



FORWARDED: March 12, 2015

AGENDA

REGULAR MEETING OF THE MUNICIPAL PLANNING COMMISSION OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS AT 4:30PM, ON MONDAY, MARCH 16, 2015.

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 February 17, 2015

X

ITEM NO. 5. BUSINESS ARISING FROM THE MINUTES

ITEM NO. 6. ACTION ITEMS

A) RFD Development Permit 15-11 4607 50 Ave.
Second Garage – Detached

X

B) RFD Development Permit 15-14 5202 53 Ave
4 Unit Row House with waivers

C) RFD Information Item- Building Permit Stats – February 2015

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



Request for Decision


Meeting Date: March 16, 2015

Subject: Minutes - February 17, 2015

Recommendation:	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on February 17, 2015 as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c)
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the MGA, Section 208
Alternative(s):	The Commission could adopt the minutes of the Regular Meeting of the Municipal Planning Commission held on February 17, 2015 as amended.

Attachment(s):	Minutes



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 FEBRUARY 17, 2015
AT 4:30 P.M.**

PRESENT: Roger Miles
Ron Levagood
Councilor Rick Popadynetz
Edwyn Ellingson

ABSENT: 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 Councilor Popadynetz to adopt the agenda.

CARRIED UNANIMOUSLY

ITEM #3 - ADOPTION OF THE MINUTES

MOVED by E. Ellingson the Municipal Planning Commission adopts the minutes of the Meeting of the Municipal Planning Commission held on December 16, 2014.

CARRIED UNANIMOUSLY

ITEM #4- BUSINESS ARISING FROM THE MINUTES

None

ITEM #5 - HOME OCCUPATION APPLICATIONS

None

ITEM # 6 Development Applications

6(a) Development Permit 15-03 5003 41 Ave., Second Garage- Detached

L. Belanger summarized the application, noting the applicant was requesting access to the detached garage from 50 St rather than the rear lane. She noted an email attached from Greg Birch (CAO) and Traffic Commission Member, was attached and detailed their recommendation that access to the site from a non-arterial road should not be permitted.

Discussion among the members and the applicant focused on the following areas:

- 1) The recommendation of the Traffic Committee that access from 50 St may present a hazard, particularly when vehicles would be backing out onto 50 St.
- 2) The applicant noted they felt access from the alley would be tight and the location of a power line on the lot would make rear lane access difficult. They also noted they did not feel the present or future traffic on 50 St. presented a substantial hazard.
- 3) Setbacks if access from 50 St was allowed
- 4) Parking could still be accommodated on the side of the garage as shown as long as it was accessed from the lane
- 5) Consultation with Fortis on the relocation of the power line transecting the lot.

MOVED by E. Ellingson the Municipal Planning Commission approve DP 15-03 , 5003 41 Ave., Eric Stolk, Bernhard Van Geest and Ken Shulfetoski, (2nd Garage, Detached), Lots 24-26, Block 47, Plan 575T with the following conditions:

- 1) The site is developed as per the site plan submitted, with entry to the garage from the rear lane.
- 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 in a neutral tone, professionally manufactured and complimentary to the finishing of the neighbouring properties and the subject dwelling,
- 4) The structure may not be used as a workplace for employees or for work place activities,
- 5) Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber

CARRIED

6(b) Building Permit Statistics – January 2015

MOVED by R. Levagood to accept the information.

CARRIED UNANIMOUSLY

ITEM # 7. MEDIA ENQUIRIES

None

ITEM #8. CLOSED SESSION

None

ITEM #9. OPEN SESSION

None

ITEM NO #10. CLOSE OF MEETING

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

CARRIED UNANIMOUSLY AT 4:55 P.M.

CHAIRMAN

Development Authority Request for Decision

Meeting Date: March 16, 2015

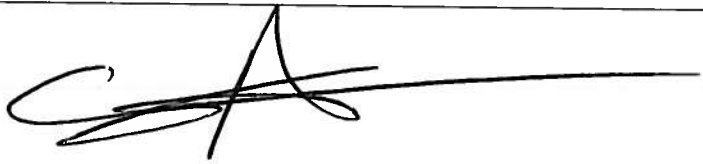
Subject: DP 15-11 4607 50 Ave Brad Martin 2nd Detached Garage

Recommendation:	<p>That the Municipal Planning Commission approve DP 15-11; 4607 50 Ave; Brad Martin, (2nd garage, Detached) Lots - Portion of 2-3, Block 1, Plan 4539JK 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 if the residence has a Home Occupation Business Licence, 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.</p>
Legislation / Authority:	Land use Bylaw 04-2006 Sec 2 (12)(a)
Strategic Plan Alignment:	No close alignment
Financial Implication:	N/a



Service Level / Staff Resource Implication:	N/a
Justification:	The application is similar to many others approved in the Town of Taber
Alternative(s):	1) MPC could approve the application with amendments 2) MPC could not approve the application, with reasons

Attachment(s):	Application, site drawing, map and 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:

nr. 2
5046020

Roll Number:

5046020

Application Number

21.15.11

Date of Application:

~~March~~
FEB 26/2015

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:
Discretionary Use:

Addition:
Waiver:

Renovation:
Other:

Change of Use:

Moved In Building:

(explain: Detached Garage)

Applicant:

Brad Martin

Phone Res:



Bus: _____

Address:

4607 50 ave
Taber AB

Cell: _____

Fax: _____

Postal Code:

T1G 1G3

Registered Owner:

Address: _____

Phone Res: _____

Bus: _____

Cell: _____

Fax: _____

Postal Code: _____

Legal Description of Property to be Developed:

Lot:

portion
2-3

Block:

1

Plan:

4539JK

Municipal Address:

4607 50 ave

Proposed Use of Site:

(describe in detail -
attach additional
information if
necessary)

Construct Double Garage in Backyard

Existing Use of Site:

RESIDENTIAL

If Development is Temporary, State for What Period

Adjacent to Highway:

Yes: _____

No:

Proposed Setback from Property Lines:

Front Yard: _____

Side Yards: 4'

²

Rear Yard: 10'

Present Use of Adjacent Properties: _____

Access:

	Existing	Proposed	N/A
Provincial Highway # _____			
Municipal Road			
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 checked="" 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 checked="" 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: _____	70'	Lot Depth: _____	125'
Lot Area: _____	8750 sqft.	New Construction Area (ft ²): _____	720 sqft.
Lot Coverage By New Construction (%): _____		Total Site Coverage (%): _____	29.0%
Number of Loading Spaces: _____		Building Height: _____	14.5 Feet.
Driveway Width: _____		Landscaped Open Space (%): _____	
Number of Units: _____		No. Off Street Parking Spaces: _____	

