



AGENDA

MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON APRIL 4, 2014 AT 2 PM.

MOTION

ITEM NO 1. CALL TO ORDER

X

ITEM NO 2. ADOPTION OF THE AGENDA

X

ITEM NO 3. DEVELOPMENT PERMIT APPLICATIONS

A) DP 14 020 Kiwanis Club of Taber- Spray Park

X

ITEM NO 4. CLOSE OF MEETING

X



Agenda Item 3(a)

TOWN OF TABER

Municipal Planning Commission Request for Decision

Subject: Kiwanis Club of Taber- Spray Park	Date of April 3, 2014 Agenda:
Prepared By: Greg Birch, CAO	
Attachments: Development Permit Application form, Photos, Definition and IR Requirements LUB 4-2006	
Topic: DP 14-020 Kiwanis Club of Taber- Spray Park Lots 2, Block 5, Plan 4193Jk Block D, Plan 7282JK- 4830A/B 50 Ave. Spray Park	
Background:	Town Administration is in receipt of a development permit application for a Spray Park and Washroom building at the above noted location. The project will be located south of Parkside Manor and the Arts and Craft Building and east of the Skate Park. The development straddles 2 properties owned by the Town. Typically Administration would request consolidation prior to development.
	The project would be located in the Institutional and Recreational District (I-R) and is considered a permitted use under the definition of Recreational Facility Outdoor.
	Town Council is in favor of this project. The project does however require an endorsement via the Development Permitting and a Building Permitting for some of the elements.
	As Administration has not been informed of project details, there are many aspects of the project which are unknown. The list of conditions covers elements that typically would be addressed prior to making an application. In order to best ensure this project is designed and installed as comprehensively as possible, Administration recommends the following list of conditions be included if MPC wishes to endorse the project. These conditions are being included largely because the intent of the applicant is to turn the facility over to the Town to operate and maintain post construction.

Options:

- 1) That the MPC approves application DP 14-020, Kiwanis Club of Taber - Spray Park f Lot 2, Block 5, Plan 4193JK, 4830A/B 50 Ave as follows
 - a) Underground municipal infrastructure, notable water and sewer lines maybe installed by the developer once the Manager of Engineering and Public Works approves of their design and layout and a plan is provided to clarify how construction access and egress will be managed given other public uses in the area.
 - b) The other development features, notably the spray park and washroom building maybe constructed once the Director of Planning and Economic Development in consultation with other Town representatives is satisfied that the following conditions have been suitably addressed:
 - 1) A landscaping figure showing standard landscaping features as well as tables, signage, garbage/ recycling receptacles and other related items must be supplied prior to construction.
 - 2) A site drainage plan detailing overland and subsurface drainage elements must be supplied and approved by the Town of Taber Planning and Economic Development Department.
 - 3) A detailed drawing showing all current site constraints must be supplied and approved prior to construction.
 - 4) A parking plan must be supplied to and approved prior to construction.
 - 5) A lighting and security plan must be supplied and approved prior to construction.
 - 6) An electrical control plan must be supplied and approved prior to construction.
 - 7) Detailed conceptual drawings for the spray park area and architectural drawings of the washroom area must be supplied and approved prior to construction. Details to include change and washroom room capacity, layout and HVAC design.
 - 8) The applicant must enter into a Servicing Agreement with the Town of Taber.
 - 9) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Building and Fire Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
 - 10) A letter identifying the prime contractor and their contact information must be supplied prior to construction. As well, a construction safety plan (including fencing and equipment storage) must be supplied and approved by the Town of Taber
 - 11) The applicant shall demonstrate all contractors have appropriate liability and insurance coverage prior to construction.
 - 12) The applicant must conform to all requirements and obtain approvals from Alberta Health Services pertinent to the use of a spray park and washroom area.
 - 13) A Health and Safety Management plan detailing disinfection and maintenance of infrastructure is to be provided prior to completion of the development.
 - 14) As built drawings, manuals and equipment details must be supplied to the Town of Taber prior to completion of the development.
 - 15) Prior to completion of the development, the applicant will provide and Updated Real Property Report to the Town of Taber.

