

AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MONDAY, OCTOBER 19, 2015 AT 4:30 PM.

		<u>MOTION</u>
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	
ITEM No. 4.a.	MINUTES- REGULAR MEETING OF THE DEVELOPMENT AUTHORITY SEPTEMBER 21 2015	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 6.	ACTION ITEMS	
ITEM No. 6.a.	DP 15 99 5300 47 AV -WESTERN FINANCIAL GROUP PORTABLE SIGN	X
ITEM No. 6.b.	TT 15 0 005 SUBDIVISION 5125 43 AVE	X
ITEM No. 6.c.	TT 15 0 006 SUBDIVISION PRAIRIE LAKE ESTATES 2	X
ITEM No. 7.	MEDIA INQUIRIES	
ITEM No. 8.	CLOSED SESSION	
ITEM No. 8.1.	FOIP- SEC2.16(1)(A-C) DISCLOSURE HARMFUL TO BUSINESS INTEREST OF THIRD PARTY	X
ITEM No. 9.	OPEN SESSION	
ITEM No. 10.	CLOSE OF MEETING	X



Development Authority Request for Decision

Meeting Date: October 19, 2015

Subject: Minutes- Regular Meeting of the Development Authority September 21 2015

Recommendation:	That the Municipal Planning Commission adopts the minutes of the Regular Meeting of the Municipal Planning Commission held on September 21, 2015 as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(9c)
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	Compiling records of the MPC meeting minutes is part of the ongoing responsibilities of the Planning and Economic Development Department.
Justification:	Approval of the minutes is in accordance with the MGA, Section 208
Alternative(s):	The MPC could adopt the minutes of the Municipal Planning Commission held on September 21, 2015 as amended.

Attachment(s):	Minutes of September 21, 2015 meeting
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APPROVALS:	
Originated By:	Lorraine Belanger
Chief Administrative Officer (CAO) or Designate:	

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN
OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS,
ADMINISTRATION BUILDING, ON MONDAY, SEPTEMBER 21, 2015, AT 4:30 PM.

Members

Ellingson, Edwyn

Miles, Roger

Popadynetz, Rick

Staff

Armfelt, Cory

Belanger, Lorraine

ABSENT

Joe Strojwas

Ron Levagood

CALL TO ORDER

R. Miles called the meeting to order at 4:30pm

ADOPTION OF THE AGENDA

Councillor Popadynetz requested adding an agenda item to the meeting to address concerns with the Taber Legion Sign.

Carried Unanimously

DELEGATIONS

None

ADOPTION OF THE MINUTES

Minutes- Regular Meeting of the Development Authority August 18, 2015

Moved by E. Ellingson the Minutes of the August 18, 2015 MPC meeting be adopted as presented.

Carried Unanimously

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

DP 15-89 4638 Majestic Place Duncan McGregor Homes (2nd Garage)

L. Belanger summarized the application. She noted the application had 2 exceptions from the typical application for a 2nd garage:

- 1) The applicant was requesting an increase in height from 3.7m to 4.25m on the interior wall height of the garage.
- 2) The access to the garage would be from 46A St as the site did not have rear lane access.

Discussion among the members took place on impact of traffic patterns on the street and any potential impact on the residents.

Moved by E. Ellingson that the Municipal Planning Commission approve DP 15-89; 4638 Majestic Place; Duncan McGregor Homes (2nd garage, Detached), 84m² Lot 74, Block 45, Plan 9311561 with the following conditions:

1. The site is developed as per the site plan submitted,
2. Access location to the garage is subject to the approval of the Director of Public Services,
3. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, and interior wall height requirement waiver from 3.7 to 4.26m is hereby granted,
4. 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. Additionally it is the responsibility of the

applicant to contact Alberta One Call and meet all requirements pertaining to underground services,

5. The exterior finish of the detached garage shall be professionally manufactured and complimentary to the finishing of the neighboring properties and subject dwelling,
6. The structure may not be used as a workplace for employees or for workplace activities if the residence has a Home Occupation Business License,
7. Prior to occupancy, the applicant will provide and Updated Real Property Report to the Town of Taber.

