



FORWARDED: December 11, 2014

AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS AT 4:30PM, ON TUESDAY, DECEMBER 16, 2014.

MOTION

ITEM NO. 1. CALL TO ORDER

ITEM NO. 2. ADOPTION OF THE AGENDA

X

ITEM NO. 3. DELEGATIONS

ITEM NO. 4. ADOPTION OF THE MINUTES

A) RFD Regular Meeting of MPC November 17, 2014

X

ITEM NO. 5. BUSINESS ARISING FROM THE MINUTES

ITEM NO. 6. ACTION ITEMS

A) RFD Development Permit 14-104 John Schmitt -5220 41 Ave
Second Garage - Detached

X

B) RFD Information Item- Building Permit Stats – November 2014

X

ITEM NO. 8. MEDIA INQUIRIES

X

ITEM NO. 9. CLOSED SESSION

X

ITEM NO. 10. OPEN SESSION

X

ITEM NO. 11. CLOSE OF MEETING

X

Development Authority Request for Decision

Meeting Date: December 16, 2014

Subject: Regular Meeting of MPC: November 17, 2014 Minutes

Recommendation:	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on November 17, 2014 as presented.
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Background:	N/A
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Legislation / Authority:	MGA, Section 208(1)(a)(c)
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Strategic Plan Alignment:	N/A
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Financial Implication:	N/A
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Service Level / Staff Resource Implication:	N/A
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Justification:	Approval of minutes is in accordance with the MGA, Section 208
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Alternative(s):	The Commission could adopt the minutes of the Regular Meeting of the Municipal Planning Commission held on November 17, 2014 as amended
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Attachment(s):	November 17, 2014 Minutes
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APPROVALS:

Originated By:	Lorraine Belanger
Chief Administrative Officer (CAO) or Designate:	

**MINUTES OF THE MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF
TABER, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING NOVEMBER 17, 2014
AT 4:30 P.M.**

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

ABSENT: Edwyn Ellingson

ALSO PRESENT: 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 Councilor Popadynetz 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 October 20, 2014.

CARRIED UNANIMOUSLY

ITEM #4- BUSINESS ARISING FROM THE MINUTES

None

ITEM #5 - HOME OCCUPATION APPLICATIONS

None

ITEM # 6 Development Applications

None

ITEM # 7. INFORMATION ITEMS**7(a) Subdivision Application – TT 14 0 008 - Town of Taber**

L. Belanger summarized the application, noting the primary purpose of the subdivision application was to facilitate a sale of the land for future industrial use. She noted the pending sale had been approved by council after the land had been designated as surplus.

General discussion took place around the following items:

- 1- Town of Taber sale policy
- 2- Adequacy of storm water capacity if a portion of the storm pond parcel was sold.

MOVED by R. Levagood the Municipal Planning Commission recommends the Subdivision Authority approve Subdivision Application TT 14 0 008, Lot 29, Block 27, Plan 8210712 on December 15, 2014 subject to the following conditions:

1. That this approval shall apply to **LOT 29, BLOCK 27, PLAN 8210712.**
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 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.
6. 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.
7. Storm water is to be managed 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.
8. 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.

CARRIED UNANIMOUSLY

7(c) Building Permit Statistics --October 2014

MOVED by Councillor Popadynetz to accept the information.

CARRIED UNANIMOUSLY

ITEM #8. OTHER BUSINESS

None

ITEM NO #9. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 4:45 P.M.