Estimated Commencement Date: Apr 15/15 Estimated Completion Date: June 15/15

Application Fee: _____ Construction Value \$: \$ 25,000.00

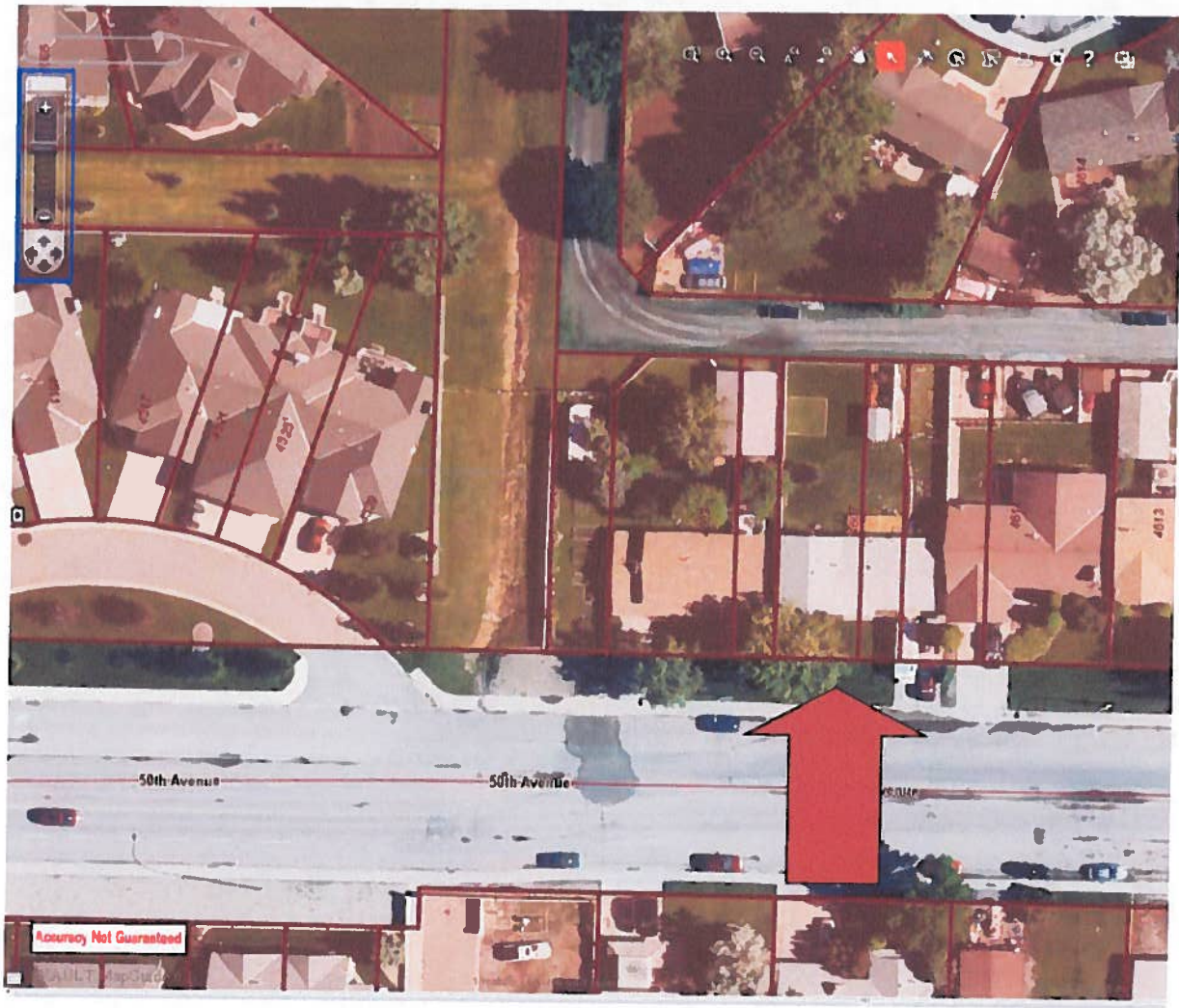
NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.

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: Brad Martin Print Name Brad Martin

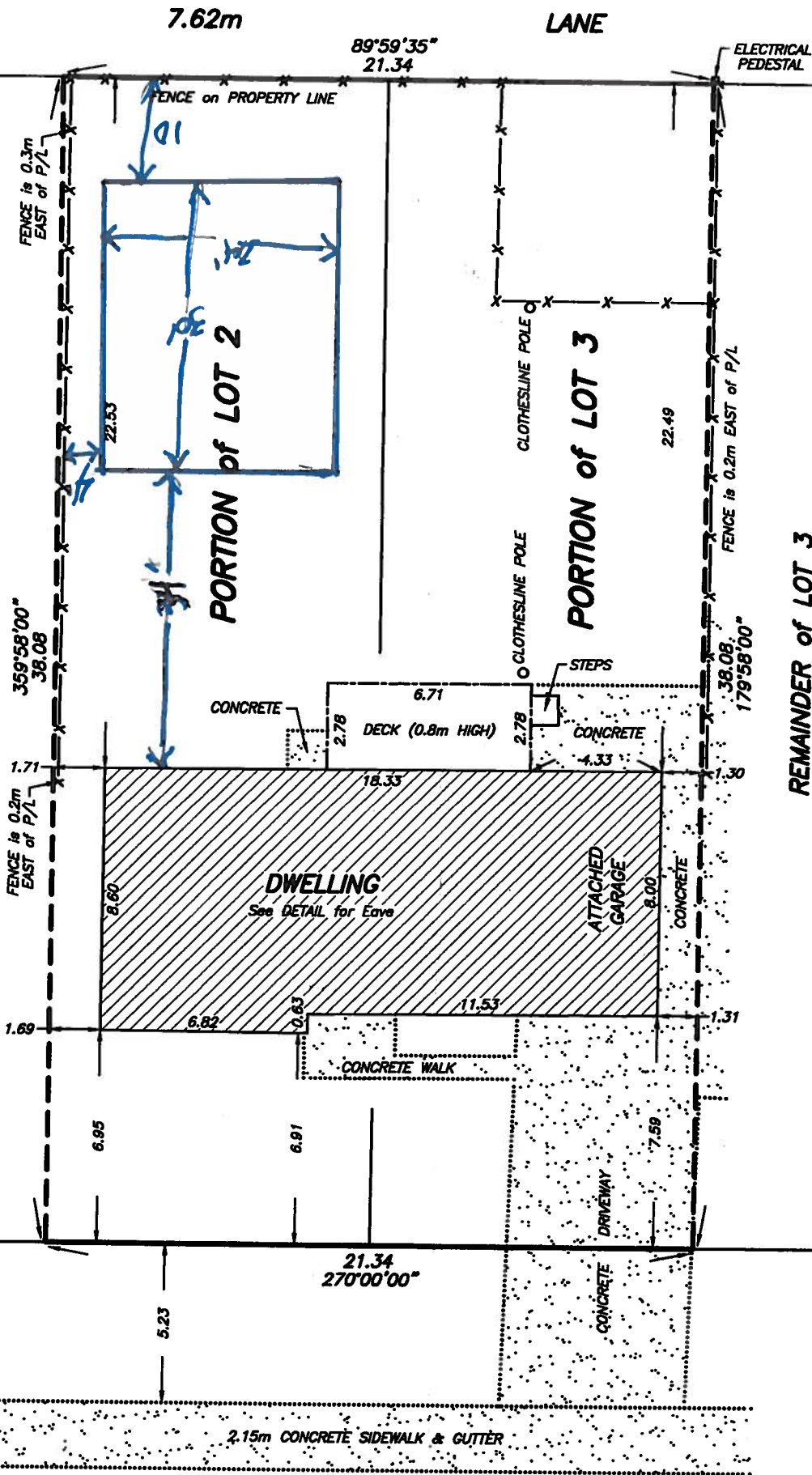
Letter of Authorization from Registered Owner or Signature of Registered Owner (if different from Applicant): _____ Print Name _____