Carried Unanimously

DP 15 28 5505 48 AVE- LED SUPERSIGNS- RENEWAL PORTABLE SIGN

L. Belanger summarized the application. She noted the application had been brought back to MPC for review on the renewal of the portable sign permit as per the conditions of the original development permit issued.

Discussion among members and the applicant took place on the following items:

- 1) The sign in question had been in the location for several years and was not temporary in nature
- 2) Portable signs in general were not contributing to the beautification plans for the Downtown
- 3) The sign was not for point of sale advertising, though this requirement had been waived in the original development permit
- 4) The need for the local business community to have affordable and effective advertising
- 5) Not approving portable signs will not make a significant contribution to improving the appearance of the Downtown area.

Moved by E. Ellingson that MPC not approve the renewal of application DP 15-028, LED Super Signs, 5505 48 Ave, Lot 2, Block 7, Plan 5638L as the sign does not contribute to the future beautification plans for Downtown Taber.

Carried Unanimously

The applicant was advised of the appeal process in regard to the decision.

DP 15-087 1904098 AB LTD -PERMANENT ELECTRONIC SIGN

L. Belanger summarized the application. She noted the sign in question had been previously approved in January 2013. She also added that 2 items had changed since this time in regard to the sign;

- 1) The applicant was not the same as in 2013 and the lease for the land the sign is located on would need to be updated with the Town of Taber.
- 2) A second sign had been added to the structure without permits and would need to be removed in order for the electronic sign to meet the 3m clearance noted in the LUB.

Moved by E. Ellingson that the Electronic sign, 1.2mx2.4m on the Existing Smitty's sign, Road Right SW corner Barton Dive and 46 Ave, be approved with the following conditions;

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation,
2. The sign must meet any applicable Provincial Signage requirements,
3. The J&L Auto sales sign must be removed prior to construction of the new electronic sign,
4. The new electronic sign must maintain a 3m clearance from the bottom of the sign to ground level,
5. The applicant must update the lease with the Town of Taber for use of the land the sign is located on,
6. 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 must be static with no motion pictures, scrolling, flashing or emission of intermittent light, animation, or movement between displays and the change between displays must be immediate,
 - 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
7. The EMC must not employ any supplementary flashing or intermittent lighting either as part of the sign or on its supporting structure.
8. Prior to installation of the EMC the applicant must apply for a Building and Electric Permit where required

Carried Unanimously

Building Permit Statistics - August 2015

Moved by E. Ellingson that the Municipal Planning Commission accept the report on the August 2015 Building Permit Statistics as information.

Carried Unanimously

Taber Legion Sign- Brightness Issues

Councillor Popadynetz noted his concerns with level of brightness on the Taber Legion Sign in the evening hours. He noted not only was the quality of the display unsatisfactory, but the level of brightness may pose a traffic hazard.

L. Belanger noted she had spoken to the Legion on 2 occasions regarding these issues as Administration had received similar complaints not only from the public but from the Taber Police Service. She noted the Legion had indicated they were waiting for a part to be installed that would address this issue.

Further discussion among members took place on what actions could be taken to bring the level of brightness and display quality to an acceptable level.

Moved by R. Popadynetz that MPC direct Administration to write a letter to the Legion advising them to discontinue the use of the sign in the evening hours until the level of brightness could be brought to the satisfaction of the Planning and Economic Development Department.

Carried Unanimously

MEDIA INQUIRIES

None.

CLOSED SESSION

No items

OPEN SESSION

CLOSE OF MEETING

Moved by E. Ellingson that the Regular Meeting of the Municipal Planning Commission be closed.