CHAIRMAN

Development Authority Request for Decision


Meeting Date: December 16, 2014

Subject: Development Application- 14-103, 2nd Garage- John Schmitt – 5220 41 Ave

Recommendation:	<p>That the Municipal Planning Commission approve DP 14-103; 5220 41 Ave; John Schmitt, (2nd garage, Detached) Lots 8-10, west ½ of 11 , Block 44, Plan 575T with the following conditions:</p> <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. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling. 4. The structure may not be used as a workplace for employees or for workplace activities, 5. Prior to occupancy, the applicant will provide and Updated Real Property Report to the Town of Taber.
Background:	<p>The Town of Taber has received an application for a 2nd garage to be located at the above address. There is currently an attached garage on the original dwelling. As required by the current Land Use Bylaw, the application has been brought to MPC for a decision. The garage application meets the site density and setback requirements in place for the LR-2, Low Density Residential district. The applicant has indicated he would like to finish his garage in metal siding in a vertical profile. Condition 3 has been added for this reason.</p>
Legislation / Authority:	Land use Bylaw 04-2006 Sec 2 (12)(a)
Strategic Plan Alignment:	NA
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A

Justification:	The application is similar to many others in the Town and meets all other guidelines for the area.
Alternative(s):	<ol style="list-style-type: none"> 1. MPC could approve the application with amendments 2. MPC could not approve the application, with reasons

Attachment(s):	Application, Site plan, Garage Drawing, LR-2 guidelines
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APPROVALS:	
Originated By:	Lorraine Belanger
Chief Administrative Officer (CAO) or Designate:	

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: L.R. 2 Roll Number: 4052080 Application Number 14.103

Date of Application: 1/25/14 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: John Schmitt Phone Res: [Redacted] Bus: _____
Address: 5220 41 AVE Cell: [Redacted] Fax: _____
Postal Code: T1G 1B3

Registered Owner: John Schmitt Phone Res: [Redacted] Bus: _____
Address: 5220-41 AVE Cell: [Redacted] Fax: _____
Postal Code: T1G 1B3

Legal Description of Property to be Developed: Lot: 8-10 Block: 44 Plan: S7S71

Municipal Address: 5220 - 41 AVE Taber AB

Proposed Use of Site: Build detached garage
(describe in detail - attach additional information if necessary)

Existing Use of Site: Garden

If Development is Temporary, State for What Period _____

Adjacent to Highway: Yes: _____ No:

Proposed Setback from Property Lines:

Front Yard: _____ Side Yards: 8 Feet 10 Feet Rear Yard: _____

Present Use of Adjacent Properties: Residential

Access:

Provincial Highway # _____
Municipal Road _____
Internal Subdivision Road _____
Undeveloped Road Allowance _____
Private Road (i.e. Condominium) _____
Other (specify) Back Alley

Existing Proposed N/A

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:

87 Feet

Lot Depth:

x 125

Lot Area:

11300

New Construction Area (ft²)

1080

Lot Coverage By New Construction (%):

9.11

Total Site Coverage (%)

9.28

Number of Loading Spaces:

Building Height:

18 Feet

Driveway Width:

Landscaped Open Space (%):

Number of Units:

No. Off Street Parking Spaces:

Estimated Commencement Date:

April 1/2015

Estimated Completion Date:

April 1 2016

Application Fee:

Construction Value \$:

\$30,000

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:

John Schmitt

Print Name

Letter of Authorization from

Registered Owner or

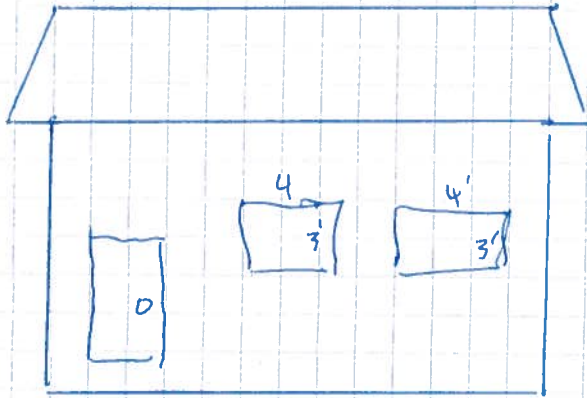
Signature of Registered Owner

(if different from Applicant):