**BLOCK
PLAN**

LOT 1

REMAINDER of LOT 2



REMAINDER of LOT 3

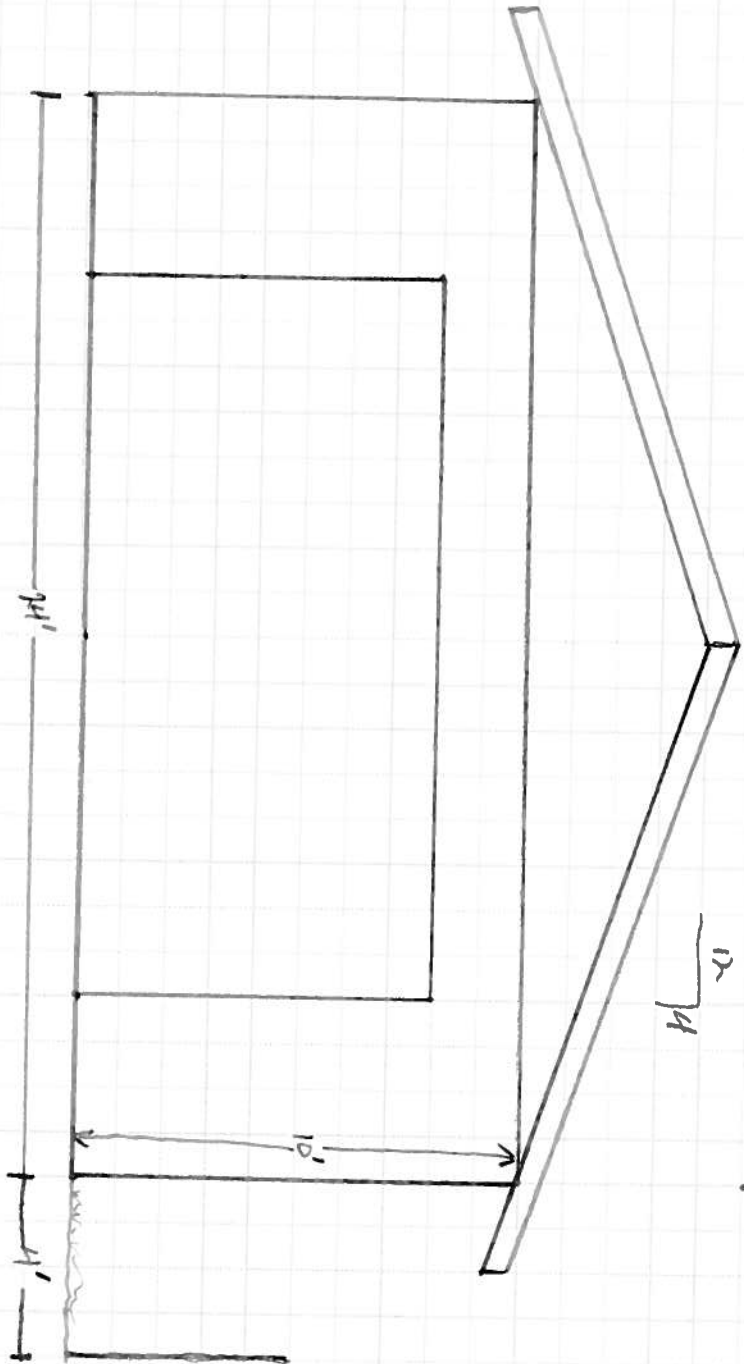
LOT 4

4539 J.K.

50th

AVENUE

