



## AGENDA

**MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING ON MAY 20, 2014 AT 4:30 PM.**

### MOTION

**ITEM NO 1. CALL TO ORDER**

X

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

X

**ITEM NO 3. ADOPTION OF THE MINUTES**

X

A) RFD - Minutes of the Special Meeting – April 4, 2014

X

B) RFD - Minutes of the Regular Meeting – April 22, 2014

X

**ITEM NO 4. BUSINESS ARISING FROM THE MINUTES**

**ITEM NO 5. HOME OCCUPATION APPLICATIONS**

X

None

**ITEM NO 6. DEVELOPMENT PERMIT APPLICATIONS**

A) DP 14 036 - Gerald Bullock - 4823 41 St

X

B) DP 14 037- Taber Legion LED Sign – 5205 48 Ave.

X

C) LED Supersigns and Heritage Inn- Video Display Signs

X

**ITEM NO 7. INFORMATION ITEMS**

Building Permit Statistics – March and April 2014

**ITEM NO 8. OTHER BUSINESS**


A) None

**ITEM NO 9. CLOSE OF MEETING**

X



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

Subject: <b>Minutes of MPC Special Meeting</b>		Date of <b>May 15, 2014</b>
		<b>Agenda:</b>
Prepared By: <b>L. Belanger, Development Officer</b>		
Attachments: <b>Minutes</b>		
Topic: <b>Minutes of the Special Meeting of the Municipal Planning Commission</b>		
<b>Background:</b>		
<b>Options:</b>	1. That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on April 4, 2014 as presented.	
	2. That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, April 4 2014 as amended.	
<b>Recommendation:</b>	Option #1- That the Municipal Planning Commission adopts the minutes of the Special Meeting of the Municipal Planning Commission held on April 4, 2014 as presented.	
<b>Approval Date:</b>	<b>May 15, 2014</b>	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 APRIL 4, 2014 AT  
2 P.M.**

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**PRESENT:** Roger Miles  
Edwyn Ellingson  
Councilor Rick Popadynetz  
Councilor Joe Strojwas

**ABSENT:** Ron Levagood

**ALSO PRESENT:** Cory Armfelt – Director of Planning and Economic Development  
Lorraine Belanger- Development Officer

**ITEM #1 - CALL TO ORDER**

R. Miles called the Meeting of the Municipal Planning Commission to order at 2 p.m.

**ITEM #2 - ADOPTION OF THE AGENDA**

*Moved by E. Ellingson the agenda be adopted.*

CARRIED UNANIMOUSLY

**ITEM #3 – DEVELOPMENT PERMIT APPLICATIONS**

C. Armfelt summarized the application. He noted the Kiwanis Club had raised a substantial amount of money for the project and Town Council had indicated it was in favour of the project. He also clarified the project did need Development and Building permits. He added further the Planning Department had not been informed of any of the technical aspects of the project to date and was only supplied with a preliminary site plan. For this reason, in order to expedite the construction of the project as the applicant and community was requesting, specific conditions had been added as recommendations for MPC in the development permit. These conditions were necessary to consistency with requirements for such a project, meet building code requirements, protect town interests and ensure a compliant finished project when turned over to Town.

Discussion among members comprised of the following items;

- Lack of specific site and technical details in the application
- Consideration of other locations
- Technical requirements of servicing connections
- Need for servicing agreement
- Details on fencing
- Details on parking plan
- Details on drainage
- Safety during construction, particularly during excavation

- Designation, responsibilities and insurance requirements of a prime contractor
- Washroom design and use
- Consultation with Parkside Manor on parking lot use
- Consistent process with applicants
- Requirement of post construction Real Property Report

Moved by E. Ellingson the Municipal Planning Commission approve DP 14-020, Kiwanis club of Taber-Spray Park, with the following conditions;

- 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.

Discussion followed the motion, Councillor Strojwas spoke he was not in favour of the motion including conditions 1-15.

Carried

**ITEM NO 4. CLOSE OF MEETING**

*MOVED* by Councillor Popadynetz this meeting of the Municipal Planning Commission be closed.


CARRIED UNANIMOUSLY AT 2:45 P.M.

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CHAIRMAN



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

<b>Subject: Regular Minutes of MPC</b>		<b>Date of May 15, 2014</b>
		<b>Agenda:</b>
<b>Prepared By: L. Belanger, Development Officer</b>		
<b>Attachments: Minutes</b>		
<b>Topic: Minutes of the Regular Meeting of the Municipal Planning Commission</b>		
<b>Background:</b>		
<b>Options:</b>	1. That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on April 22, 2014 as presented.	
	2. That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission, April 22, 2014 as amended.	
<b>Recommendation:</b>	Option #1- That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on April 22, 2014 as presented.	
<b>Approval Date:</b>	May 15, 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 APRIL 22, 2014 AT  
4:30 P.M.**

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

**ALSO PRESENT:** Cory Armfelt – Director of Planning and Economic Development  
Lorraine Belanger- Development Officer

**ITEM #1 - CALL TO ORDER**

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

**ITEM #2 - ADOPTION OF THE AGENDA**

*Moved by* E. Ellingson to adopt the agenda.

CARRIED UNANIMOUSLY

**ITEM #3 - ADOPTION OF THE MINUTES**

*MOVED* by R. Levagood the Municipal Planning Commission adopts the minutes of the Meeting of the Municipal Planning Commission held on March 17, 2014 as amended to show Councilor Strojwas as absent.

CARRIED UNANIMOUSLY

**ITEM #4- BUSINESS ARISING FROM THE MINUTES**

None

**ITEM #5 - HOME OCCUPATION APPLICATIONS**

Sid Stonehouse- LGR Enterprises – 4930 62 Ave.

L. Belanger summarized the application. She noted the file had been brought to MPC as it was unusual given there was no principle residence on the site and the number of various activities the applicant was looking to operate from his home. She added Administration could support multiple businesses as long as only administrative functions were being carried out and proper authorizations were obtained from applicable agencies. Discussion ensued among members on the following points;

- Concerns regarding the number and nature of the applicants businesses having an negative impact on neighbours
- Home has not been constructed

*MOVED* by e. Ellingson the Municipal Planning Commission not approve HO 14-06, LGR Enterprises, 4930 62 Ave, Lot 1, Block 60 Plan 1311315 for the following reasons;

1. Currently is no primary residence at this location.
2. Concerns regarding the number of businesses the applicant was requesting to be operating from the location.

Carried Unanimously

Members also advised the applicant to re-apply when he was within 30 days of completion of his home. They encouraged him to focus on a business plan with a smaller number of businesses and if possible requested for Administration not to charge a 2<sup>nd</sup> application fee.

