparagraph 3(a) shall be completed by 12:00pm, December 11th, 2013. The work described within subparagraph 3(b) shall be completed by 12:00 p.m., December 31st, 2013. The work described in subparagraph 3(c) of this Consent Order shall be completed in accordance with the following timelines:

(a) if a Post and Chain Fence is selected by the Respondents a completed development application for the Post and Chain Fence shall be submitted to the Town's development authority by 12:00pm, November 26th, 2013; and

(b) installation of the Post and Chain Fence, if approved by the Development Authority shall be completed by 12:00pm, April 30th, 2014, or if approved on appeal of the decision of the development authority, either 12:00pm, April 30th, 2014, or within 30 days of the date of issuance of the decision of the appeal body (the Subdivision and Development Appeal Board of the Town of Taber, or the Court of Appeal of Alberta, as applicable) whichever is later, and all work associated with the installation shall be done in accordance with the terms and condition of the development permit for the Post and Chain Fence, or

(c) alternatively if the Respondents determine to proceed with the planting of trees as required under Development Permit 09-025, or are required to as a consequence of the denial of the application for the Post and Chain fence, whether by the Development Authority or by the Subdivision and Development Appeal Board if appealed, the trees shall be planted in accordance with the landscaping site plan as submitted with the original development permit, by 12:00pm, April 30th, 2014, and

thereafter, the Respondents shall continue to maintain the Lands in compliance with Development Permit 09-025 and any development permit issued for the Post and Chain Fence.

5. Notwithstanding the conditions set out in Development Permit 09-025, the Respondents shall not be required to construct the privacy fence to screen the north side of the Lands so long as this area is not used for the storage of vehicles (registered or unregistered), farm equipment, wood pallets or any other miscellaneous equipment and materials.

6. The provisions of paragraphs 3(a), 3(b) and 5 of this Consent Order shall not apply to the storage of trailers, motor vehicles or machinery and equipment used in the normal course of the Respondents' daily business of small engine repair or for the maintenance of the subject Lands.
7. For greater clarity, the restrictions on storage on the Lands do not apply to the temporary parking of motor vehicles operated by customers or employees of the Respondents in the normal course of the Respondents' daily business.
8. The Respondents shall fully co-operate with the Town for the purpose of carrying out the terms of this Order.
9. In the event the Respondents fail to fully comply with any of the requirements of paragraph 3 by the time limit sets out in paragraph 4, as determined by the Town in its sole discretion acting reasonably, the Town, its designated officers, employees, agents or contractors, without further notice or further leave of the Honourable Court, may take such actions as are reasonably necessary, as determined in the sole discretion of the Town, to enforce the terms of this Consent Order with respect to the Lands, including the right to enter onto the Lands for the purpose of undertaking the work described in subparagraphs 3(a), (b) and (c).
10. Once compliance with the requirements of paragraph 3 has been achieved, whether by the actions of the Respondents or as a consequence of the Town exercising its authority under paragraph 9 of this Order, thereafter should the Town determine that the Lands have returned to a state on non-compliance with Development Permit 09-025 or any development permit issued for the Post and Chain Fence, contrary to the Permanent Injunction granted by this Order, the Town may, after providing ten (10) days' written notice to the Respondents, enter onto the Lands in the same manner as set out at paragraph 9 to take such actions as the Town determines, in its sole discretion acting reasonably, to be necessary to bring the Lands back into compliance with the permanent injunction granted within this Consent Order.
11. If, upon receiving notice in accordance with paragraph 10, the Respondents object to the Town's intention to enter the Lands under paragraph 10, the Respondents may, but only within the 10 day period, file a motion in this action seeking the Court's further directions, and upon filing such motion in compliance with this Order, all further action by the Town shall be stayed until further Order of the Court.

12. Neither the Respondents, nor any other persons that may be present on the Lands, shall obstruct or interfere with the Town's access to the Lands for the purpose of carrying out the terms of this Consent Order including but not limited to inspecting the Lands to determine compliance with this Consent Order.
13. The Town shall not be held responsible for any incidental damage that may occur as a reasonable consequence of the Town exercising its rights under this Order, including the actions described in paragraph 9 or 10.
14. The Taber Police Service is authorized to assist the Town in the enforcement of the terms of this Order, if requested by the Town or an agent of the Town.
15. The Registrar of the Alberta Land Registration District shall register this Order against the Certificate of Title of the Lands, if requested by the Town or an agent of the Town.
16. The Registrar shall only discharge this Order from the Certificate of Title of the Lands upon the request of the Town, its agent, or upon further Order of this Honourable Court.
17. In the event that the Town comes into possession of any items, as a consequence of the exercise of its authority under paragraph 9 or 10 of this Order, the Town shall store the all the materials and items for a period of 30 days, after which time, if unclaimed by the Respondents in the manner set out in this Order, the Town shall be entitled to dispose of the items or materials in accordance with section 610 of the *Municipal Government Act*.
18. In the event the Town is required to remove any items from the Lands as part of the work required under paragraph 9 or 10, it shall not be under any obligation to return possession of such items to the Respondents, until such time as the Respondents have compensated the Town for its costs and expenses, including any legal costs incurred in seeking the Consent Order or in entering the Lands, and any costs incurred in removing the items being stored on the Lands.
19. The Town is granted as against the Respondents costs in the sum of \$2000.00. However, in the event that the work required under paragraph 3 of this Consent Order is not fully completed within the time limit set out in paragraph 4, the Town shall be immediately entitled to recover all costs and disbursements incurred in this matter on a solicitor/client basis, less any costs previously paid by the Respondents under this Consent Order.