Carried Unanimously

CHAIRMAN



Development Authority Request for Decision

Meeting Date: October 19, 2015

Subject: DP 15 99 5300 47 AV -WESTERN FINANCIAL GROUP PORTABLE SIGN

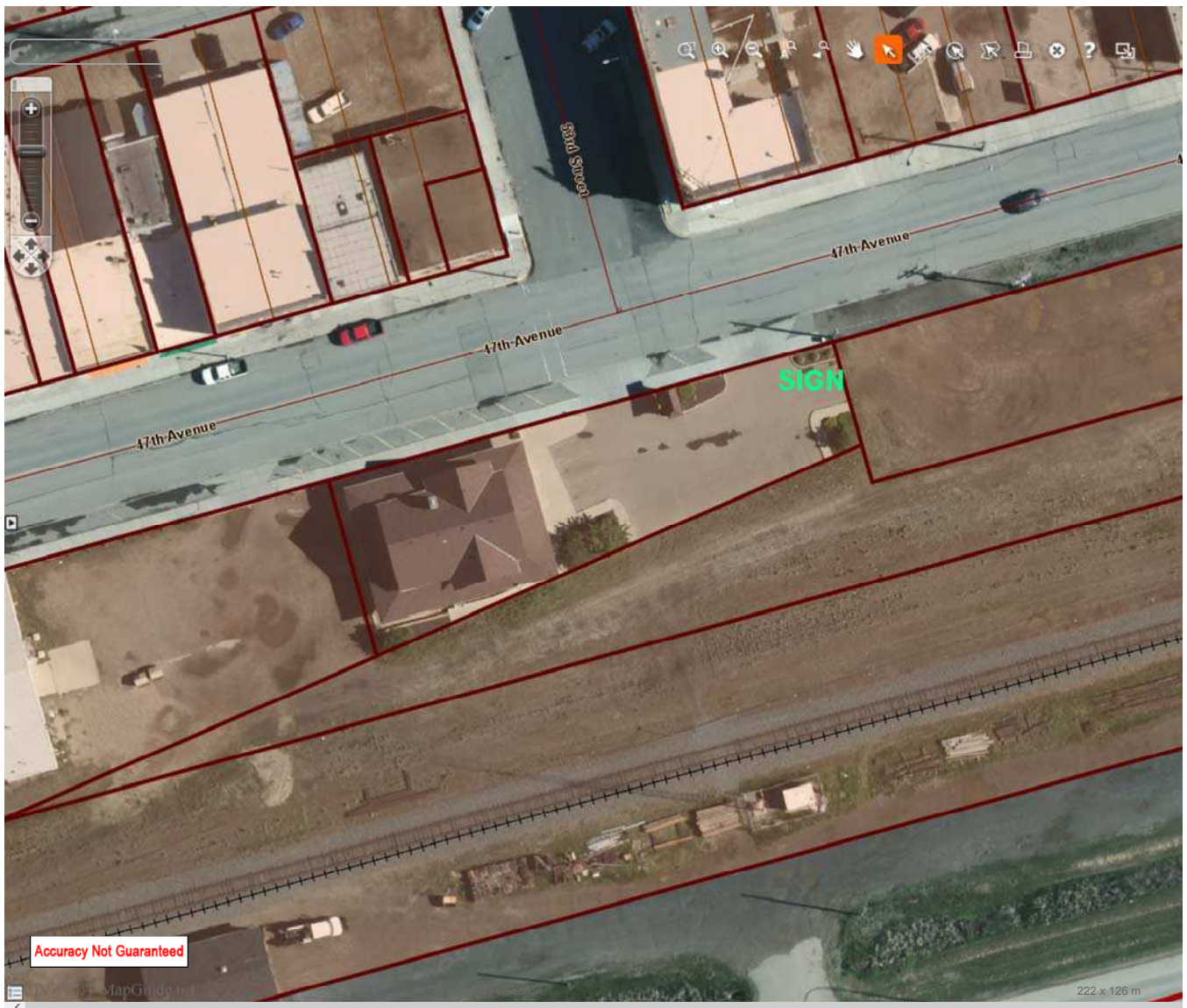
Recommendation:	<p>That the MPC approve application DP 15-098, Western Financial Group, Portable Sign, 5300 47 Ave, Lot 2, Block 7, Plan 5638L, with the following conditions remaining in force:</p> <ol style="list-style-type: none"> 1. The permit is for the portable sign shown in the attached application, 2. The permit is to be reviewed for renewal in 180 days by the Municipal Planning Commission. <p>All regulations noted on the attached application are considered to be conditions of the permit.</p>
Background:	<p>This application has been brought to MPC as comments during the Downtown Business Consultation process indicated concerns with portable signs and their suitability into revitalization plans for the Downtown area of Taber.</p> <p>This is the first time a portable sign has been requested at this location. The contractor noted, LongHorn Signs is also new to Taber as are the type of portable sign being used. As per the attached photograph, the boards in the body of the sign have a colourful graphic design rather than a flat black surface with interchangeable letters. This sign also would be used in this location for point of sale advertising only. Should MPC approve the application, a notice to the neighbouring properties would be sent as well as an advertisement in the Taber Times. MPC could also choose to evaluate the renewal of this sign at the next expiry date in 180 days.</p>
Legislation / Authority:	Taber LUB 4-2006, Section 3. 21 (a-h)
Strategic Plan Alignment:	No close alignment.
Financial Implication:	N/A