Approval Date: April 3, 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: 1R Roll Number: 4745400
6246010 Application Number DP-14-0020
Date of Application: 25-03-14 Date Application Deemed Complete: 30-06-14

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

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

Applicant: KIWANIS CLUB OF TABER Phone Res: _____
Address: 5307-46 ST Cell: _____
TABER T1G 1G6

Registered Owner: TOWN OF TABER Phone Res: 223-5500 Bus: _____
Address: _____ Cell: _____ Fax: _____
Postal Code: _____

Legal Description of Property to be Developed: Lot: 2 Block: 5 Plan: 4193 JK
Municipal Address: 4830A E 4830 B 50 AV D 7282 JK

Proposed Use of Site: SPRAY PARK WITH WASHROOMS
(describe in detail - FOR THE PURPOSE OF RECREATION
attach additional information if necessary)

Existing Use of Site: GRASS

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

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

Present Use of Adjacent Properties: RECREATION

Access:

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

Services:

Water Supply

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

Sewage Disposal

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

Storm Drainage

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

Additional Information (Based on Proposed Development)

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

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

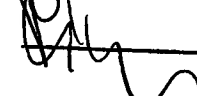
Estimated Commencement Date: 14-04-14 Estimated Completion Date: 30-06-14

Application Fee: _____ Construction Value \$: 360,000.00

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

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

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

Signature of Applicant or Agent:  Print Name Ben Keersen
 Letter of Authorization from Kiwanna Club of Taber
 Signature of Registered Owner _____ Print Name _____
 (if different from Applicant): _____

Section 1: Definitions and Operative Clauses

- (254) "RECREATIONAL ESTABLISHMENTS WITHIN BUILDINGS" (see RECREATION FACILITY, INDOOR").
- (255) "RECREATION FACILITIES, BOTH PUBLIC AND PRIVATE" (see "RECREATION FACILITY, OUTDOOR", "PARK", "RECREATION FACILITY, INDOOR", "RECREATION FACILITY, COMMERCIAL").
- (256) "RECREATION FACILITY, COMMERCIAL" means a large scale building in which patrons may participate in a recreation activity which, due to the nature of the activity or required equipment, requires a substantial area for each participant, and in which there is provision for spectators. Recreational activities may include, without limiting the generality of the foregoing, billiard or pool halls, large bowling alleys, fairs (including the Taber Exhibition Association and associated facilities), tennis, racquet courts, gymnasiums, simulated golf, or indoor golf, swimming pools, or commercial arenas. The key distinction between this use and "RECREATION FACILITY, INDOOR" is scale and the provision for spectators. Although this use is to be applied primarily to private facilities, it may also be used for public facilities.
- (257) "RECREATION FACILITY, INDOOR" means development that provides facilities within an enclosed building for sports and active recreation where patrons are predominantly participants and any spectators are incidental and attend on a non-recurring basis. Typical facilities would include athletic clubs; health and fitness clubs; curling, roller skating and hockey rinks; swimming pools; rifle and pistol ranges; bowling alleys; racquet clubs; and indoor soccer fields. This use is generally intended to be smaller than a "RECREATION FACILITY, COMMERCIAL" and will typically be designed for a limited amount of spectator use. Although this is intended for application primarily to public uses, it may also be applied to private facilities.
- (258) "RECREATION FACILITY, OUTDOOR" means a development providing facilities that are available to the public for sports and active recreation conducted outdoors. Typical uses include campsites, golf courses, driving ranges, bicycle/pedestrian trails, ski facilities/trails, sports fields, outdoor swimming pools, picnic areas, fairs/exhibitions, and outdoor tennis courts.
- (259) "RECREATION VEHICLE" means a portable structure designed and built to

SECTION 25: Institutional and Recreation (IR) DISTRICT

1. Purpose

The district is to provide for all forms of recreation uses, but in a comprehensively planned manner that limits impacts, such as noise and traffic, on surrounding land uses.

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) Community Hall
- (b) Institutional Use
- (c) Park
- (d) Recreation Facility, Commercial
- (e) Recreation Facility, Indoor
- (f) Recreation Facility, Outdoor
- (g) School, Secondary
- (h) Utilities

Discretionary Uses

- (a) Accessory Building, Structure, or Use
 - (b) Campground
 - (c) Cemetery
 - (d) Clinic
 - (e) Day Care Facility
 - (f) Golf Course
 - (g) Office, Medical/Dental
 - (h) Public Use
 - (i) Recreational Amusement Park
 - (j) Religious Assembly *
 - (k) Seniors Citizens' Complex
 - (l) Signs
- * Note Section 3(26) of this By-law.

3. District Requirements

The district requirements (lot area, yard requirements) shall be at the discretion of the Development Authority.