- 20. All costs awarded under this Consent Order shall form part of the costs and expenses reasonably incurred by the Town to enter onto the Lands to enforce the terms of the Stop Order and which, failing the recovery of those legal costs from the Respondent, the Town may add those costs to the Tax Roll for the Lands pursuant to Section 553(1)(h.1) of the MGA.
- 21. The Applicant and Respondents may endorse their consent in counterpart and by any electronic method.



J.C.C.Q.B.A

CONSENTED TO BY:

Brownlee LLP

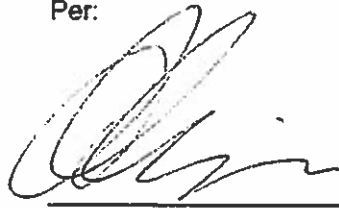
Per:


12/03/2013 02:40:27 pm SigPlus1

Derek J. King
Counsel for the Applicant

North & Company LLP

Per:



Douglas R. Lint, Q.C.
Counsel for the Respondents



March 13/14 - 2:07pm



Mar 13/14 2:00pm



March 7/14 2:07pm



March 12/14 43419



March 12/14 9:14am



Dec 13/2013 2:18pm

SECTION 22: 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 22: 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) Food and/or Beverage Service Facility
- (o) Group Care Facility
- (p) Home Occupation
- (q) Parking Lot
- (r) Public Assembly
- (s) Recreation Facility, Commercial
- (t) Recreation Facility, Indoor
- (u) Religious Assembly*
- (v) Row Housing
- (w) Senior Citizens' Complex
- (x) Signs
- (y) Taxi/Bus Depot
- (z) Vehicle Wash
- (aa) Warehouse Store

*Note Section 3(26) of this Bylaw.

SECTION 22: 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 22: Downtown Commercial (DT) DISTRICT

Downtown (DT) 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 (D1) 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 (D1) 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.



Agenda Item 7(a)

TOWN OF TABER Municipal Planning Commission Request for Decision

Subject: Subdivision Application	Date of Agenda: March 13, 2014
Prepared By: Development Officer	
Attachments: Application Tentative Plan Public Notice Summary of Comments Received to date Copy of Land Use District Requirements – M-2	
Topic: Subdivision Application TT-14 0 003 5812 60 Ave. To subdivide 0.413HA into 2 Industrial 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 2 industrial 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 was March 6, 2014). To date, the attached comments were received.</p> <p>This application is brought to Municipal Planning Commission (MPC) for comment to the Subdivision Authority as per the Town of Taber Subdivision and Development Authority Bylaw. Administration is in support of the application. Provided below is a preliminary list of conditions that could accompany a recommendation in support of the application. This application could be endorsed by MPC with no additions to the conditions, or they may be amended or removed or altered or added to. MPC also has the discretion not to recommend the application and to provide reasons for doing so.</p>
	Cont'd

Options:

1. THAT Municipal Planning Commission recommends that the Subdivision Authority approve Subdivision Application TT-14-0-003 on April 14th, 2014 subject to the following conditions:
 1. That this approval shall apply to LOT 1, BLOCK 4, PLAN 7711362 –5812 60 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. A sideyard setback waiver of 1.09m is granted for the proposed west Lot 12.
 6. South fence line to be relocated onto the property line, obtain the benefit of an encroachment agreement or be removed as it is currently encroaching into the adjacent lot to the south of the property.
 7. Individual water service and sanitary service connections are to be verified for each lot. Servicing drawings are to be provided to the Town of Taber and approved by the Public Works Department to be adequate prior to endorsement.
 8. In the event the water service and sanitary connections to each lot are not adequate or need to be established, the applicant shall supply drawings showing a servicing plan. The drawings are to be approved by the Town of Taber Public Works Department and the applicant shall enter into a servicing agreement with the Town for completion of this installation prior to endorsement. The agreement may be registered on title by Caveat and the applicant shall post security related to the agreement in an amount as determined by the Planning and Economic Development Department.
 9. Storm water is to be retained on each parcel, plans demonstrating this condition are to be provided to the Town of Taber and to be to the satisfaction of the Public Works department.
 10. Access management to the current and proposed lot will require approval from the Town of Taber Public Services Department. The Town reserves the right to alter the access in light of the storm water mitigation.

OPTIONS

1. THAT Municipal Planning Commission recommends that the Subdivision Authority approve subdivision Application TT-14-0-003 on April 14th, 2014.
2. THAT Municipal Planning Commission recommends that the Subdivision Authority approve subdivision Application TT-14-0-003 with AMMENDMENTS on April 14th, 2014.
3. THAT the Municipal Planning Commission does not recommend that the Subdivision Authority approve subdivision Application TT-14-0-003 on April 14th, 2014

Approval Date: March 13, 2014

Dir. of
Planning &
Ec. Dev.:

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY

DATE of receipt of completed Form 1:	FEES submitted (non-refundable):	FILE No.
--------------------------------------	----------------------------------	----------

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 AGENT

1. Name of registered owner of land to be subdivided **A**
MARGARET & GORDON WELSH
 Name in block capitals WELSH

2. Name of agent (person authorized to act on behalf of registered owner), if any **A** Address and phone no.
MPE HALHALAND SURVEYS LTD #1-3320 16 Ave N LETHBRIDGE AB
 Name in block capitals HALHALAND 114 513 403 301-1320