North End View

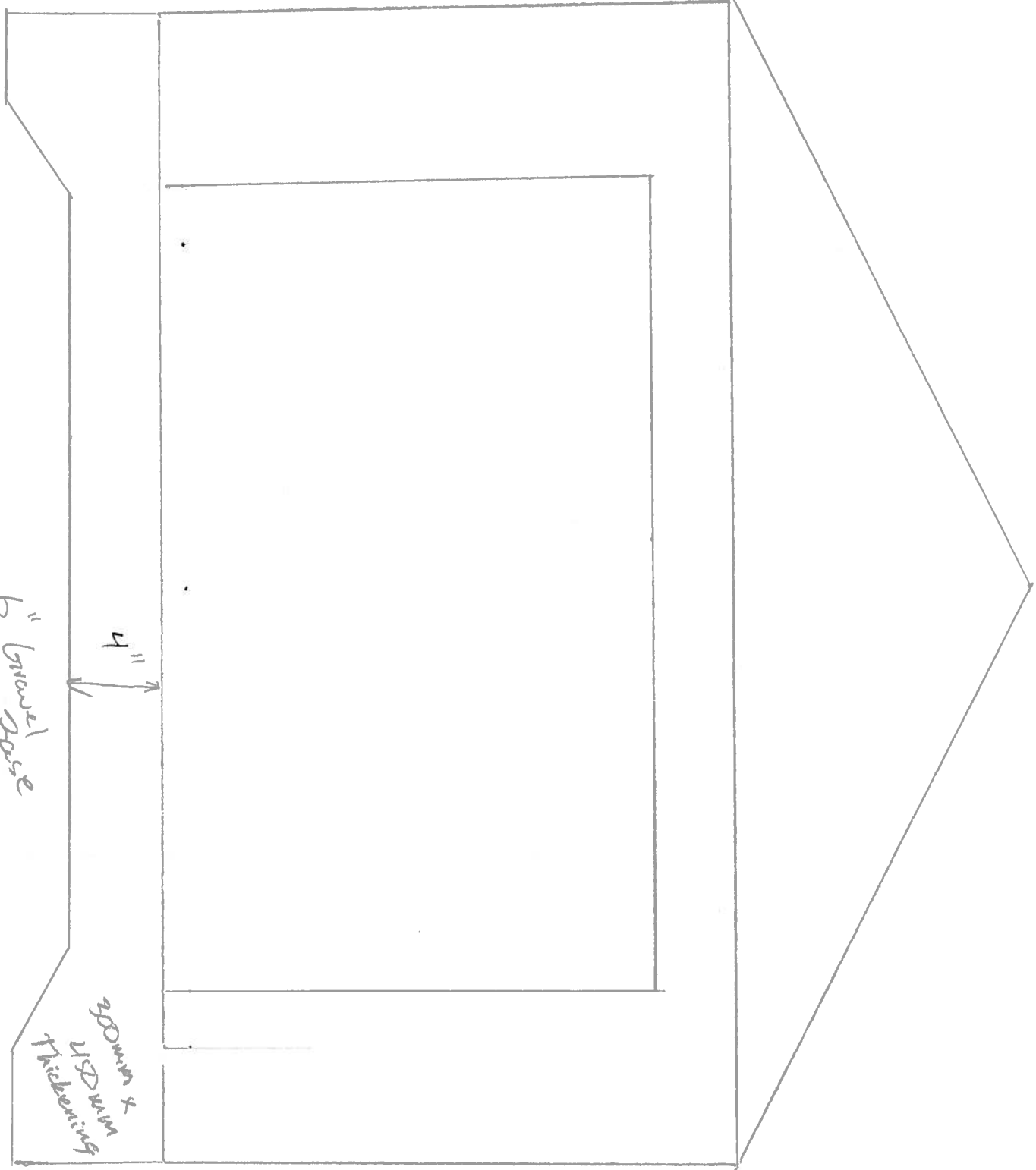


1/24 = 1/24

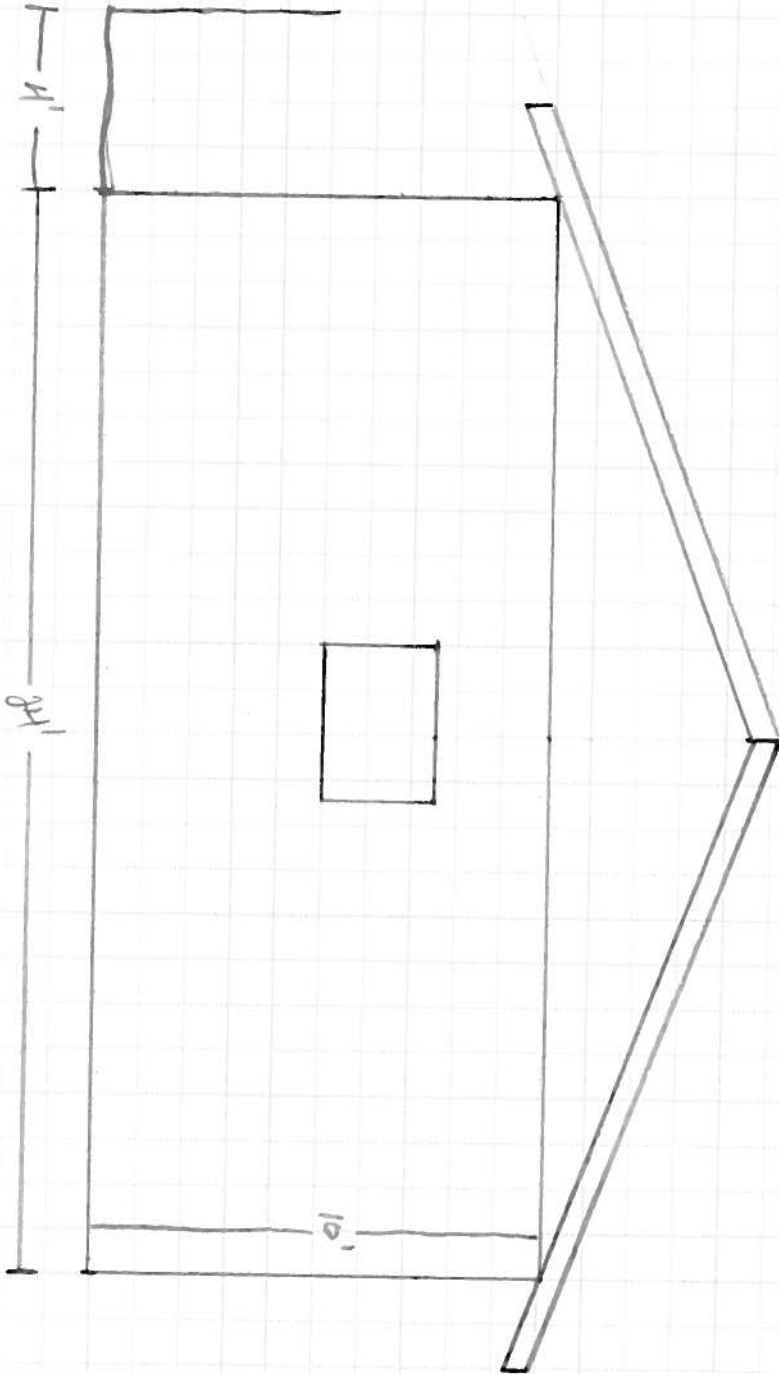
6" Gravel Base

4"