### **ITEM # 6 Development Applications**

#### **6(a) DP 14 022- Willowcrest Construction- 4611 50 Ave- 2<sup>nd</sup> Garage (Detached)**

E. Ellingson recused himself from the decision as he is the owner of Willowcrest Construction.

L. Belanger summarized the application and noted it met all other bylaw requirements for the district.

*Moved* by R. Levagood the Municipal Planning Commission approve DP 14-022, Willowcrest Construction, 4611 50 Ave, (2<sup>nd</sup> Garage, Detached), Lots portion of Lot 3 lying east of the Westerly 10.67m and Lot 4, Block 1, Plan 4569 with the following conditions;

- 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) The existing shed in the rear yard is to be removed or moved 1.2m from rear or side property lines and 1.8 m from the principle residence.
- 4) Prior to occupancy, the applicant will provide and Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

#### **6(b) DP 14 004- Wayne Holstine – 5403 48 Ave- Additional Use- Automotive Garage**

C. Armfelt summarized the application, noting Administration was not in support of the application for the following reasons;

- 1) Inadequate parking
- 2) Non compliance with previous development permits
- 3) The application would not be consistent with the Bylaw 5-2004, Taber Downtown and Gateway Re-Development Plan

W. Holstine spoke on behalf of his application and made the following points;

- 1) Automotive use would not be his main business.
- 2) He was responding to a need for after hours service in the community.



- 3) He did not agree with the parking calculations in the Bylaw.
- 4) He was no longer a part owner in Triad Auto.
- 5) He did not want to publicly discuss his ongoing issues with Administration but encouraged member to have a private conversation with him at his business.
- 6) He did not believe the provisions of the Downtown bylaw applied to his situation.

Discussion among members ensued on the following points

- 1) Numerous complaints had been received by Commission Members regarding the current parking and site conditions presently
- 2) Number of derelict cars that had been on site previously and the new application for use could re-create and unsightly situation.
- 3) On going enforcement challenges since 2009 with the applicant.
- 4) The application was not consistent with Bylaw 5-2004 and future beautification of the Downtown.

*Moved by* Councilor Strojwas the Municipal Planning Commission approves the application DP 14-004, Wayne Holstine, 5403 48 Av, Lot 14-20 , Block 8, Plan 5638L with the following conditions:

- 1) 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).
- 2) The development conforms to the district requirements of the DT -Downtown District.
- 3) A parking plan is submitted and deemed appropriate by the Planning and Economic Development identifying all parking requirements.
- 4) Conformance with Court Order related to previous development permitting matters.
- 5) Automotive repair business is limited to no more than one vehicle in the shop area for repairs and one vehicle parked on site waiting for repairs at all times.

Carried

## **ITEM # 7. INFORMATION ITEMS**

### **7(a) Subdivision Application- TT 14-0-004 Westview Phase 6**

C. Armfelt summarized the application. He noted there had been another application earlier in the year in regard to park completion. After discussions with the Developer regarding conditions of that application and their indication to move forward with Phase 6, this new application was put forward. If approved, this new application would enable Administration to enter into a Development Agreement to finish the park area as well as standard servicing requirements.

Discussion among members was primarily in regard to clarification of conditions and items in past subdivisions.

*Moved by* Councilor Strojwas the Municipal Planning Commission recommends that the Subdivision Authority approve Subdivision Application TT-14-0-004 on May 12th, 2014 subject to the following conditions:

- 1) That this approval shall apply to a tentative residential plan of subdivision consisting of 52 lots located along the appropriate sections of 54<sup>th</sup> Avenue, 44<sup>th</sup> Street and 44A Street in the Town of Taber and a municipal reserve lot tentatively designated as Block 7, Plan \_ \_ \_ \_ ,
- 2) 2.1 acres (0.85 Hectares) will be allocated towards the entire Municipal Reserve allotment for the Westview Development area being approximately 125.63 acres (50.84 hectares),
- 3) That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,

- 4) Easements or rights of way shall be registered against the land for the provision of storm drainage, gas, power and other utilities as required,
- 5) That, pursuant to Section 655(1)(b) of the Municipal Government Act, the developer shall enter into a Development Agreement with the Town of Taber, with careful attention being paid to the applicant installing or paying for municipal services, road improvements, and the installation of public utilities that are necessary to serve the subdivision. This will be registered on all forthcoming titles at the title of the SW-6-10-16-W4M. The agreement will also include provisions regarding the completion of all landscaping components related to Block 7, Plan \_\_\_\_\_, Municipal Reserve,
- 6) The Developer will be obligated to post security, in the amount and form suitable to the Director of Planning and Economic Development as part of the Development Agreement,
- 7) The developer shall be required to pay all offsite levies passed via bylaw within the Town of Taber prior to endorsement.
- 8) That detailed servicing plans be submitted and approved by the Director of Public Works prior to signing a development agreement and prior to registration. These plans shall include items such as drainage requirements, grading, sewer and water servicing, proposed service connections to each lot, detailed road design, street lights and signage,
- 9) That 43 Street be connected with 56 Avenue to the north as an alternate, graveled, all weather emergency access, at the discretion and to the satisfaction of the Emergency Services Fire Chief prior to final endorsement of the subdivision,
- 10) That lot and building numbering be submitted and approved by the Director of Planning and Economic Development,
- 11) That the subdivision plan be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

**7(b) Subdivision Application- TT 14-0-005  
Lucerne Juice Plant**

C. Armfelt summarized the application. He noted the primary reason for the Subdivision was to aid Sobey's to align financial assets of the functions buildings on site. He noted to date, he had been told the juice plant on site would not be sold and had invited representatives from Sobey's to attend the May 12, 2014 Subdivision meeting. He added from a land use perspective, the subdivision was conforming.

Moved by E. Ellingson the Municipal Planning Commission recommends that the Subdivision Authority approve Subdivision Application TT-14-0-005 on May 12, 2014 subject to the following conditions:

- 1) That this approval shall apply to BLOCK 1, PLAN 9812073 – 5115 57 Street.
- 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) Right-of-way Plan R/W Plan 6169 JK must be registered on the proposed Lot 2, Block 1, Plan 9812073,
- 6) Each lot must have independent water and sanitary services to the satisfaction of the Town of Taber Manger of Public Works,
- 7) Storm water is to be managed on each parcel, as required plans demonstrating this condition are to be provided to the Town of Taber and to the satisfaction of the Town of Taber Manger of Public Works.

Carried

**ITEM #8. OTHER BUSINESS**

None.

**ITEM NO 10. CLOSE OF MEETING**

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

CARRIED UNANIMOUSLY AT 5:55 P.M.

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CHAIRMAN



# TOWN OF TABER

## MPC REQUEST FOR DECISION

**Subject:** 2<sup>ND</sup> Garage, 4823 41 ST

**Date of** May 15, 2014

**Agenda:**

**Prepared By:** Lorraine Belanger – Development Officer

**Attachments:** Application, Site Plan, LR-1 District Requirements

**Topic:** DP-14-036 2<sup>nd</sup> Garage (detached)

**Background:**

The Town of Taber Planning Department received an application to construct a 2<sup>nd</sup> garage (detached) at 4823 41 St. The site currently has a front attached garage and the application is for a second structure at the rear of the lot. The application meets the district requirements in regard to density for the (LR-1) Low Density Residential District. However, the applicant is requesting a waiver of the sideyard setback requirement from 1.2m to 0.6m and a rear yard setback waiver from 1.5m to 1.0m. MPC should be aware if the sideyard waiver is granted, the applicant will need to address the reduction in distance with the appropriate building code requirements. The rear yard waiver may impact the turning radius into the garage. MPC has the option to approve the application for the 2<sup>nd</sup> garage including the waivers requested or with the standard setback requirements.