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 All / part of the NE ¼ sec. 5 twp. 10 range 16 west of 4th meridian
 Being all / parts of lot 1 block 4 Reg. Plan No. 771 1362 C.O.T. No. _____
 Area of the above parcel of land to be subdivided 0.413 hectares
 Municipal address (if applicable) 5812 60th Ave / 5016 60th Street

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
 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. 36
 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
 If "yes", state its name _____
 e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes _____ No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED
 Describe:
 a. Existing use of the land Industrial
 b. Proposed use of the land Industrial
 c. The designated use of the land as classified under a land use bylaw M-2

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, Brownfield
 b. Describe the nature of the vegetation and water on the land (brush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.)
None
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.) Clay - Compacted

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 ATTACHED PLAN, Buildings to Remain

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
Existing Municipal Service

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF

RIGHT OF ENTRY:

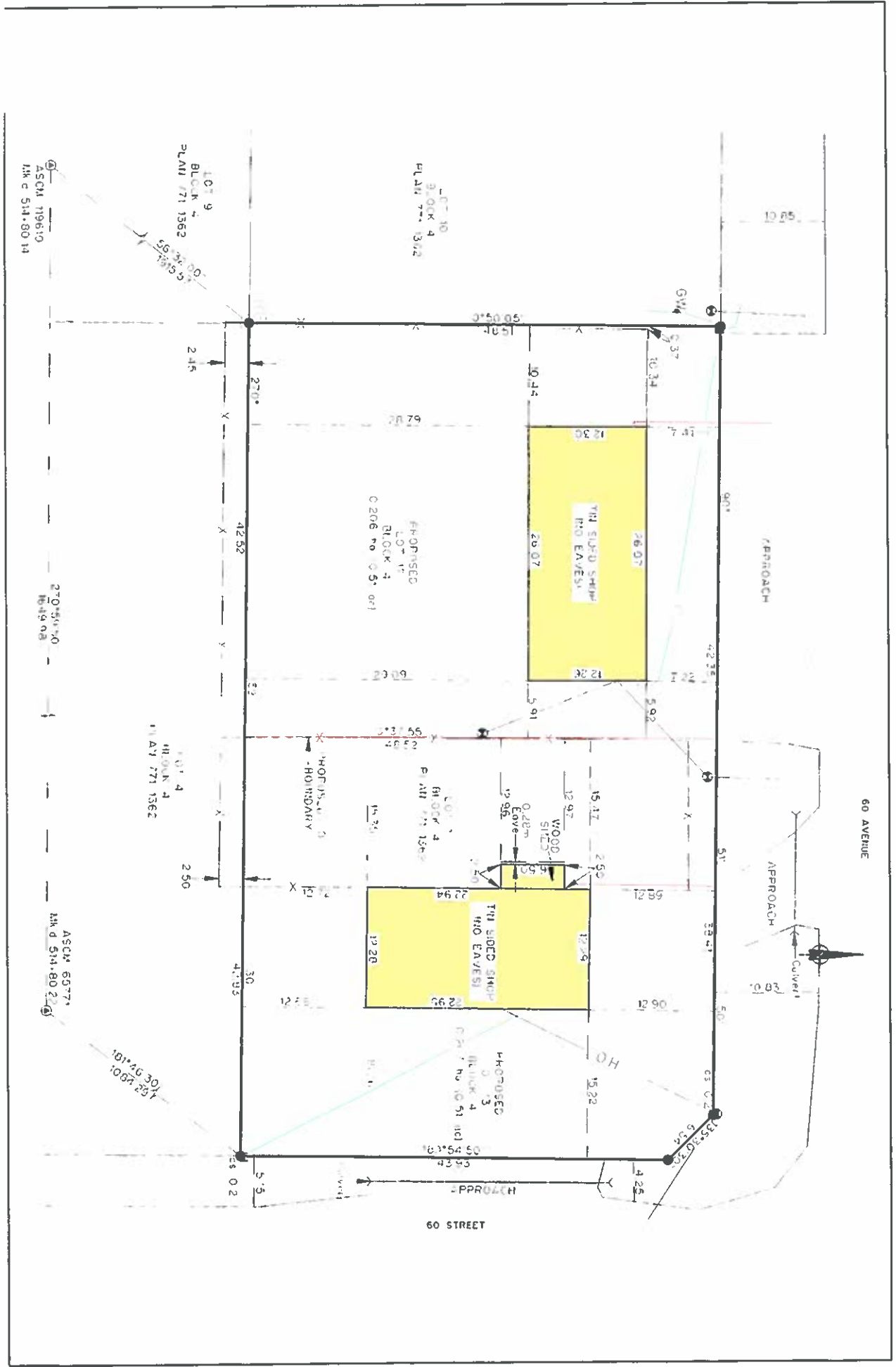
I hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the Municipal Government Act.