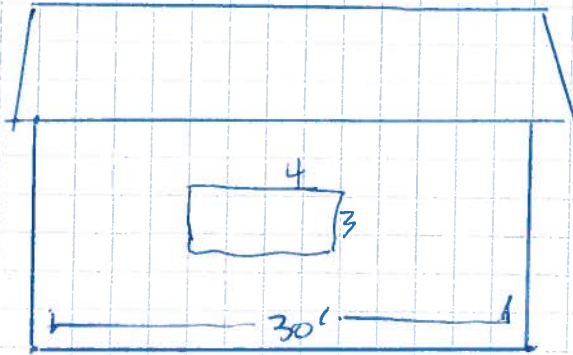
John Schmitt

Print Name

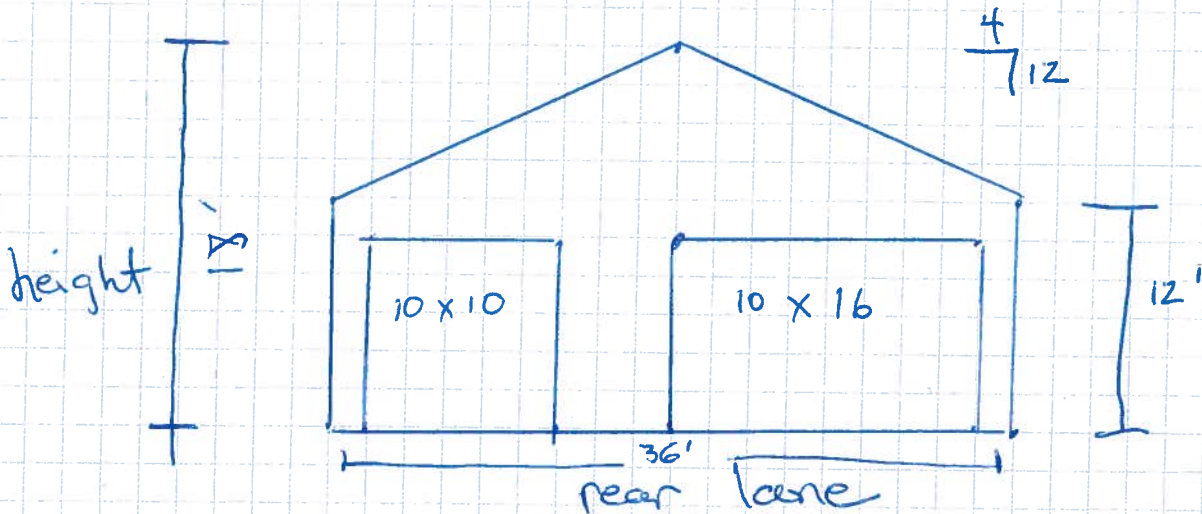




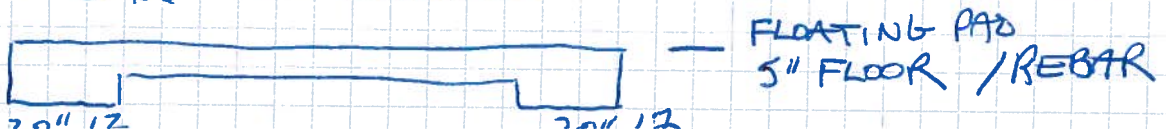
west side



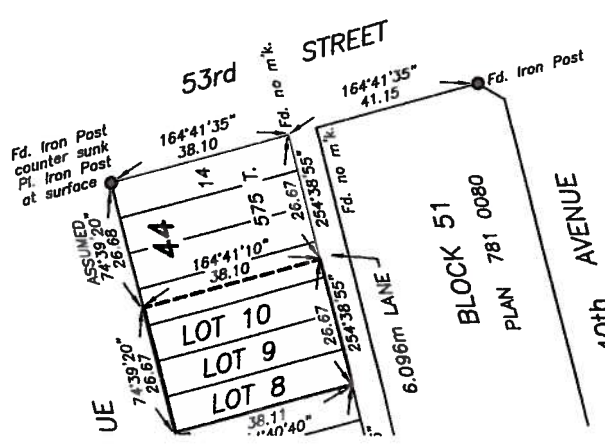
east side



- ① exterior - metal siding & roof (vertical profile)
- ② truss 2' on centre, 2x6 manufactured
- ③ wall - 2x6 16" centre