Service Level / Staff Resource Implication:	Processing applications for portable signs are part of the ongoing responsibilities of the Planning and Economic Development Department.
Justification:	The graphic content of the sign is attractive and the application has been made for point of sale advertising.
Alternative(s):	<ol style="list-style-type: none"> 1. That the MPC approve application DP 15-99, Western Financial Group, Portable Sign, 5300 47 Ave, Lot 1, Block 2, Plan 0311500 for 180 days with amendments to the attached conditions. 2. That the MPC not approve application DP 15-99, Western Financial Group, Portable Sign, 5300 47 Ave, Lot 1, Block 2, Plan 0311500 for 180 days with reasons.

Attachment(s):	Overhead map Application and Photo of Proposed Sign
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APPROVALS:	
Originated By:	Lorraine Belanger
Chief Administrative Officer (CAO) or Designate:	



1599



TOWN OF
TABER

**TOWN OF TABER
APPLICATION FOR PORTABLE SIGN PERMIT**

I/We hereby make application for a sign permit under the provision of Land Use Bylaw No. 4-2006 in accordance with the plans and supporting information submitted herewith and which forms part of this application.

LOCATION OF SIGN: 5300-47th Ave.

APPLICANT: 5300-47th Ave PHONE: [REDACTED]
ADDRESS: 172, 0311500

REGISTERED LANDOWNER: Penny Properties PHONE: [REDACTED]
ADDRESS: [REDACTED]

Signature of Registered Landowner consenting to the placement of a portable sign on this parcel:

Print name: Donna Dumber Signature: [Signature] *Manager Western Financial Group*
SIGN OWNER'S NAME: Langhorn Signs PHONE: [REDACTED]
ADDRESS: Brooks, AB

REASON/PURPOSE FOR ADVERTISEMENT: advertise our Q3 campaign, drive in business

Start Date: Nov 1/15 End Date: Dec 31/15 Number of Days: 101

I CERTIFY THAT THE REGISTERED OWNER OF THE LAND DESCRIBED ABOVE IS AWARE OF THIS APPLICATION.

I HAVE READ THE CONDITIONS LISTED ON THE BACK OF THIS FORM, AND I AM FULLY AWARE THAT ANY PERMIT APPROVED AND ISSUED IS SUBJECT TO REVOCATION AT ANY TIME. WHERE ANY PORTABLE SIGN IS FOUND TO BE IN CONTRAVENTION OF ANY ONE OF THE PROVISIONS OF THE CONDITIONS, THE DEVELOPMENT OFFICER SHALL:

- A) GIVE NOTICE IN WRITING TO THE SIGN OWNER OR OWNER OF THE PARCEL OF LAND UPON WHICH THE SIGN IS LOCATED DIRECTING RECTIFICATION OF THE CONTRAVENTION.
- B) HAVE REMOVED THE SAID SIGN IN THE EVENT THE SIGN CONTINUES TO CONTRAVENE THE PROVISIONS OF THE CONDITIONS 24 HOURS AFTER RECEIPT OF THE NOTIFICATION. COSTS FOR SIGN REMOVAL SHALL BE BORN BY THE SIGN OWER.