If approved by MPC, the application will be circulated to nearby residents and advertised in the Taber Times.

**Options:**

1. That the Municipal Planning Commission approve DP 14-036; 4823 41 St.; (2<sup>nd</sup> detached garage) Lot 20, Block 2, Plan 9011158 with the following conditions:

- 1) The site is developed as per the site plan submitted.
- 2) Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, side yard and rear yard setback waivers are granted from 1.2m to 0.6m between the north property line and the north side of the garage and 1.5m to 1.0m between the east side of the garage and the east property line.
- 3) The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits.
- 4) Prior to occupancy, the applicant will provide and Updated Real Property Report to the Town of Taber.

2. That the Municipal Planning Commission *Not Approve* DP 14-036, 4823 41 St; Gerald Bullock, (2<sup>nd</sup> detached garage), Lot 20, Block 2, Plan 9011158, with reasons.

**Approval Date:** May 15, 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: LH-1 Roll Number: 4841200 Application Number 14.36  
Date of Application: 4.25.14 Date Application Deemed Complete: same

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: CAROL RULLOCK Phone Res: \_\_\_\_\_  
Address: 4823 - 41 ST Cell: \_\_\_\_\_

Registered Owner: SAME AS ABOVE Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Postal Code: \_\_\_\_\_

Legal Description of Property to be Developed: Lot: 20 Block: 2 Plan: 901158  
Municipal Address: 4823 41 ST

Proposed Use of Site: TO BUILD A 18' x 30' FREE  
STANDING GARAGE WITH POWER  
AND HEAT

Existing Use of Site: BACK YARD LAWN

If Development is Temporary, State for What Period: PERMANENT

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

Proposed Setback from Property Lines:  
Front Yard: \_\_\_\_\_ Side Yards: 12' 3' Rear Yard: \_\_\_\_\_

Present Use of Adjacent Properties: OTHER BACK YARDS WITH GARAGES

**Access:**

Provincial Highway # 3 AWD

Existing Proposed N/A

Municipal Road .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.....  ( ) ( )  
Other (specify) .....

**Sewage Disposal**

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

**Storm Drainage**

Municipal Sewers.....  ( ) ( )  
Ditches.....  ( ) ( )  
Swales.....  ( ) ( )

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

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

Lot Width: 18.99

Lot Depth: 38.03

Lot Area: 722.18

New Construction Area (ft<sup>2</sup>): 540

Lot Coverage By New Construction (%): 45%

Total Site Coverage (%): 32%

Number of Loading Spaces: N/A

Building Height: 9' interior wall

Driveway Width: \_\_\_\_\_

Landscaped Open Space (%): \_\_\_\_\_

Number of Units: \_\_\_\_\_

No. Off Street Parking Spaces: \_\_\_\_\_

Estimated Commencement Date: \_\_\_\_\_ Estimated Completion Date: \_\_\_\_\_

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 - 50<sup>th</sup> 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 GAROLD BULLOCK

Letter of Authorization from Registered Owner or Signature of Registered Owner (If different from Applicant): [Signature] Print Name GAROLD BULLOCK

# ALBERTA LAND SURVEYORS' REAL PROPERTY REPORT

LEGAL DESCRIPTION OF PROPERTY: PLAN 901 1158; BLOCK 2; LOT 20

MUNICIPAL ADDRESS: CLIENT: GAROLD BULLOCK  
4823 - 41st STREET

DATE OF SURVEY: Apr 4, 2014 DATE OF TITLE SEARCH: Apr 2, 2014

Certification: I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Manual of Standard Practice of the Alberta Land Surveyors' Association and I am a member thereof. Accordingly, within these standards and as of the date of this report, I am of opinion that:

- the plan indicates the boundaries of the property, the improvements as defined in Part D, Section 65 of the Surveyors' Association's Manual of Standard Practice, registered assessments and rights-of-way affecting the extent of the title to the property;
- the improvements are entirely within the boundaries of the property;
- adjoining property owners have been notified of the survey and their opinion thereon;
- no visible encroachments exist on registered assessments or rights-of-way affecting the extent of property.

**NOTICE:** This report and related plan have been prepared for the benefit of the subsequent owners, and any of their agents for the purpose of a land conveyance, registration of a subdivision application, a mortgage application, or a submission to the municipality for a zoning application, etc. Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

Where applicable, registered assessments and utility rights of way affecting the extent of the property have been shown on the attached plan. Lines shown otherwise, proper corner markers have not been placed during the survey for this report.

The attached plan should not be used to establish boundaries due to the risk of misrepresentation or measurement error by the user.

The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

## LEGEND

- Stipulatory iron post found
- Iron bar found
- Fire Hydrant
- Utility Pole
- Light Standard
- Utility Box
- Fence Line
- Property Line
- Gas Wire
- Property Line - P/L

- Distances are ground and are expressed in metres and decimals thereof
- Unless otherwise specified, the dimensions shown relate to perpendicular distances from property boundaries to the greatest extent of exterior walls only at the date of survey.
- Eaves are dimensioned to the line of the fascia.
- Fence lines are within 0.20 metres of property line unless otherwise noted.
- The property is subject to the following encumbrances affecting extent of title: 901 158 128 - Utility Right-Of-Way

DATED AT LETHBRIDGE, ALBERTA, THIS 8th DAY OF APRIL, 2014.