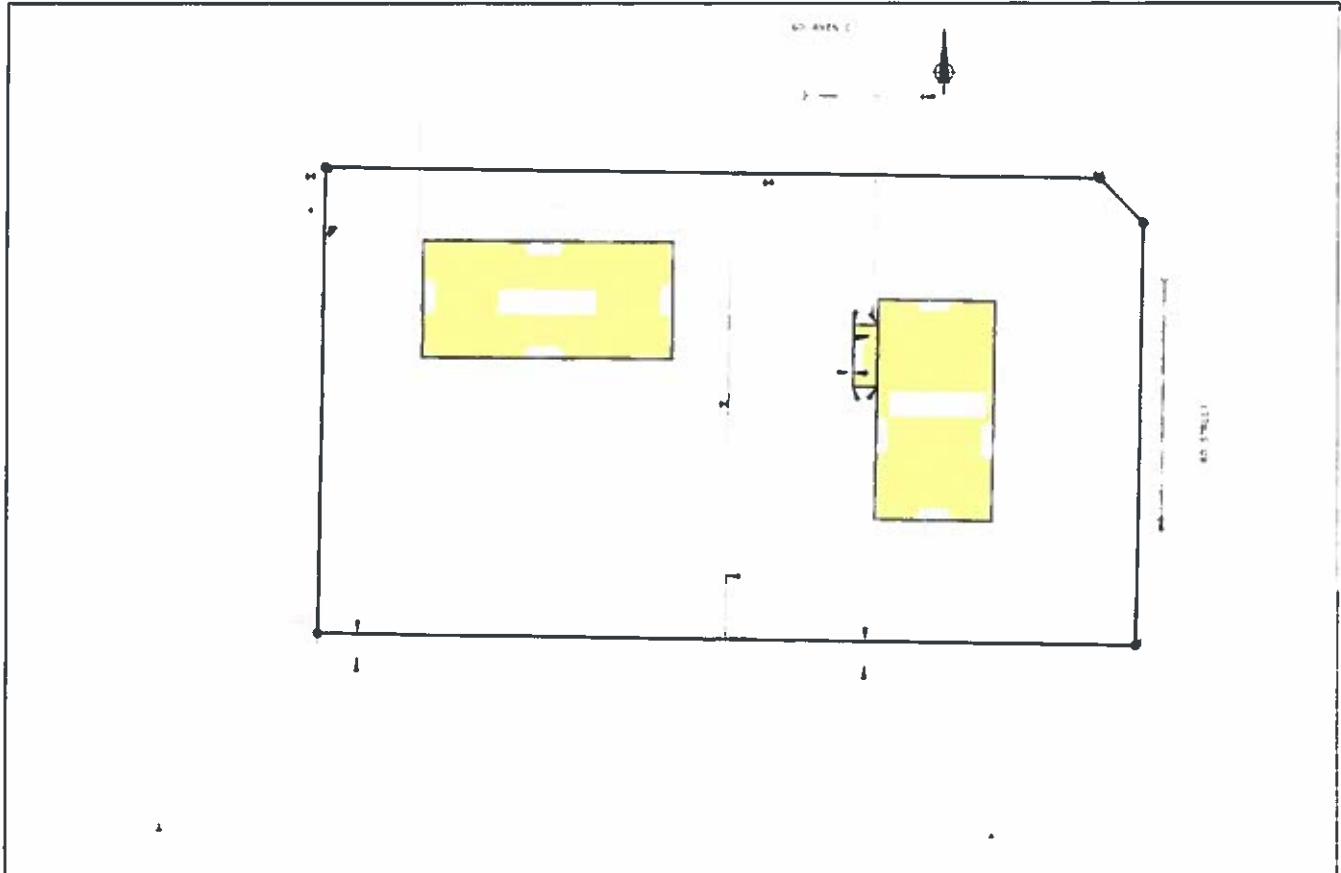
Registered Owner's Signature

* Michael A Thompson MS
Agent for Lowlander



THE TOWN OF TABER HEREBY GIVES NOTICE

PURSUANT TO SECTION 653(4) OF THE MUNICIPAL GOVERNMENT ACT, THAT THE
FOLLOWING SUBDIVISION APPLICATION IN THE TOWN OF TABER HAS BEEN RECEIVED



PROPERTY DESCRIPTION NE ¼ SEC 5 TWP 10 RNG 16 W4M	OWNER(Agent)/PROPOSAL
SUBDIVISION APPLICATION TT-14-0-003 5812 60 Av PLAN 7711362, BLOCK 4, LOT 1	MPE Halma Land Surveyors Ltd proposes as follows: An application intended to subdivide the subject property (0.413HA) into 2 industrial lots, each currently has an existing building.

Any adjacent land owner may comment on the above application by ensuring that the Department of Planning and Economic Development receives a written submission prior to March 6, 2014. Any submissions received will be considered by the Subdivision and Development Authority prior to making a decision on the noted application.

Any inquiries on any matter contained within this Notice may be made to the Department of Planning and Economic Development at the Town of Taber, A - 4900 50 Street, Taber, T1G 1T1, Phone (403) 223-6009.