200mm +
150mm
Thickening

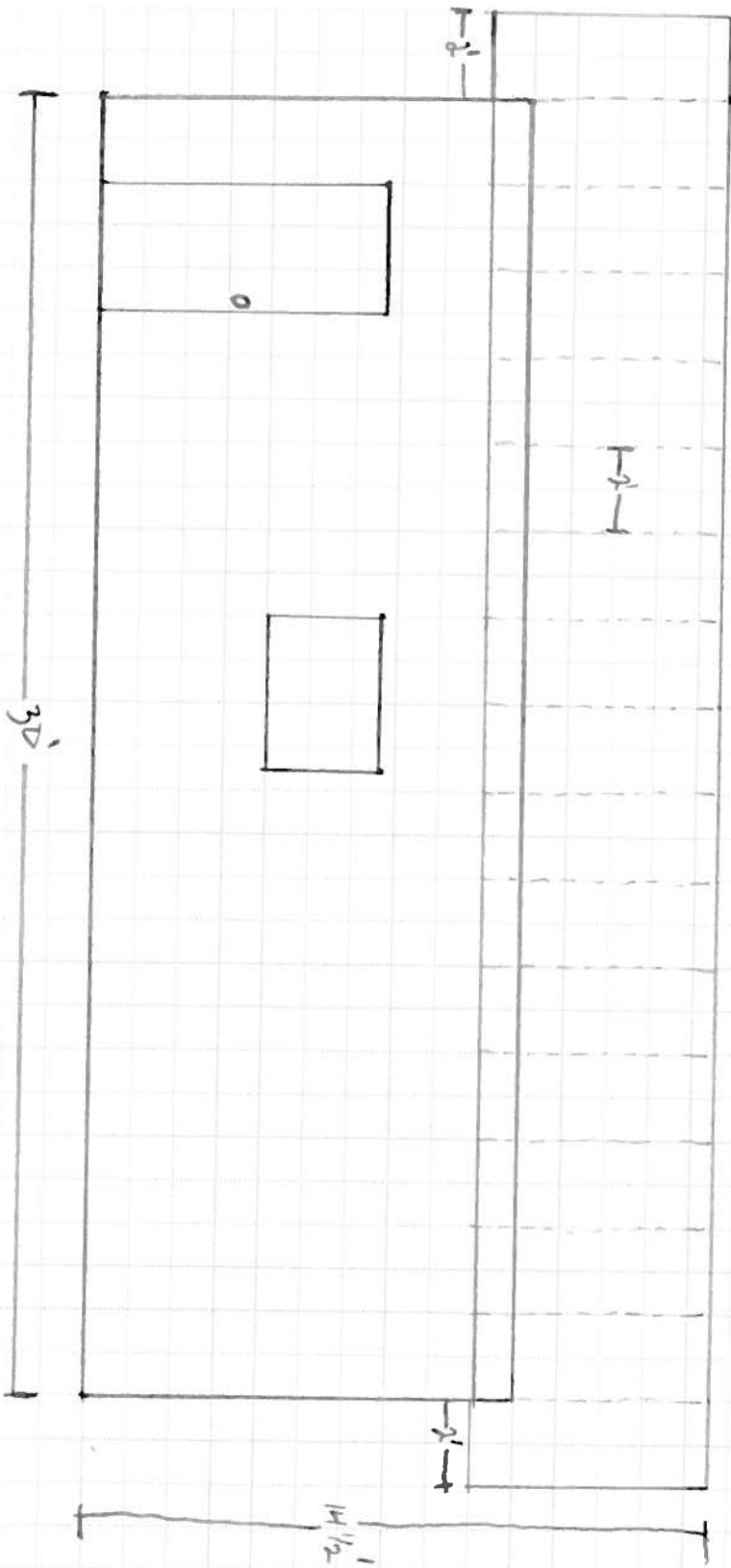


West
side
Pence



South End View

- 2x6 walls 2' oc.
- Double Top plate



Front Side View

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: March 16, 2015

Subject: 4 unit Row House with waivers- 5202 53 St

Recommendation:


That the Municipal Planning Commission approve DP 15-014, 5202 53 St, Lot 14 and portion of 15, Block 1, Plan 2545FB, Sherman and Anntoinette Gausvik, with the following conditions;

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a lot width waiver from 20m to 14.9m is granted,
2. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a lot area waiver from 800^{m²} to 660^{m²} is granted,
3. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a sideyard setback, waiver 3m to 2.4m to the building and 1.64m to the edge of the deck is granted,
4. The site developed as per the site plan submitted, to the satisfaction of the Development Officer.
5. 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.
6. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the building permit being issued. In addition, the foundation will be staked by a qualified professional.
7. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non compliance of these items are subject to fines as indicated under Bylaw 4-2008). In addition, the addressing of the home is to remain clearly visible through all stages of construction.
8. If a new water/sanitary service is required, the applicant will enter into a Servicing Agreement with the Town of Taber.
9. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.

	<p>10. <u>Parking to be onsite <i>or</i> developed in the Boulevard with conditions outlined in a Development Agreement detailing construction, maintenance, drainage, and electrical specifications or any other items which may be necessary in order for the parking area to be constructed to Town Standards.</u></p>
<p>Background:</p>	<p>The application above is for a 4 unit Row House project at the corner of 52 Ave and 53 St. The existing older home and garage will be replaced by structures previously used in the Calgary Winter Olympics for athlete housing in 1988. The floor plans of the units are a one bedroom design with the laundry and furnace area on the main level. This design could be suitable for seniors or disabled individuals looking to remain independent in the community. This site was recently re-zoned from LR-2 (Low Density Residential) to MDR (Medium Density Residential). Row Housing is noted as a permitted use in this district.</p> <p>The project will however need waivers on the lot area, width and side yard as noted in the recommendation.</p> <p>The applicant has also included 2 site plans for parking areas; both plans currently show 6 stalls. Though 2 stalls per unit is the standard, given the size and 1 bedroom layout of the units, Administration has no concerns in reducing the number of stalls to 6 in this instance. The plan indicating the stalls placed in the boulevard would provide for more attractive landscaping detail on the site and provide for direct access to the stalls from the front door of the units. This type of parking arrangement has been done previously, most recently on the corner of 50 St and 56 Ave, for a conversion of a church site to a 4 unit townhouse project. This design is most preferential to the owners. The applicant would be responsible in this design to finish the parking area to Town Standards (e.g. paving, curbs, drainage, lines, plug ins etc.). It will be the applicants responsibility for any repair, maintenance and snow removal of the stalls. Additionally, the stalls could not be formally designated for private use. Given the lack of on street parking in the immediate area, this would provide for better access to parking for the residents. Condition #10 is to be determined by MPC in this regard.</p> <p>The Traffic Committee was consulted on the proposal and noted some concerns in regard to the above parking arrangement. Their suggestion was to have 4 stalls in the front that would provide parallel parking, again finished to Town Standards and the balance of the parking to be on site.</p>
<p>Legislation / Authority:</p>	<p>Town of Taber LUB 4-2006, Sec.2(12)(a)(1), MGA 640 (6)(a)(b)</p>
<p>Strategic Plan Alignment:</p>	<p>The Town of Taber Strategic Plan in the Family/Community section notes one of its goals is to "Build a community that is affordable and attractive".</p>