*Michael A. Thompson*

MICHAEL A. THOMPSON  
ALBERTA LAND SURVEYOR

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JOB: 80255-001

DRAWING: 80255-001RPR



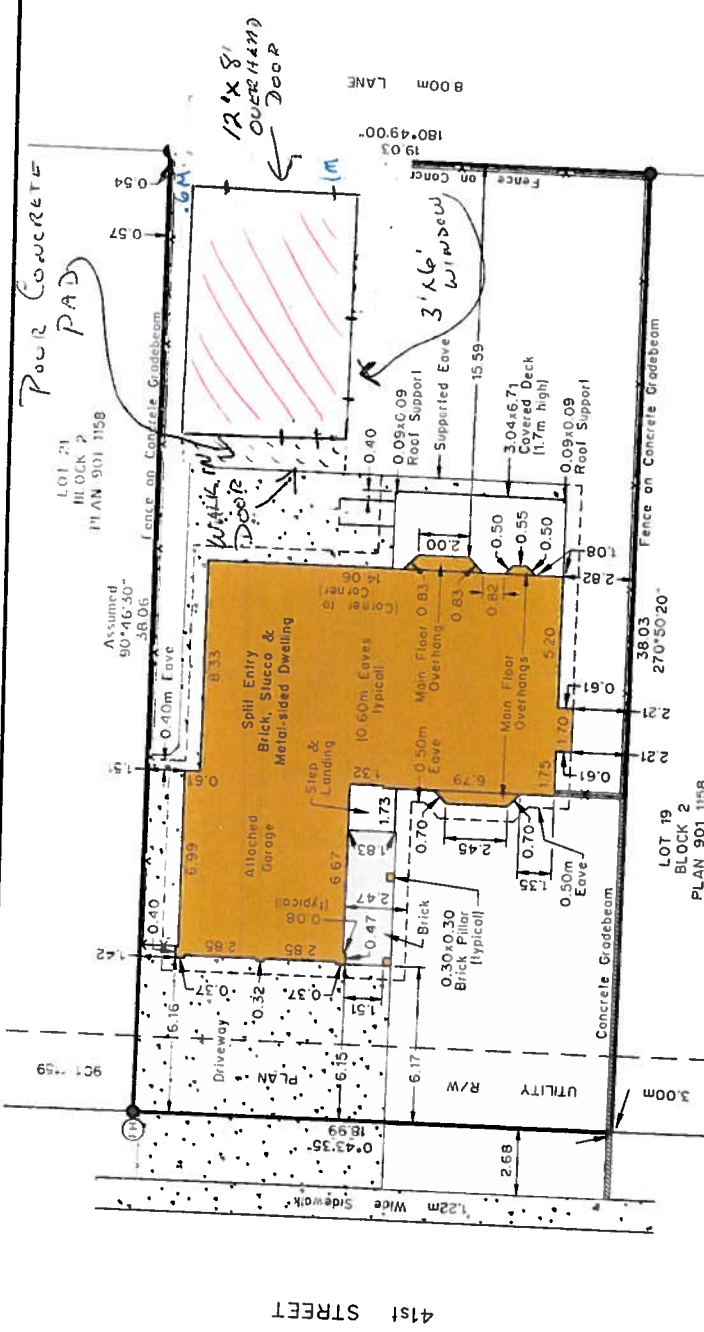
LAND SURVEYS LTD.

HALMA  
1320 10th Avenue N  
Lethbridge, Alberta T1A 6K5  
Phone: 403-381-1320  
Fax: 403-381-0464  
SCALE: 1:200  
DRAWN BY: SF



## LOCATION PLAN

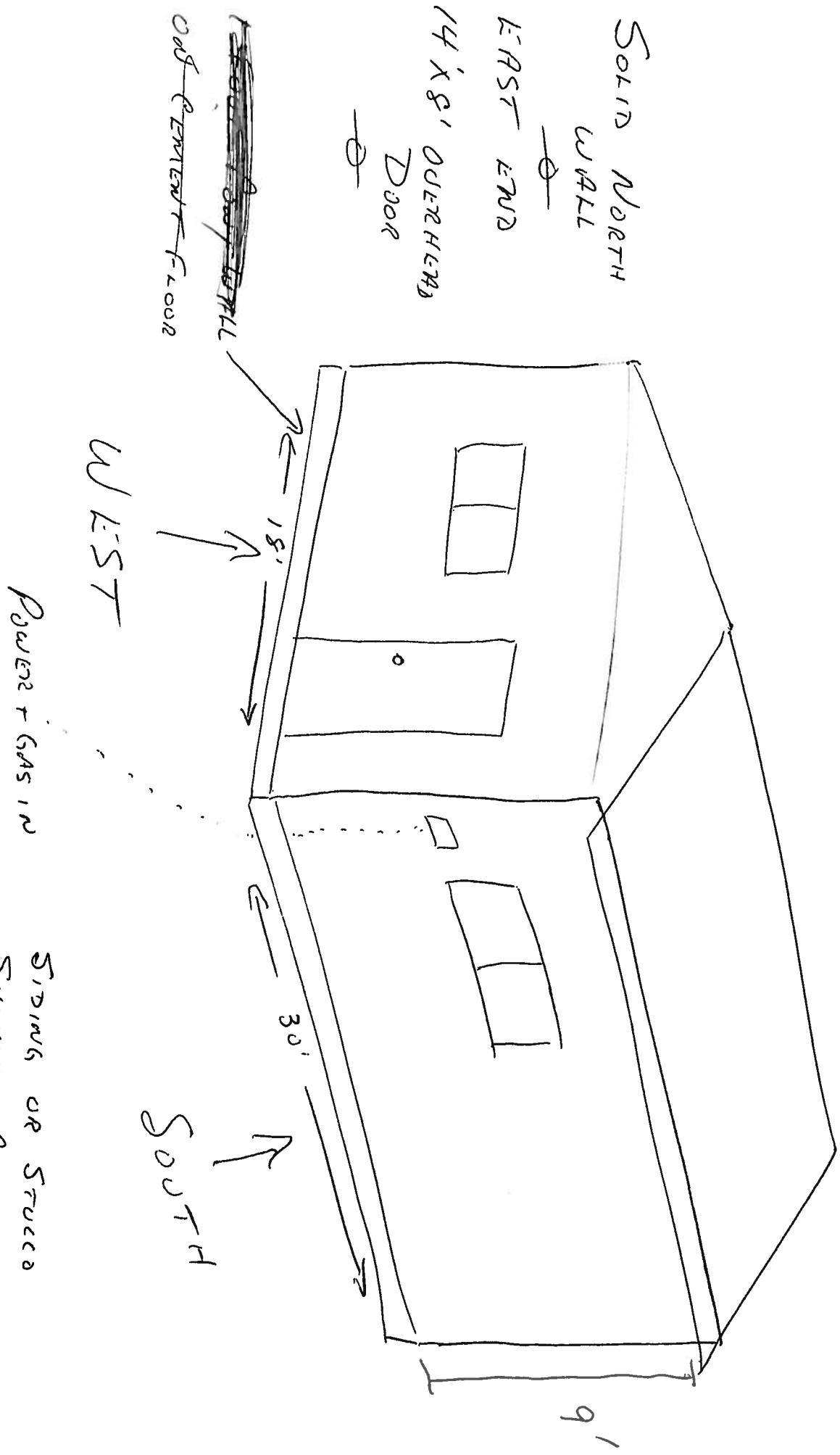
SCALE: 1:1000



41st STREET

# PROPOSED GARAGE

FOR  
SPRINKER BUILDING  
4823-41 STREET





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

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### **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

### **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 <sup>2</sup>
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

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

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Maximum Coverage:	45%
Minimum Landscaped Area:	30%
Minimum Floor Area (excludes basement):	80 m <sup>2</sup>

### **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.

**TOWN OF TABER**  
**BYLAW NO. 24-2007**

**BEING A BY-LAW OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA,  
TO AMEND BYLAW NO. 4-2006, THE LAND USE BYLAW OF THE TOWN  
OF TABER**

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Pursuant to Section 692(1)(f) of the Municipal Government Act, Statutes of Alberta, 2000, Chapter M-26.1, as amended, the Council of the Town of Taber, in the Province of Alberta, duly assembled enacts as follows:

1. Bylaw 4-2006 is hereby amended to include the following:
2. That Section 5: Low Density Residential (LR-1) District be amended by adding the following:
  - a) "Modular Home" to the list of discretionary uses.
  - b) "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.