SECTION 17: General Industrial (M-2) DISTRICT

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

SECTION 17: General Industrial (M-2) DISTRICT

- (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 ²
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%

SECTION 17: General Industrial (M-2) DISTRICT

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:

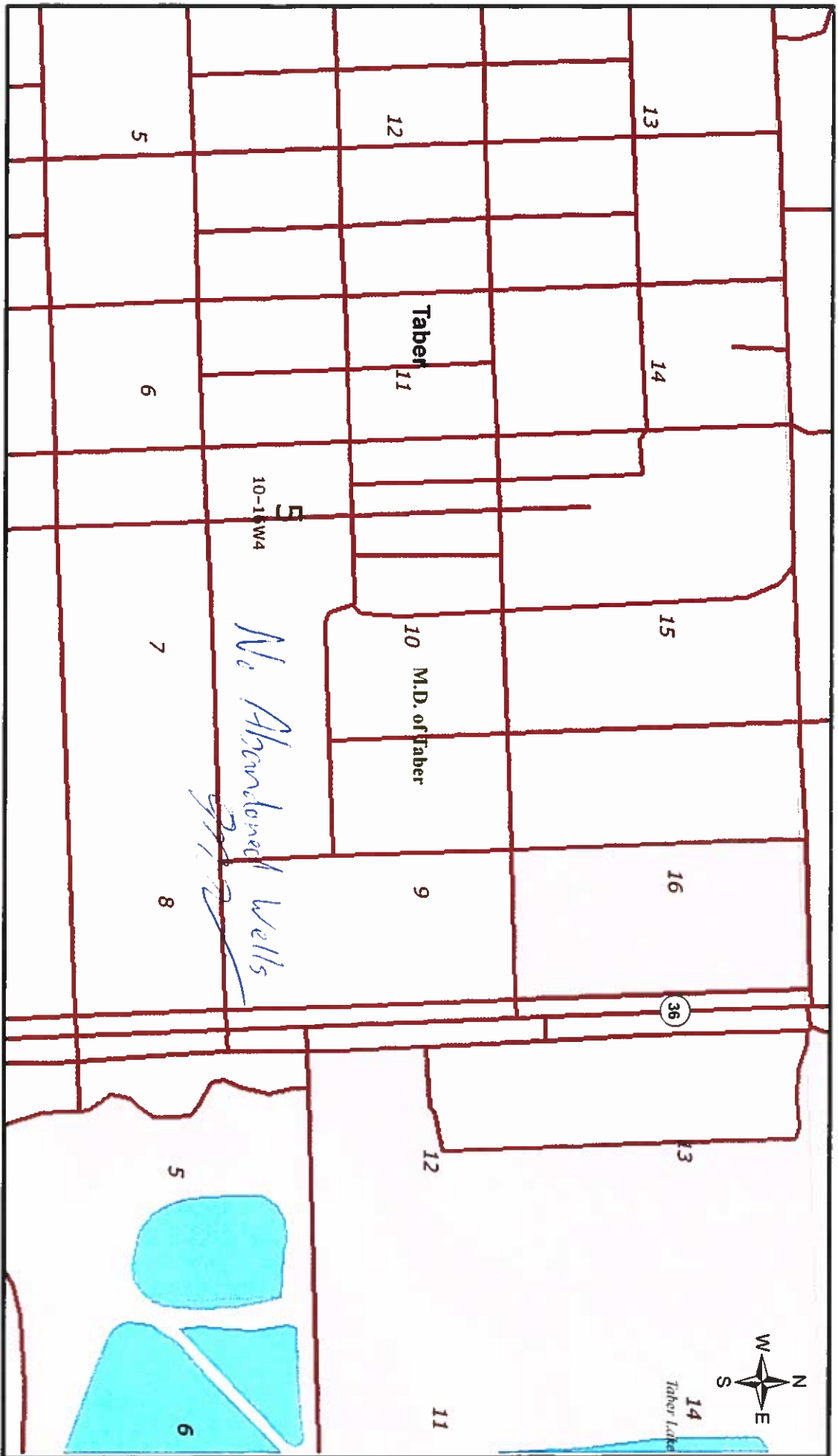
- (a) A *buffer* strip of 20 metres shall be provided along any boundary of this district that is immediately adjacent to a primary or secondary highway or watercourse as well as any Land Use District other than the LM, M-1, M-3, and M-4 Land Use Districts. This buffer strip shall be provided on private 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.

SECTION 17: General Industrial (M-2) DISTRICT

- (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.



Alberta Abandoned Well Locations

Disclaimer: The ERCBC makes no representations, warranties, or guarantees, expressed or implied, that the data will be suitable for any use, including the intended use even if the intended use is known by the ERCBC. The ERCBC accepts no responsibility whatsoever for any inaccuracies, errors, or omissions in the data and the ERCBC shall not be responsible for any losses or costs incurred as a result of you or anyone else using the data.

Map Legend

-  Towns & Cities
-  Municipal Boundaries
-  Provincial Boundaries
-  Abandoned Wells
-  Well Licence Number
-  ATS Grids



Printed on 1/28/2014

Base data provided by Spatial Data Warehouse Ltd.

February 14, 2014



File: TT14-0-003

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: MPE Halma Land Surveys Ltd

Subject: SUBDIVISION APPLICATION
LOT 1, BLOCK 4, PLAN 7711362
WITHIN NE 1/4 5-10 16- W 4th M
Municipal Address 5812 60 Ave

Proposed Subdivision: MPE Halma Land Surveys Ltd. proposes as follows: an application intended to subdivide the above noted property into 2 industrial 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:

OK, No CONCERNS NOTED

Please return comments to Planning Department by March 3, 2014

cc: Tax & Utility Clerk

February 14, 2014



File: TT14-0-003

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: MPE Halma Land Surveys Ltd

Subject: SUBDIVISION APPLICATION
LOT 1, BLOCK 4, PLAN 7711362
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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:

No concerns at this time

Please return comments to Planning Department by March 3, 2014

cc: Tax & Utility Clerk

February 14, 2014



File: TT14-0-003

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: MPE Halma Land Surveys Ltd

Subject: SUBDIVISION APPLICATION
LOT 1, BLOCK 4, PLAN 7711362
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- 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 further issues
[Signature] 2/21/14

Please return comments to Planning Department by March 3, 2014

cc: Tax & Utility Clerk

February 14, 2014



File: TT14-0-003

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: MPE Halma Land Surveys Ltd

Subject: SUBDIVISION APPLICATION
LOT 1, BLOCK 4, PLAN 7711362
WITHIN NE 1/4 5-10 16- W 4th M
Municipal Address 5812 60 Ave

Proposed Subdivision: MPE Halma Land Surveys Ltd. proposes as follows: an application intended to subdivide the above noted property into 2 industrial lots..