Financial Implication:	The application fee for the project will be \$150 for the discretionary use and \$150 for the development permit application.
Service Level / Staff Resource Implication:	Staff have reviewed and processed the application
Justification:	Taber is in need of more affordable housing and this project would aid in helping seniors and disabled persons to have a safe and affordable place to reside.
Alternative(s):	<ul style="list-style-type: none"> 1- MPC could approve the application with amendments 2- MPC could not approve the application with reasons
Attachment(s):	Site drawings, MDR district requirements, map of area

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



5202
53 ST

52nd Avenue

52nd Avenue

52nd Avenue

Accuracy Not Guaranteed

VALLI MapGuide 6.1

No selection.

1:

111 x 63 m

PICTURES OF THE UNITS IN CALGARY.





SECTION 12: Medium Density Residential (MDR) DISTRICT

1. Purpose

This district is intended to provide for medium density residential development. This can be applied either to condominium or rental development in new areas developing under the guidance of an Area Structure Plan but may also be used for infill development (areas previously developed) on corner lots.

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) Four-plex dwellings
- (b) Park
- (c) Row Housing dwellings
- (d) Utilities

Discretionary Uses

- (a) Accessory Building, Structure, or Use
- (b) Apartment Building and Apartment Dwelling
- (c) Day Care Facility
- (d) Garage
- (e) Garage, Parking
- (f) Group Care Facility
- (g) Home Occupation
- (h) Institutional use
- (i) Park
- (j) Public Use
- (k) Senior Citizens' Complex
- (l) Utilities

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.

SECTION 12: Medium Density Residential (MDR) DISTRICT

Minimum Lot Area:

- (a) Seniors' Complex, and Group Care Facility:
800 m² for first 4 units, plus 100 m² for each additional unit
- (b) Apartments, Four-plex, Row Housing: 200 m²/unit

Minimum Lot Width:

- (a) Row Housing:
20 metres/condominium or rental block or 6 metres/unit,
except corner units shall have 8 metres.
- (b) All Other Uses: 20 metres

Minimum Front Yard:

5.0 metres or 3.0 metres if all parking provided from a rear lane, subject to approval of the site plan by the Development Authority.

Minimum Rear Yard:

5.0 metres

Minimum Interior Side Yard:

3 metres for buildings containing more than three units; 1.2 metres for all other uses, except row housing shall be 0 metres along the common vertical wall separating each unit.

Minimum Separation Between Buildings: 3 metres

Minimum Exterior Side Yard: 3 metres

Maximum Building Height: 4 storeys for apartment buildings and 10.5 metres for all other uses

Maximum Coverage: 50%

Minimum Landscaped Area: 20%

Maximum Site Density: 50 units per hectare

4. Special Requirements: 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).
- (b) Access to accessory buildings from the rear yard or back lane will not be permitted.

SECTION 12: Medium Density Residential (MDR) DISTRICT

5. **Special Requirement: Measuring Front Yard Setbacks**

The front yard setback for a condominium land unit may be measured from the edge of asphalt of a private condominium road but not from a public road.

6. **Special Requirements: Four-plex Development**

In addition to the requirements of Section 3, General Provisions, four-plex development shall be limited to corner lot locations. Applications shall provide a detailed site plan detailing proposed landscaping and parking areas, including provision for no less than 36 m² of private amenity space per unit, all to the satisfaction of the Development Authority. This private amenity space shall not include parking areas. All proposals shall provide detailed elevation drawings that describe exterior cladding materials acceptable to the Development Authority. Exterior design should complement the character of the neighbourhood and surrounding buildings.

7. **Special Requirement: Site Lighting**

All outdoor site lighting shall be located and arranged so that no direct rays of light are directed at any adjoining properties, interfere with the use and enjoyment of neighbouring lands, or interfere with the effectiveness of any traffic control device. Outdoor site lighting fixtures shall be installed with the light directed and deflected away from public roads and neighbouring properties. These lighting fixtures shall not be more than 9 metres above finished grade.

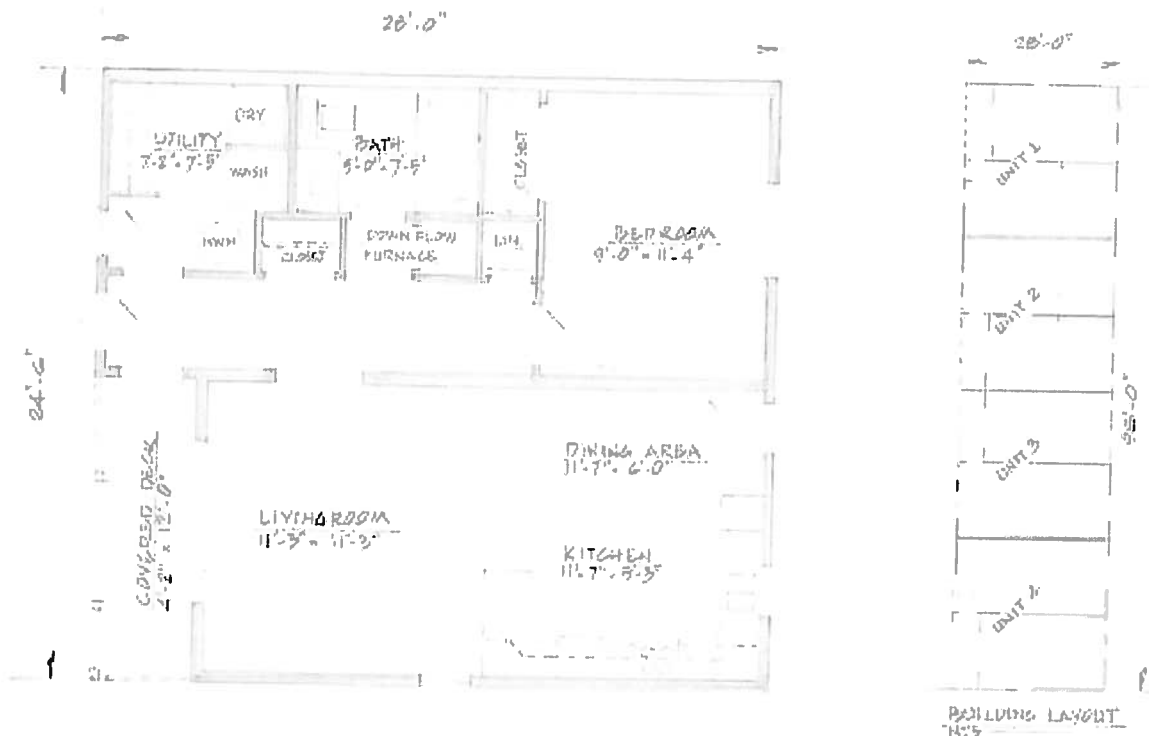
8. **Special Requirement: Site Design and Exterior Finish of Buildings and Structures**