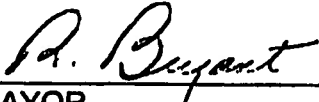
Proposals not meeting these requirements for Modular Homes in this district may be forwarded by the Development Officer to the Municipal Planning Commission for a decision. The Municipal Planning Commission may use these criteria as a basis for refusing the proposal but may also approve non-compliant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

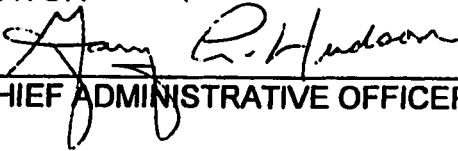
3. The remainder of Bylaw 4-2006 and its amendments thereof not amended by this Bylaw remains in full force and effect.

RES.382/07 READ a first time this 17<sup>th</sup> day of DECEMBER, 2007.

RES.38/08 READ a second time this 28<sup>th</sup> day of JANUARY, 2008.

RES.39/08 READ a third time and finally passed this 28<sup>TH</sup> day of JANUARY,  
2008.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CHIEF ADMINISTRATIVE OFFICER



## TOWN OF TABER MPC REQUEST FOR DECISION

**Subject:** LED Sign

**Date of** May 15, 2014

**Agenda:**

**Prepared By:** Lorraine Belanger – Development Officer

**Attachments:** Application, Site Plan, DT District Requirements, Photos

**Topic:** DP-14-037 LED Sign, Taber Legion, 5205 48 Ave.

**Background:**

The Town of Taber Planning Department received an application from the Taber Legion to construct an LED sign at the SW corner of their building at the above noted address. As per the application, the intent of the sign is to update the image of the Legion to the public and to generate revenue for the organization.

The application has been brought to MPC as required by Sec 2.21(r) of Land Use Bylaw 4-2006. This section of the bylaw states " Electronic graphic display signs will be permitted by the Municipal Planning Commission and items such as location, messaging or lights, intensity of light and other considerations the Municipal Planning Commission see fit to attach as conditions of approval will be evaluated for each permit". Signs are also considered a discretionary use in the DT, Downtown District and should MPC approve the application, circulation by way of an ad in the Taber Times and to adjacent business owners would occur.

Administration has circulated the application to Public Services and Taber Police Service for comment in regard to traffic safety. Comments from Alf Rudd, Chief of Police indicated the sign should be of sufficient height off the ground not be be vandalized. Public Services has indicated they have no objections to the project.

Administration is in support of the application and has provided a list of conditions that could apply to the approval of the application.

**Options:**

1. That the Municipal Planning Commission approve DP 14-037; 5205 48 Ave.; Taber Legion; LED sign; Lots 25-28, Block 10, Plan 5638L with the following conditions:

1. The electronic sign is not permitted to encroach onto any neighboring private or public property,
2. The Electronic Message Centre (EMC) approved under this permit must comply with the following requirements at all times:
  - a) Each display must last not less than 8 seconds,
  - b) Each display must be a self contained message with no continuation of one message into a subsequent message,
  - c) The display may have dynamic graphics with minor animation included in each advertisement. Predominantly the advertisement will be static with limited motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement between displays,
  - d) The display must be self dimming for night time conditions and the level of lighting at all times must be to the satisfaction of the Development Authority who may direct the level of lighting be adjusted,
  - e) The EMC must be monitored by the Applicant at all times and in the event of a malfunction, the EMC must be designed to either
    - i) Provide a continuous static display without varying or increasing the lighting level or:
    - ii) Provide no display,
3. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure,
4. Prior to installation of the EMC the applicant must apply for a Building and Electrical Permit where required.

2. That the Municipal Planning Commission *Not Approve* DP 14-037, 5205 48 Ave; Taber Legion, LED sign, Lots 25-28, Block 10, Plan 5638L, with reasons.

**Approval Date:** May 15, 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: OT Roll Number: 48522 JB Application Number 14.37  
Date of Application: MAY 1/14 Date Application Deemed Complete: JUNE

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: INSTALLATION OF ELECTRONIC SIGN)

Applicant: TABER CANADIAN LEGION Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: 5205 48 AV Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Postal Code: T7G 1S8

Registered Owner: TABER LEGION Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: 5205 48 AV Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Postal Code: T7G 1S8

Legal Description of Property to be Developed: \_\_\_\_\_ Lot: 2578 Block: 10 Plan: 5638 L  
Municipal Address: \_\_\_\_\_

Proposed Use of Site: INSTALLATION OF ELECTRONIC SIGN TO DISPLAY EVENTS & RECOGNITION OF SPONSORS  
(describe in detail - attach additional information if necessary)

Existing Use of Site: RECREATIONAL

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

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

Proposed Setback from Property Lines:

Front Yard: \_\_\_\_\_ Side Yards: <sup>1</sup> \_\_\_\_\_ <sup>2</sup> \_\_\_\_\_ Rear Yard: \_\_\_\_\_

Present Use of Adjacent Properties: \_\_\_\_\_

**Access:**

Existing Proposed N/A

Provincial Highway # _____			
Municipal Road .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road .....	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Storm Drainage**

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

Estimated Commencement Date: _____	Estimated Completion Date: _____
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 - 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.