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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 concerns

Rob C

Please return comments to Planning Department by March 3, 2014

cc: Tax & Utility Clerk

February 20, 2014



File: TT14-0-003

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: MPE Halma Land Surveys Ltd

Subject: SUBDIVISION APPLICATION
LOT 1, BLOCK 4, PLAN 7711362
WITHIN NE 1/4 5-10 16- W 4th M
Municipal Address 5812 60 Ave

Proposed Subdivision: MPE Halma Land Surveys Ltd. proposes as follows: an application intended to subdivide the above noted property into 2 industrial 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: I HAVE NO OBJECTION TO THE PROPOSED SUBDIVISION. TWO ITEMS TO CONSIDER AS CONDITIONS ARE:

- 1) THE NEED TO ENSURE THAT BOTH EXISTING BUILDINGS ARE INDEPENDENTLY CONNECTED TO MUNICIPAL WATER AND SEWAGE SYSTEMS.
- 2) THE DESIRABILITY OF REDUCING THE SIZE OF THE APPROACH TO THE WESTERNMOST BUILDING, PERHAPS REQUIRING CONSTRUCTION OF A DITCH (TO DRAIN TO THE EAST) AND A CULVERT.

Please return comments to Planning Department by March 3, 2014

cc: Tax & Utility Clerk

February 14, 2014



File: TT14-0-003

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: MPE Halma Land Surveys Ltd

Subject: SUBDIVISION APPLICATION
LOT 1, BLOCK 4, PLAN 7711362
WITHIN NE 1/4 5-10 16- W 4th M
Municipal Address 5812 60 Ave

Proposed Subdivision: MPE Halma Land Surveys Ltd. proposes as follows: an application intended to subdivide the above noted property into 2 industrial 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:

*Subdivision proposed to be reviewed and approved
if environmentally sound with prior to final
engagement*

Please return comments to Planning Department by March 3, 2014

cc: Tax & Utility Clerk

[Handwritten signature]

Belanger, Lorraine

From: Nancy Green <greenn@ae.ca>
Sent: Monday, February 24, 2014 11:29 AM
To: Belanger, Lorraine
Subject: Subdivision Application 5812 60th Avenue
Attachments: 5812-60Ave.pdf

Lorraine,

Only a couple of comments on this application.

1. There is no water or sewer servicing along 60th Avenue to provide service to this new lot. One option would be to install sanitary main to the west to tie to 58th Street as the sanitary sewer is deeper than the connection at 60th St and 60th Ave. Water could be extended from the east.
2. Stormwater – site grading should be checked to confirm that drainage will not negatively impact the lots once titles are separated.
3. May want to consider a requirement for the south fence to be relocated to the propertyline, instead of encroaching 2.5m into the lot to the south.

Nancy

Nancy Green, C.E.T
Project Manager



#1001, 400-4th Avenue S
Lethbridge, AB, Canada
T1J 4E1

Tel: 403.329.1404
Cel: 403.317.4241
Fax: 403.329.4745
Email: greenn@ae.ca
www.ae.ca



**BEST
MANAGED
COMPANIES**



APPLICATION FOR SUBDIVISION OF LAND

Our File: TT14-0-003

Date of Receipt: February 14, 2014

February 14, 2014

REFERRAL TO: TELUS, Fortis Network Alberta, ATCO Gas, Shaw Cable, Alberta Health Services, Horizon School Division #67, Holy Spirit RC Separate Regional Division #4, Alberta Environment, Alberta Transportation

FROM: Lorraine Belanger, Development Officer.

Subject: **SUBDIVISION APPLICATION**
LOT 1, BLOCK 4, PLAN 7711362
WITHIN NE 1/4 5-10-16 W 4th M
Municipal Address 5812 60 Ave.

The Town of Taber is in receipt of an application to subdivide the above noted property. This application is intended subdivide the existing 0.413ha parcel into 2 industrial lots, each currently with an existing building on site .

Please see the enclosed application form and diagram for further details.

In accordance with Section 5 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision.

To assist the Town of Taber in complying with the statutory limit for making a decision on this application, **please reply before March 10, 2014.**

Please contact this office at 403-223-6009 or email lorraine.belanger@taber.ca if you require any further information.

Lorraine Belanger
Development Officer
Attachments

Approved – No Objection – FortisAlberta Inc.

SIGNED _____

DATE _____

HARRY SIMPSON
LAND AGENT
LICENSE # 4140

Belanger, Lorraine

From: Ray Taylor <Ray.Taylor@TELUS.COM>
Sent: Monday, March 03, 2014 7:54 AM
To: Van Ham, Kerry
Cc: Belanger, Lorraine
Subject: TELUS response to Land Subdivision Request TT 14-0-003
Attachments: TELUS response to Land Subdivision Request TT 14-0-003.docx

Hi Lorraine

Please see attached TELUS response to subdivision application TT 14-0-003.