— FLOATING PAD
5" FLOOR / REBAR



ESTABLISHMENT OF PROPERTY CORNERS
 SCALE = 1 : 1000

Artificial
 contour
 No effort
 accuracy of this

SECTION 6: Low Density Residential (LR-2) DISTRICT

1. PURPOSE

This district is intended to allow for a variety of low density housing styles. Although intended to be applied primarily to existing residential areas, it may also be applied to new development. Development legally approved prior to adoption of this Bylaw that does not conform to these regulations is intended to be legal non-conforming development.

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) Garage
- (b) Park
- (c) Single detached dwelling
- (d) Utilities

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Duplex
- (c) Home Occupation
- (d) Modular Home
- (e) Public Use
- (f) Semi-detached Dwelling
- (g) Sign

SECTION 6: Low Density Residential (LR-2) DISTRICT

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.

	<u>Single Detached</u>	<u>Semi-detached Duplex</u>
Minimum Lot Area:		
Fully serviced lot	420m ²	300 m ² /unit
Minimum Lot Width:		
Fully serviced lot:	14 metres	18 metres (9 m/side)
Minimum Front Yard:	6 metres	6 metres
Minimum Rear Yard:	6 metres	6 metres
Minimum Interior Side Yard:		
a) Rear Lanes:	1.2 metres	
b) Laneless:	1.2 metres when garage attached 3 metres on one side if no attached garage and 1.2 metres on the other, except semis must have 3 metres on both sides with zero (0) metres for semi-detached dwelling units on common lot line only.	
Minimum Exterior Side Yard:	3.0 metres	3.0 metres
Maximum Building Height:	10.5 metres	10.5 metres
Maximum Coverage:	45%	45%
Minimum Landscaped Area:	25%	25%

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 metre (3 feet). This special requirement shall not be applied to garages.
- (b) Garages accessed from a lane shall be setback a minimum of 1.5 metres from the lane right-of-way.

Development Authority Request for Decision

Meeting Date: December 16, 2014

Subject: Building Permit Statistics - November 2014

Recommendation:

That MPC accept the report on November 2014 Building Permits as information.

Attachment(s):

November 2014 Statistics

APPROVALS:

Originated By:

Lorraine Belanger

**Chief Administrative
Officer (CAO) or
Designate:**





TOWN OF TABER

BUILDING PERMIT STATISTICS

Nov-14

	2014 NOVEMBER			2013 NOVEMBER		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS				2	2	229,311
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	4		52,000	1		1,000
GARAGES & CARPORTS	1		29,400			
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL	1		122,740			
COMMERCIAL ADDITIONS/ALTER	1		104,770	1		10,000
NEW INDUSTRIAL	2		1,139,000	1		767,720
INDUSTRIAL ADDITIONS/ALTER	1		66,710			
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	1		26,000			
	11		1,540,620	5	2	1,008,031

	2014 YEAR TO DATE (11 2014)			2013 YEAR TO DATE (11 2013)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	22	22	5,094,115	30	30	6,565,802
2 FAMILY DWELLING	1	2	171,625			
SEMI DETACHED DWELLING				6	6	1,161,965
MULTI FAMILY DWELLING				1	8	655,680
RESIDENTIAL ADDITIONS & ACCESS.	36		656,864	30		794,230
GARAGES & CARPORTS	12		260,041	10		230,481
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL	1		122,740			
COMMERCIAL ADDITIONS/ALTER	4		125,260	10		1,574,550
NEW INDUSTRIAL	3		1,489,880	1		767,720
INDUSTRIAL ADDITIONS/ALTER	8		1,281,735	2		397,080
NEW INSTITUTIONAL	2		589,172			
INSTITUTIONAL ADDITIONS/ALTER	2		7,665,370			
MOBILE HOME PARK						
DEMOLITIONS				9		45,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		53,200	5		131,608
	95	24	17,510,002	104	44	12,324,116