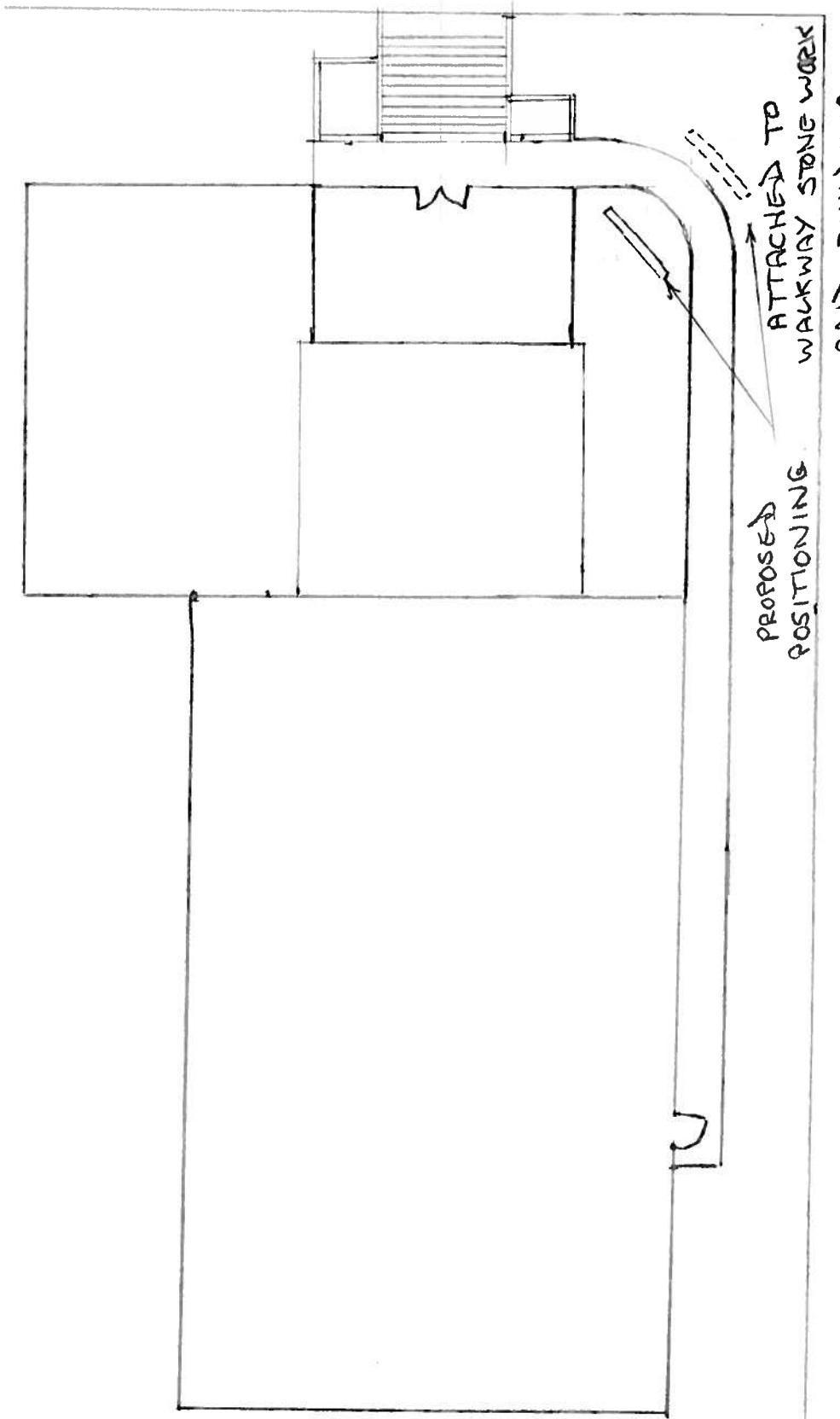
I swear/ affirm the information contained in this application is true to the best of my knowledge, and that no further progress will occur on the development until a decision on the permit has been rendered.

Signature of Applicant or Agent: PAUL ABEIDA Print Name PAUL ABEIDA

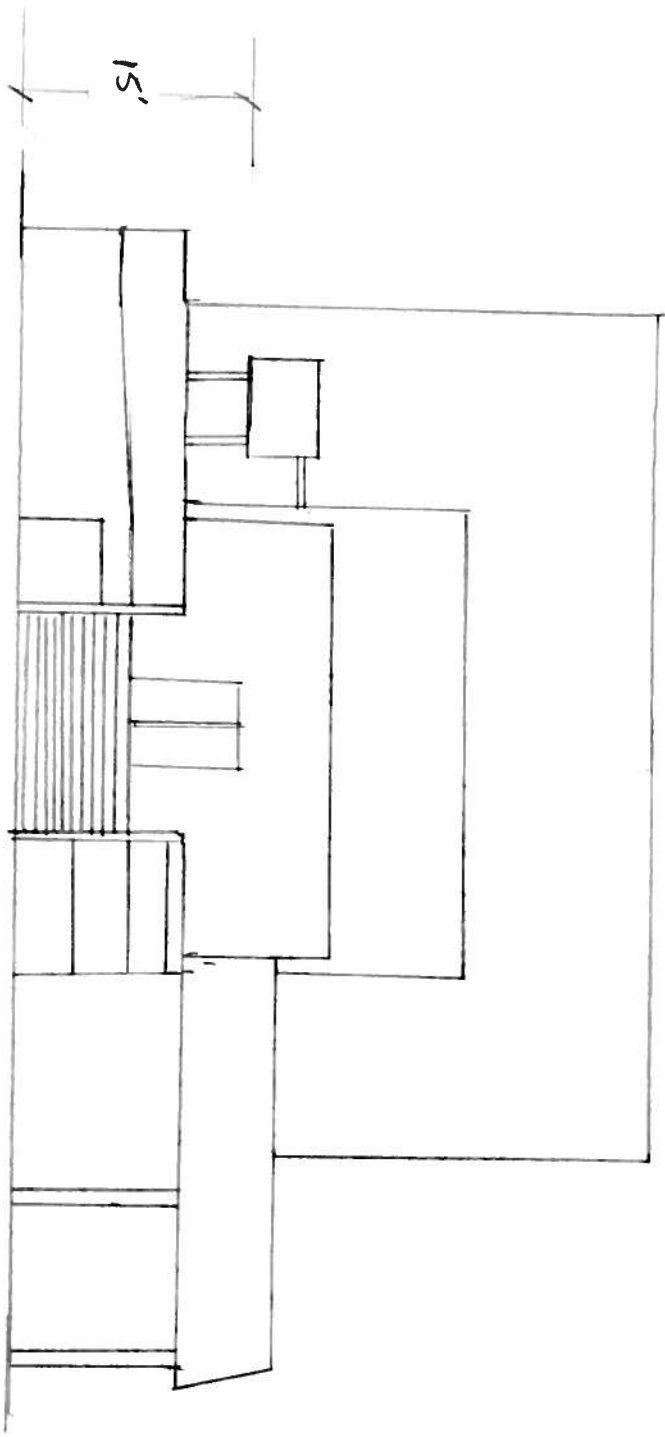
Letter of Authorization from Registered Owner or Signature of Registered Owner (if different from Applicant): \_\_\_\_\_ Print Name \_\_\_\_\_



S →



PROPOSED POSITIONING  
ATTACHED TO WALKWAY STONE WORK AND BUILDING.







BIT MAYS  
HOURS  
MARKET TEAM  
COMEDY SHOW  
FIREMAZONS  
ALL WELCOME

6TH April 2014      PREPARED BY   P.ABELA

The Canadian Taber legion has committed to working towards updating its image to become a modern central location providing the citizens and people of the surrounding area a place to meet for family entertainment .

With that in mind a ways and means committee has been given the task of providing ideas for sustainable income to be considered for implementation by the Legion executive committee plus organising events and entertainment to be held at the Taber legion facility.

The aim is to provide entertainment for the local population and to generate sustainable income required to financially support the legion and provide funds for building improvements.

The ways and Means committee has investigated the purchase and installation of a modern Videostar full colour LED advertising sign ( See Attached quotation ) potentially to be situated on the southwest corner of the building to advertise upcoming events and to acknowledge those businesses in Taber who support and sponsor the legion.