Thank you

Ray Taylor
TELUS Communications Company
Technician, Engineering Lethbridge
Technology Strategy & Operations,
Fixed Network Planning & Engineering
2nd Flr. 808 - 4 Ave. S.
Lethbridge , AB
T1J 0P2
Tel 403-382-2445 | Mobile 403-894-2445
Member of the **TELUS** team

"This e-mail, including any attachments, is for the sole use of the intended recipient and may contain confidential information. If you are not the intended recipient, please notify us by e-mail or by telephone (collect, if necessary) and destroy this e-mail and any copies. Thank you"

Ray Taylor
TELUS Communications Company
Technician, Engineering Lethbridge
Technology Strategy & Operations,
Fixed Network Planning & Engineering
2nd Flr. 808 - 4 Ave. S.
Lethbridge , AB
T1J 0P2
Tel 403-382-2445 | Mobile 403-894-2445
Fax (403) 329-3443
Email: ray.taylor@telus.com

March 10, 2014

Town of Taber
4900-50 ST
Taber, ALBERTA
T1G 1T1

Attention: Lorraine Belanger

Subdivision Referral File No: TT 14-0-003
Lot 1, Block 4, Plan 7711362
within NE ¼ 5-10-16-W4M

In response to your circulation notice # TT 14-0-003 **TELUS Communications has concerns with the proposed subdivision** as there are existing TELUS facilities at the subdivision location.

TELUS requirements are as follows:

1. Subdivision applicant to locate the existing TELUS facilities on property.
Send locate documents and plan showing location of TELUS facilities on or near property to ray.taylor@telus.com
2. The Subdivision Applicant must provide a registered utility easement for all service requirements if direct access from the new lot to the road allowance is not possible; or if existing facilities cross new property lines.

Copies of the registration are to be forwarded to:

TELUS Rights of Way Department
10th Floor, 10035 102 Ave NW.
Edmonton, AB
T5J 0E5
1-866-774-7002

3. Alternatively, the Subdivision Applicant may request that TELUS reroute or replace existing facilities that cross newly created property lines. However, all costs incurred by TELUS Communications for relocation or rearrangement of existing facilities or placement of new facilities shall be wholly borne by the Owner/Developer. Custom work labor rates shall apply.
4. **For design purposes, if necessary, a copy of Subdivision plans, or E-mail with .dgn file would be appreciated.**

TELUS Communications approval will be granted upon receipt of confirmation of easement registration and/or payment for relocation of facilities.

Should TELUS Communications be required to obtain and register the required easement(s) on behalf of the Subdivision Applicant, all labor costs and applicable fees shall be wholly borne by the Owner/Developer. Custom work labor rates shall apply.

Should additional information be required please contact me phone, email or by direct correspondence to the above address.

Yours truly,



Ray Taylor

Belanger, Lorraine

From: Zuidhof, Chris <czuidhof@epcor.com>
Sent: Wednesday, February 26, 2014 3:08 PM
To: Belanger, Lorraine
Subject: RE: new subdivision

I have no problems with this application.

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

-----Original Message-----

From: Belanger, Lorraine [<mailto:lbelange@taber.ca>]
Sent: February-18-14 8:51 AM
To: Zuidhof, Chris
Subject: new subdivision

Chris
There will also be a hard copy in your bin if you need more detail.

Lorraine Belanger
Development Officer
Town of Taber
A 4900 50 St
Taber, AB
T1G 1T1
403- 223- 5500 ext 5551

-----Original Message-----

From: Xerox9303@taber.ca [<mailto:Xerox9303@taber.ca>]
Sent: Tuesday, February 18, 2014 8:38 AM
To: Belanger, Lorraine
Subject: Scan from Admin_ColorQube

Your scanned document is attached.

Attachment File Type: pdf, Multi-Page

multifunction device Location: Administration Building Photocopier Room
Device Name: XRX_0000AADCB75A

For more information please contact the Taber I.T. Department

This email message, including any attachments, is for the intended recipient(s) only, and contains confidential and proprietary information. Unauthorized distribution, copying or disclosure is strictly prohibited. If you have received this message in error, or are obviously not one of the intended recipients, please immediately notify the sender by reply email and delete this email message, including any attachments. Thank you.



DATE: March 4, 2014

Town of Taber
Attention: Jillian Koroluk
Fax: (403) 223-5530

RE: **Your File: TT14-0-004**
Legal Description: Lot 1, Block 4, Plan 7711362
Within NE ¼ 5-10-16-W4M
5812 60 Avenue, Taber

In reference to the above noted subdivision application, please be advised of the following:

- ATCO Gas has no objections to the proposed subdivision.
- ATCO Gas has no objections to the proposed subdivision as our existing gas lines are covered by easement.
- ATCO Gas requires an easement to cover our unprotected gas line as shown hi-lighted on the attached plan. Please contact our Land department in Lethbridge at (403) 380-5417 to arrange to have our documents signed.
- ATCO Gas requires a Utility Right of Way as shown hi-lighted on the attached plan. The Utility Right of Way should be 3.0 meters in width if they are solely for the use of ATCO Gas and 3.5 meters in width if the easement is to be shared with other utilities. All easements are to be registered as a general Utility Right of Way granted to the Town of Taber and are to be registered concurrently with the legal plan of subdivision. No structures or portions there of may be erected within the Right of Way without prior written consent from the company.
- ATCO Gas requires that the existing Utility Right of Way as shown hi-lighted on the attached plan should be maintained to provide future service. Trusting the above condition is met we have no further objections.
- The developer must determine the exact location of the existing service line(s). This can be done by contacting Alberta 1st Call at 1-800-242-3447 to arrange for an in-field location. If any part of the service line is not located wholly within the parcel it will serve as a result of the proposed subdivision, the service line will have to be relocated at the developer's expense. Alternatively an easement of a size and specification satisfactory to ATCO Gas may be registered to protect the portion of service line not wholly located within the lot or parcel it serves. Please contact our Land department at (403) 380-5417 with any inquires concerning obtaining an easement.
- Please be aware of our existing gas main(s) located within the proposed subdivision. Should the existing gas main(s) need to be relocated, any and all costs associated with the relocation will be borne by the developer. Please contact our Engineering department in our Lethbridge office at (403) 380-5475 to discuss relocation options.
- Our conditions have been met and we have no further objections to the application.

Sincerely,

Irene C. Doucette
ATCO Gas Engineering Department

Belanger, Lorraine

From: Isabel.Solis@atcopipelines.com
Sent: Thursday, February 27, 2014 3:42 PM
To: Belanger, Lorraine
Subject: 14-552 Response - TT14-0-003

Good Afternoon,

ATCO PIPELINES has no objection.

Thank you 😊

Isabel Solis | Pipelines Engineering Administrative Coordinator

ATCO Pipelines | 7210-42 Street NW | Edmonton, AB T6B 3H1
T: 780.420.3896 | F: 780.420.7411

ATCO Pipelines has a new website! Check it out here: www.atcopipelines.com

MISSION: ATCO Pipelines provides reliable and efficient delivery of natural gas and is committed to operational excellence and superior customer service while ensuring the safety of our employees and the public.

♻️ Please consider the environment before printing this e-mail

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: 541-0002627-17 Inspection Date: February 26, 2014 Report Date: February 26, 2014
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	

File Number TT14-0-003, Lot 1, Block 4, Plan 7711362 within NE 5-10-16 W4M, Town of Taber.

Attn: Lorraine Belanger

After a review of the information provided and an on site inspection, this office has no objections to the proposed subdivision provided that all applicable standards, regulations and by-law 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

Our Reference: 2512-NE 5-10-16-W4M (3/36)
Your Reference: TT14-0-003

February 24, 2014

Ms. Lorraine Belanger
Development Officer
Town of Taber
4900A – 50 Street
Taber, AB T1G 1T1

Dear Ms. Belanger:

**RE: PROPOSED SUBDIVISION
LOT 1, BLOCK 4, PLAN 771 1362
PORTION OF THE NE 5-10-16-W4M
TOWN OF TABER**

Reference your file to create an additional industrial lot at the above noted location.

The subject property is well removed from any road under our jurisdiction (in this instance Highways 3/36) with indirect access to the highway being gained solely by way of the town's internal street system. Pursuant to Section 5(5)(d) of the Subdivision and Development Regulation, being Alberta Regulation 43/2002, the Deputy Minister of Transportation is not a required referral.

Notwithstanding the foregoing, we have no objections and/or concerns with the creation of the additional industrial parcel as proposed and/or favorable consideration by the Town of Taber subdivision authority.

Thank you for the referral and opportunity to comment.

Yours truly,



John Thomas
Development/Planning Technologist

JT/kc



TOWN OF TABER
BUILDING PERMIT STATISTICS
 Feb-14

	2014 FEB			2013 FEB		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS				1	1	50,167
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	1		5,000	1		15,750
GARAGES & CARPORTS						
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER						
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER	1		5,000	1		262,080
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	1		5,000	2		10,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				1		2,500
	3		15,000	6	1	340,497

	2014 YEAR TO DATE (02 2014)			2013 YEAR TO DATE (02 2013)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS				2	2	225,007
2 FAMILY DWELLING	1	2	171,625			
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	7		157,200			
GARAGES & CARPORTS	1		27,405			
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		2,000	1		114,900
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER	2		57,920	2		397,080
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	1		5,000	4		20,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				1		2,500
	13	2	421,150	10		990,507

DEMOLITIONS

1 Permit

13-Feb-14 \$5,000.00
\$5,000.00

INDUSTRIAL ADDITIONS OR ALTERATIONS

1 Permit

13-Feb-14 \$5,000.00
\$5,000.00

RESIDENTIAL ADDITION AND ACCESS

1 Permit

19-Feb-14 \$5,000.00
\$5,000.00

\$15,000.00

Town of Taber

Building Permits FEBRUARY 2014

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0008 14 MU	13-Feb-14	1000824 AB LTD	GEORGE MILLER SAND AND GRAVEL
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5503 47 AV	DEMO COMMERCIAL BUILDING	\$5,000.00	4755330

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0010 14 MU	19-Feb-14	TYLER CHRISTIANSON	FIRESAFETY SREVICES
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
14 WESTVIEW PL	SPRINKLERS FOR A NEW HOME	\$5,000.00	5142360

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0117 13 MU	13-Feb-14	RIGATIO MANAGEMENT	PRINSCO
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
6014 64 ST	CHANGE OF USE - RENOVATION FOR NEW BUSINESS	\$5,000.00	6062070