THE TOWN SHALL NOT BE LIABLE NOR RESPONSIBLE IN ANY WAY, FOR ANY LOSS OF, OR DAMAGE OR INJURY TO, ANY PROPERTY BELONGING TO THE GRANTEE, OR TO ANY AGENT, OR EMPLOYEE OF THE GRANTEE, OR TO ANY PERSON, NOR SHALL THE TOWN BE LIABLE NOR RESPONSIBLE IN ANY WAY, FOR ANY PERSONAL INJURY OR DEATH THAT MAY BE SUFFERED OR SUSTAINED BY THE GRANTEE, OR ANY AGENT OR EMPLOYEE OF THE GRANTEE, OR ANY OTHER PERSON WHO MAY BE OR COME UPON THE SAID LANDS. THE GRANTEE SHALL INDEMNIFY AND SAVE HARMLESS THE TOWN OF AND FROM ALL LIABILITIES, FINES, SUITS, CLAIMS, DEMANDS AND ACTIONS OF ANY KIND OR NATURE WHICH MAY BE BROUGHT AGAINST THE TOWN, ITS AGENTS OR EMPLOYEES, ARISING FROM THIS PERMIT WHETHER ARISING BY REASON OF ANY BREACH, VIOLATION OR NON-PERFORMANCE BY THE GRANTEE OF ANY OF THE COVENANTS, TERMS OR PROVISIONS HEREOF, OR ARISING BY REASON OF THE ACT OR NEGLIGENCE OF EITHER THE GRANTEE, ITS AGENTS OR EMPLOYEES. THE GRANTEE'S INDEMNIFICATION OF THE TOWN SHALL SURVIVE ANY TERMINATION OF THIS PERMIT, NOTWITHSTANDING ANYTHING HEREIN CONTAINED TO THE CONTRARY.

DATE: Oct 8/15 SIGNED: [Signature]
Applicant

THIS PERMIT SHALL BE IN EFFECT WITH THE SIGNATURE OF THE DEVELOPMENT OFFICER

SIGNED: _____
Development Officer

47th Ave

5300-47th Ave

permanent sign

Western Financial
Group - bid

parking lot

proposed location of sign

You could win*

THE ULTIMATE \$10,000 CANADIAN ADVENTURE



Let us check your insurance policy for the right coverage and best value for your chance to check out Canada.

Western
FINANCIAL GROUP

315 - 2 Street West
403-362-3301



Home



Life



Car



Business



Farm



Development Authority Request for Decision

Meeting Date:

Subject: TT 15 0 005 Subdivision 5125 43 Ave

Recommendation:

That MPC recommend the Subdivision Authority approve Subdivision TT 15 0 005, 5125 43 Ave, Plan 2325S, Block 29, Lots 14-16, NW ¼ Sec 32-9-16-4 with the following conditions:

1. That the approval shall apply to Plan 2325S, Block 29, Lots 14-16, NW ¼ Sec 32-9-16-4,
2. The applicant is to shall replace the existing water and sewer connections in order to provide services for proposed Lot 28,
3. The applicant shall provide municipal water and sewer lines to proposed Lot 27 either through Lot 28, or through the Boulevard along 52 St and register an easement on title to accommodate said lines. The final location of the lines is to be to the satisfaction of the Director of Public Services,
4. The applicant will be responsible for moving the existing power line across proposed Lot 27 to allow for the construction of a future dwelling and also providing electrical service to the proposed Lot 28 prior to endorsement. These lines are to be to the approved by Fortis Alberta,
5. In the event the applicant does not meet the municipal servicing requirements prior to seeking endorsement, the applicant shall enter into a development agreement with the Town, to be registered on the title by Caveat and post security to be determined by the Director of Planning and Economic Development,
6. The applicant is to provide a site grading plan illustrating construction grades to the satisfaction of the Director of Planning and Economic Development prior to endorsement,