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.

PROPOSED REPLACEMENT OF WHITE HOUSE AT 5202 53RD STREET, TABER WITH 4-PLEX UNIT.

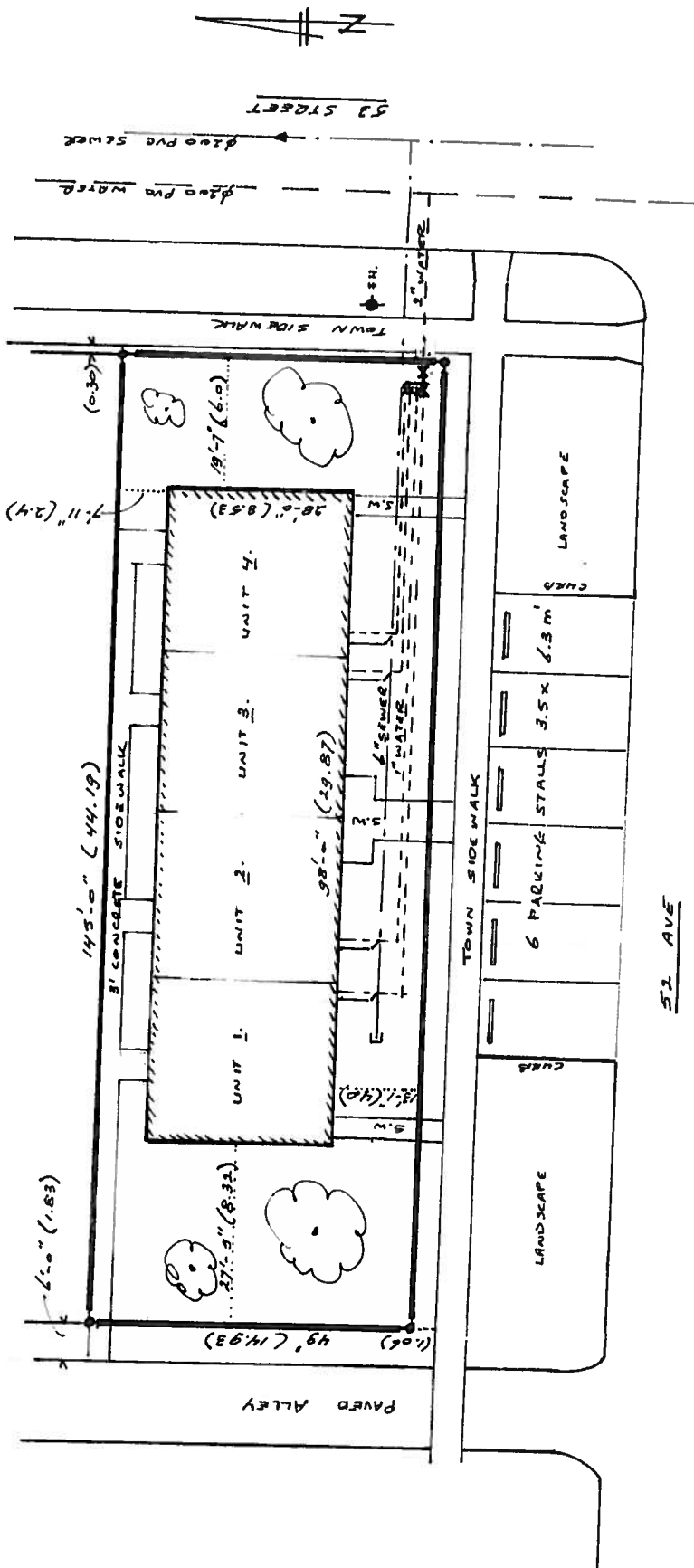
UNITS WERE BUILT AND USED AS TEMPORARY HOUSING DURING THE 1988 CALGARY OLYMPICS.

CURRENT LOT WILL SUPPORT 4 INDIVIDUAL UNITS (A SINGLE 4-PLEX).



TYPICAL 4-PLEX FLOOR PLAN BUILDING NO 15-052
SCALE 3/16" = 1'-0"