For information purposes the following is a rundown of the project together with an explanation of a suggested scenario

- 1) The tree at the front of the building would need to be removed if the following scenario was accepted.

- 2) There are no town objections or involvement for the tree removal however a permit is required for the sign installation.
- 3) The town of Taber is enthusiastic about the installation of a sign .
- 4) Assuming 40 sponsors each contributing \$500.00. per annum.
- 5) All displays are timed in seconds. with 6 - 8 seconds being a normal stationary display.
- 6) All videos are timed to the length of the programmed video in seconds.
- 7) The hours of display would be from 0600 hours till midnight. 18 hours - 1080 minutes - 64800seconds
- 8) The Legion would use 50 % of the display time for events and public information. 540 minutes - 32400 seconds
- 9) Sponsors would have 50% of display time allocated to their name being displayed. 540 minutes - 32400 seconds
- 10) If 40 sponsors were contracted they would have a potential to have 135 displays per day for 6 seconds each

( more or less sponsors would vary the number of times their names were displayed. )

11) The value to the sponsors is \$ 500.00 worth of advertising time together with the public acknowledgement for their sponsorship.

12) Each initial advertisement would cost \$50.00 to program . This service provided by the sign provider.

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## 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



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## SECTION 22: Downtown Commercial (DT) DISTRICT

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### 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.

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## SECTION 22: Downtown Commercial (DT) DISTRICT

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### 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 <sup>2</sup>
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

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## SECTION 22: Downtown Commercial (DT) DISTRICT

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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.



## TOWN OF TABER MPC REQUEST FOR DECISION

**Subject:** Video Display Signs

**Date of** May 15, 2014

**Agenda:**

**Prepared By:** Lorraine Belanger – Development Officer

**Attachments:** LUB Reference, Map

**Topic:** Video display content at 5014 46 Ave,(LED Super Signs- Wilmer Dueck) and 4830 46 Av, (Heritage Inn).

**Background:**

The Town of Taber Planning Department has been approached by the above noted parties in regard to adding Video Display content to their existing Led signs.

The application has been brought to MPC as required by Sec 2.21(s) of Land Use Bylaw 4-2006. This section of the bylaw states "Video display signs will not be permitted within the Town of Taber unless the application is accompanied with a town wide public consultation report and the review of the proposal is positive. The terms of the report will be defined by the Municipal Planning Commission."

Over the past several months, Administration has been engaged in a substantial public consultation process in regard the Municipal Development Plan revisions. The feedback received from user groups to date has been in favour of allowing more use of LED signs and video display content along the Highway 3 corridor.

The applicants above are suggesting the video content of ads would be limited to minor animation, as per examples to be provided during the meeting.

Administration is requesting the Municipal Planning Commission consider the feedback gathered through the public consultation process noted above sufficient to consider this proposal as positive. Conditions that could accompany the decisions have been included for consideration.

**Options:**

1. That the Municipal Planning Commission consider the positive feedback obtained from the Municipal Development Plan public consultation process sufficient to meet the intent of Section 2.21(s) of LUB 4-2006 and permit video display signs in the Town of Taber under the following conditions :


1. The Electronic Message Centre (EMC) approved under this permit must comply with the following requirements at all times:
  - a) Each display must last not less than 8 seconds,
  - b) Each display must be a self contained message with no continuation of one message into a subsequent message,
  - c) The display may have dynamic graphics with minor animation included in each advertisement. Predominantly the advertisement will be static with limited motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement between displays,
  - d) The display must be self dimming for night time conditions and the level of lighting at all times must be to the satisfaction of the Development Authority who may direct the level of lighting be adjusted,
  - e) The EMC must be monitored by the Applicant at all times and in the event of a malfunction, the EMC must be designed to either
    - i) Provide a continuous static display without varying or increasing the lighting level or:
    - ii) Provide no display,
2. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure,

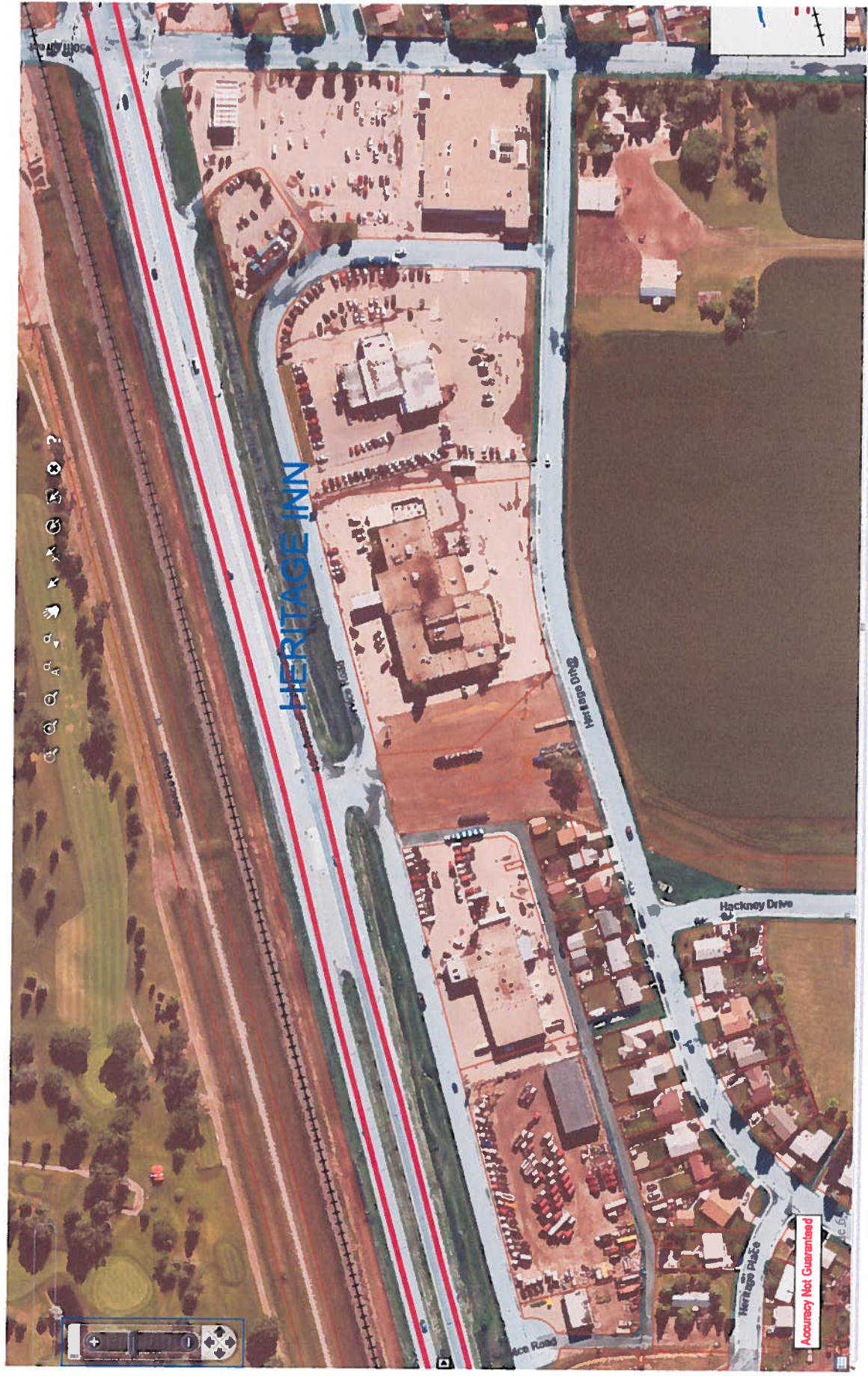
2. That the Municipal Planning Commission does not consider the positive feedback obtained from the Municipal Development Plan public consultation sufficient to meet the intent of Section 2.21(s) of LUB 4-2006 and not permit video display signs in the Town of Taber.