	<p>7. 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,</p> <p>8. The subdivision shall be registered in a manner satisfactory to the Land Titles Office,</p> <p>9. Easements or rights of way shall be registered against the land for the provision of any other 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.</p>
<p>Background:</p>	<p>The Town of Taber has received an application for approval on the above address. The intention of the application is to subdivide the property into two lots for residential use. The existing home and garage have been removed from the property. The application has been circulated to adjacent landowners as well as internal departments and relevant external agencies. Their comments have been attached and provisions made in the conditions in this regard.</p>
<p>Legislation / Authority:</p>	<p>Bylaw A-356, Sec. 4 and Sec. 13(b)(c)</p>
<p>Strategic Plan Alignment:</p>	<p>Creating additional lots for infill housing aids in creating conditions for business success and economic development. It will also help build an affordable and attractive community by providing an opportunity for new homes to be built in the neighbourhood.</p>
<p>Financial Implication:</p>	<p>N/A</p>
<p>Service Level / Staff Resource Implication:</p>	<p>Processing Subdivision applications is part of the ongoing responsibility of the Planning and Economic Development Department.</p>
<p>Justification:</p>	<p>New homes on the street would provide additional housing options to the community and enhance property values in the area. Additionally, similar projects have been approved within the Town over the past several years.</p>



Alternative(s):	<ol style="list-style-type: none"> 1- The Municipal Planning Commission could recommend the Subdivision Authority approve application TT 15 0 005, 5125 43 Ave, Lots 14-16, Block 29, Plan 2523S with amendments to the conditions. 2- The Municipal Planning Commission could recommend the Subdivision Authority not approve application TT 15 0 005, 5125 43 Ave, Lots 14-16, Block 29, Plan 2523S with reasons.
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Attachment(s):	Application Overhead Map Tentative plan Comments from Referrals
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APPROVALS:	
Originated By:	Lorraine Belanger
Chief Administrative Officer (CAO) or Designate:	

APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY

DATE of receipt of completed Form 1:

FEES submitted:

FILE No.

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. Name of registered owner of land to be subdivided

Address and phone No.

WILLIAM PEARCE

Name in block capitals

2. Name of agent (person authorized to act on behalf of

Address and Phone No.

registered owner, if any DAVID J. AMANTEA

Name in block capitals

Box 655, Lethbridge, Alberta T1J 3Z4 329-4688

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED

Part of the NW section 32 township 9 range 16 west of 4th meridian

Being all parts of lots 14-16 block 29 Reg. Plan No. 2325 S. C.O.T.No. 891 033 292

Area of the above parcel of land to be subdivided 0.088 Hectares

Municipal address (if applicable) 5125 - 43 AVENUE, TABER

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of

b. Is the land situated immediately adjacent to the municipal boundary? Yes No X

If "yes", the adjoining municipality is

c. Is the land situated within 0.8 kilometres of the right-of-way of a Highway? Yes No X

If "yes", the highway is No.

d. Does the proposed parcel contain or is it bounded by a river, stream,

lake or other body or by a drainage ditch or canal? Yes No X

If "yes", state its name

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land RESIDENTIAL

b. Proposed use of the land NO CHANGE

c. The designated use of the land as classified under a land use bylaw -

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (where appropriate)

a. Describe the nature of the topography of the land: FLAT

b. Describe the nature of the vegetation and water on the land: GRASS

c. Describe the kind of soil on the land: MIXED

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or removed or moved

SEE SKETCH

TURN OVER

8. WATER AND SEWER SERVICES

If the proposed subdivision is to be served to other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal TOWN

9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, DAVID J. AMANTEA hereby certify that

 I am the registered owner, or I am the agent authorized to act on behalf of the registered owner