DIMENSIONS APPROXIMATE. NOT FOR CONSTRUCTION *A*



PROJECT: REPLACE OLDER HOME WITH 4 ROW HOUSING

OWNER: ANN + SHERMAN GAUSVIK

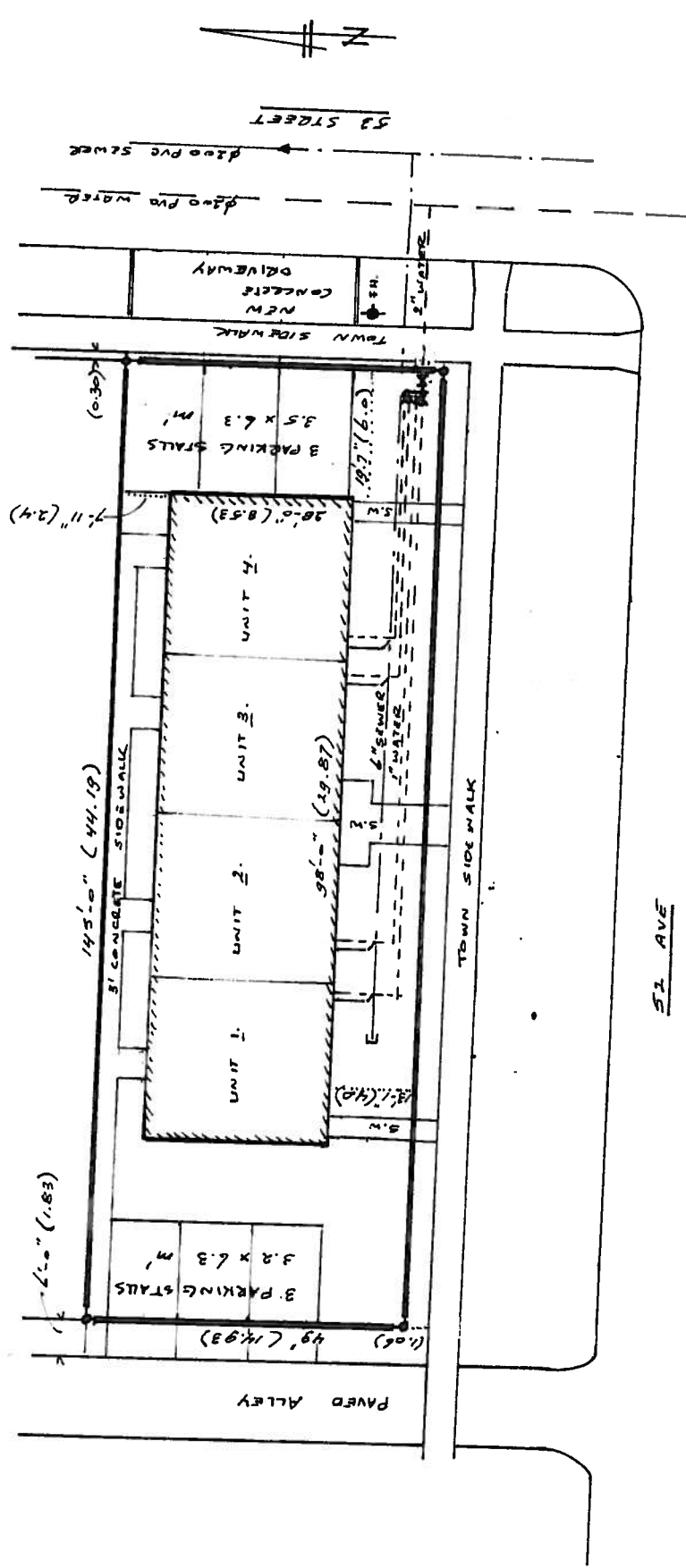
5202 - 53 STR.
TABER

LOT 14 + PORTION OF LOT 15
BLOCK 1
PLAN 2545 FB

PROJECT # 15-1578

SCALE: 1/2" = 1'-0" (METRIC)
HV 19-01-15

DATE:



PROJECT: REPLACE OLDER HOME WITH 4 ROW HOUSING
 OWNER: ANN + SHERMAN GAUSVIK

5202 - 53 STR.
 TABER
 LOT 14 + PORTION OF LOT 15
 BLOCK 1
 PLAN 2545 FB
 PROJECT # 15-1578
 SCALE: 1:200 (METRIC)
 HV 19-01-15



Development Authority Request for Decision

Meeting Date: March 16, 2015

Subject: Building Permit Statistics February 2015

Recommendation:

That MPC accepts the report on February 2015 Building Permit Statistics as information.

Attachment(s):

February 2015 Building Permit Statistics

APPROVALS:

Originated By:

Lorraine Belanger

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



TOWN OF TABER
BUILDING PERMIT STATISTICS
 Feb-15

	2015 FEB			2014 FEB		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	168,890			
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	3		82,140	1		5,000
GARAGES & CARPORTS						
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER						
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER				1		5,000
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	2		89,000			
MOBILE HOME PARK						
DEMOLITIONS				1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	6	1	340,030	3		15,000

	2014 YEAR TO DATE (02 2015)			2014 YEAR TO DATE (02 2014)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	168,890			
2 FAMILY DWELLING				1	2	171,625
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	5		167,660	7		157,200
GARAGES & CARPORTS	1		37,800	1		27,405
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER				1		2,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER				2		57,920
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	2		89,000			
MOBILE HOME PARK						
DEMOLITIONS				1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	9	1	463,350	13	2	421,150

INSTITUTIONAL ADDITIONS OR ALTERATION

2 Permits

13-Feb-15	\$80,000.00
02-Feb-15	\$9,000.00
	\$89,000.00

RESIDENTIAL ADDITION AND ACCESS

3 Permits

25-Feb-15	\$32,240.00
11-Feb-15	\$42,400.00
11-Feb-15	\$7,500.00
	\$82,140.00

SINGLE FAMILY DWELLINGS

1 Permit

04-Feb-15	\$168,890.00
	\$168,890.00

\$340,030.00

Town of Taber

Building Permits February 2015

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0001 15 MU	02-Feb-15	AHS	WESTCOR
Project Site Address	Project Description	Value of Project	Tax Roll #
4326 50 AVE	75 SF STRUCTURAL CHANGE TO MECH AREA FOR AU TOOL AVE	\$9,000.00	4844010

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0005 15 MU	04-Feb-15	SOUTH ALTA TRADING CO	TJ HIEBERT CUSTOM CONSTRUCTION
Project Site Address	Project Description	Value of Project	Tax Roll #
16 PRAIRIE LAKE CO	NEW SFD	\$168,890.00	6044080

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0007 15 MU	11-Feb-15	CRAIG AUMUS	FIRE SAFETY SERVICES
Project Site Address	Project Description	Value of Project	Tax Roll #
4419 53 AV	SPRINKLERS FOR NEW HOME	\$7,500.00	5344047

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0008 15 MU	13-Feb-15	AHS	FIRE SAFETY SERVICES
Project Site Address	Project Description	Value of Project	Tax Roll #
4326 50 AVE	SPRINKLER SYSTEM FOR HOSPITAL RENOVATION	\$80,000.00	4844010

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0009 15 MU	11-Feb-15	PETE WIEBE	SELF
Project Site Address	Project Description	Value of Project	Tax Roll #
4647 63 AV	BASEMENT DEVELOPMENT	\$42,400.00	6346035

Bldg Permit #	Issue Date	Owner	Contractor
TT BB 0010 15 MU	25-Feb-15	JAYCO BUILDERS	SAME
Project Site Address	Project Description	Value of Project	Tax Roll #
9 WESTVIEW PLACE	BASEMENT DEVELOPMENT	\$32,240.00	5142270