**Approval  
Date:**

May 15, 2014

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









TOWN OF TABER  
**BUILDING PERMIT STATISTICS**  
 Mar-14

	2014 MARCH			2013 MARCH		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	65,806	2	2	572,735
2 FAMILY DWELLING						
SEMI DETACHED DWELLING				4	4	801,775
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	5		147,699			
GARAGES & CARPORTS						
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER						
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER	2		680,000			
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				2		27,908
	<b>8</b>	<b>1</b>	<b>893,505</b>	<b>8</b>	<b>6</b>	<b>1,402,418</b>

	2014 YEAR TO DATE (03 2014)			2013 YEAR TO DATE (03 2013)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	65,806	4	4	797,742
2 FAMILY DWELLING	1	2	171,625			
SEMI DETACHED DWELLING				4	4	801,775
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	12		304,899	6		231,020
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	4		737,920	2		397,080
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	1		5,000	4		20,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				3		30,408
	<b>20</b>	<b>3</b>	<b>1,314,655</b>	<b>24</b>		<b>2,392,925</b>



***INDUSTRIAL ADDITIONS OR ALTERATIONS***

**2 Permits**

26-Mar-14 \$255,000.00

04-Mar-14 \$425,000.00

**\$680,000.00**

***RESIDENTIAL ADDITION AND ACCESS***

**5 Permits**

26-Mar-14 \$30,199.00

05-Mar-14 \$100,000.00

26-Mar-14 \$6,500.00

26-Mar-14 \$5,500.00

26-Mar-14 \$5,500.00

**\$147,699.00**

***SINGLE FAMILY DWELLINGS***

**1 Permit**

05-Mar-14 \$65,806.00

**\$65,806.00**

**\$893,505.00**

# Town of Taber

## Building Permits MARCH 2014

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0009 14 MU	05-Mar-14	ZACH MURRAY	TOTAL CONSTRUCTION
Project Site Address	Project Description	Value of Project	Tax Roll #
5115 54 ST	NEW ROOF AND INTERIOR RENO	\$100,000.00	5054030

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0012 14 MU	26-Mar-14	ZOLTON KOVER	FIRESAFETY SERVICES
Project Site Address	Project Description	Value of Project	Tax Roll #
5296 43 ST	SPINKLERS FOR NEW HOME	\$6,500.00	5343002

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0013 14 MU	26-Mar-14	JAYCO	FIRESAFETY SERVICES
Project Site Address	Project Description	Value of Project	Tax Roll #
3 WESTVIEW PL	SPRINKLERS	\$5,500.00	5142240

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0014 14 MU	26-Mar-14	133768 AB LTD	FIRESAFETY SERVICES
Project Site Address	Project Description	Value of Project	Tax Roll #
5409 43 ST	SPRINK,ERS	\$5,500.00	5443030

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0015 14 MU	26-Mar-14	WARREN STEVENSON	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
5408 43 AV	DETACHED GARAGE	\$30,199.00	

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0107 13 MU	05-Mar-14	WADES HOUSE MOVING	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
4205 56 AV	MOVE ON HOME	\$65,806.00	5642130

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0121 13 MU	04-Mar-14	XJA ENERGY	MAPLE LEAF CONSTRUCTION
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
6409 53 ST	INDUSTRIAL ADDITION	\$425,000.00	5366150

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0122 13 MU	26-Mar-14	XJA ENERGY	MAPLE LEAF CONSTRUCTION
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5311 64 AV	INDUSTRIAL ADDITION	\$255,000.00	8101652



TOWN OF TABER  
**BUILDING PERMIT STATISTICS**  
*Apr-14*

	2014 APRIL			2013 APRIL		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	161,193	5	5	921,532
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	1		12,000			
GARAGES & CARPORTS	1		27,440	1		42,500
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER				1		15,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS				1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	1		1,200			
	<b>4</b>	<b>1</b>	<b>201,833</b>	<b>8</b>	<b>5</b>	<b>984,032</b>

	2014 YEAR TO DATE (04 2014)			2013 YEAR TO DATE (04 2013)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	2	226,999	9	9	1,719,274
2 FAMILY DWELLING	1	2	171,625			
SEMI DETACHED DWELLING				4	4	801,775
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	13		316,899	6		231,020
GARAGES & CARPORTS	2		54,845	1		42,500
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		2,000	2		129,900
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER	4		737,920	2		397,080
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	1		5,000	5		25,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	1		1,200	3		30,408
	<b>25</b>	<b>4</b>	<b>1,516,488</b>	<b>32</b>	<b>13</b>	<b>3,376,957</b>

***GARAGES AND CARPORTS***

**1 Permit**

16-Apr-14 \$27,440.00

**\$27,440.00**

***RESIDENTIAL ADDITION AND ACCESS***

**1 Permit**

09-Apr-14 \$12,000.00

**\$12,000.00**

***SIGN***

**1 Permit**

02-Apr-14 \$1,200.00

**\$1,200.00**

***SINGLE FAMILY DWELLINGS***

**1 Permit**

09-Apr-14 \$161,193.00

**\$161,193.00**

**\$201,833.00**

# Town of Taber

## Building Permits APRIL 2014

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0011 14 MU	09-Apr-14	WADES HOUSE MOVING	SAME	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4408 56 AV	MOVE ON HOME		\$161,193.00	5644005

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0017 14 MU	02-Apr-14	LEANNE FRIESEN	TBV	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5217 47 AV	NEW SIGN		\$1,200.00	4752200

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0018 14 MU	09-Apr-14	BLAIR JESPERSON	TK CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
4216 48 AV	BATHROOM AND BASEMENT RENO		\$12,000.00	4843140

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TT BB 0019 14 MU	16-Apr-14	DALE SEBOK	MAPLE LEAF CONSTRUCTION	
<i>Project Site Address</i>	<i>Project Description</i>		<i>Value of Project</i>	<i>Tax Roll #</i>
5010 43 ST	73M2 DETACHED GARAGE		\$27,440.00	5043030