COMMERCIAL ADDITIONS OR ALTERATIONS

1 Permit

05-Nov-14 \$104,770.00
\$104,770.00

GARAGES AND CARPORTS

1 Permit

19-Nov-14 \$29,400.00
\$29,400.00

INDUSTRIAL ADDITIONS OR ALTERATIONS

1 Permit

12-Nov-14 \$66,710.00
\$66,710.00

NEW COMMERCIAL

1 Permit

05-Nov-14 \$122,740.00
\$122,740.00

NEW INDUSTRIAL

2 Permits

01-Nov-14 \$884,000.00
19-Nov-14 \$255,000.00
\$1,139,000.00

RESIDENTIAL ADDITION AND ACCESS

4 Permits

12-Nov-14 \$10,000.00
12-Nov-14 \$20,000.00
01-Nov-14 \$2,500.00
01-Nov-14 \$19,500.00
\$52,000.00

SIGN

1 Permit

05-Nov-14 \$26,000.00
\$26,000.00

\$1,540,620.00

Town of Taber

Building Permits NOVEMBER 2014

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0085 14 MU	01-Nov-14	1354893 AB LTD	HANSEN CONSTRUCTION
Project Site Address	Project Description	Value of Project	Tax Roll #
5312 56 ST	PORCH ADDITION	\$19,500.00	5255230

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0086 14 MU	01-Nov-14	SPITFIRE INVESTMENTS	VENTURE HOLDINGS INC
Project Site Address	Project Description	Value of Project	Tax Roll #
5806 60 ST	NEW INDUSTRIAL BUILDING	\$884,000.00	5758020-5758020

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0089 14 MU	01-Nov-14	DEB TCAKZYK	FRED TURNER
Project Site Address	Project Description	Value of Project	Tax Roll #
5319 53 ST	FOUNDATION REPAIR	\$2,500.00	5253630

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0090 14 MU	05-Nov-14	BATHINDA ENTERPRISES	VOS CONTRACTING
Project Site Address	Project Description	Value of Project	Tax Roll #
5302 46 AV	CONVERSION OF 3 GUESTROOMS TO BREAKFAST R	\$104,770.00	4553010

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0092 14 MU	12-Nov-14	KEN THEODORE	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
5403 43 AVE	AS BUILT SHED AND GREENHOUSE	\$10,000.00	4354320

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0093 14MU	19-Nov-14	JACOB KETLER	SELF
Project Site Address	Project Description	Value of Project	Tax Roll #
5004 43 AV	DETACHED GARAGE	\$29,400.00	4450010

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0097 14 MU	05-Nov-14	BATHINDA ENTERPRISES	5 STAR PERMITS
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5302 46 AVE	FRESSTANDING AND FACIA SIGNS	\$26,000.00	4553010

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0098 14 MU	05-Nov-14	TROY TERRY	BOS BUILDERS
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5015 50 AV	NEW OFFICE FOR FINANCIAL PLANNER	\$122,740.00	5050070

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0100 14 MU	12-Nov-14	PEPSICO LTD/FRITO LAY	VENTURE HOLDINGS
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
5904 52 AV	3 OFFICES CREATED IN EXISTING ADMINISTRATIVE A	\$66,710.00	5258020

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0101 14 MU	12-Nov-14	RC CONSTRUCTION	SAME
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
4632 63 AVE	FINAL INSPECTION FOR AN EXPIRED PERMIT	\$20,000.00	6346027

<i>Bldg Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TT BB 0124 13 MU	19-Nov-14	BH TANKS	BH TANKS
<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll #</i>
6012 62 ST	STEEL BUILDING	\$255,000.00	6260100