Address: Box 655, Lethbridge, Alberta, T1J 3Z4

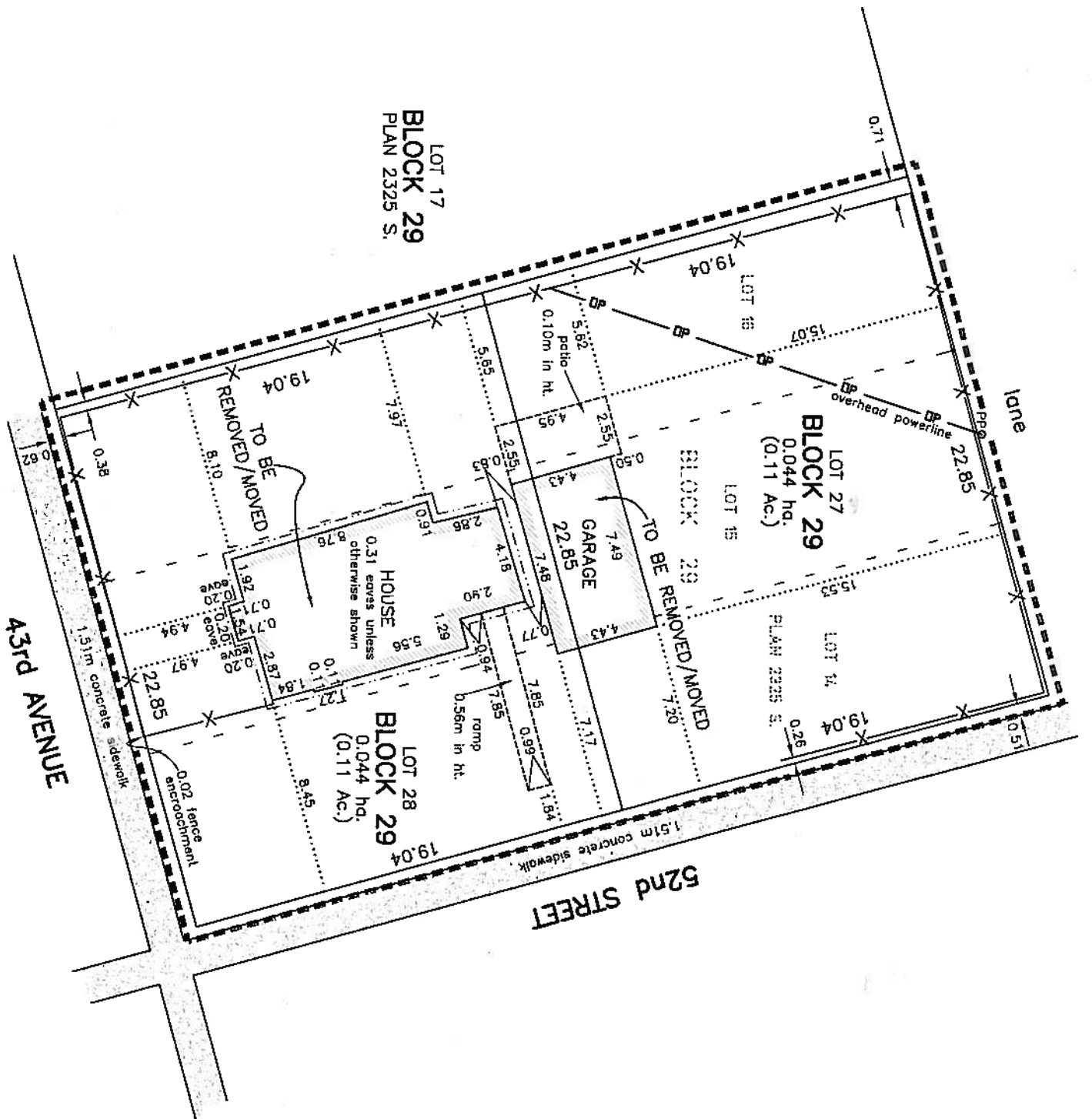
Phone No. 403 329-4688

(Signed) 

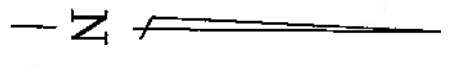
and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

Date September 10, 2015





*NOTE: House & Garage to be removed or moved



1	Revised Lot line location	Aug.31/15	cjb
NO.	REVISION	DATE	BY

Improvements shown were surveyed on July 22nd, 2015

NOTE : Portion to be approved is outlined thus ----- and contains approximately 0.088 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.

WILLIAM PEARCE

TENTATIVE PLAN SHOWING SUBDIVISION

of all of
LOTS 14 TO 16 INCLUSIVE; BLOCK 29; PLAN 2325 S.

within
N.W.1/4 SEC. 32; TWP. 9; RGE. 16; W.4 M.
TOWN OF TABER



brown okamura & associates ltd.

Professional Surveyors
514 Storrard Drive, Lethbridge, Alberta

APPROVED

DRAWN CJB DATE JULY 31/15

CHECKED DJA JOB 15-12838

SCALE DRAWING

D. J. Amanteo, A.L.S.

1:250

15-12838T



DATE: September 22, 2015

Town of Taber

Attention: Lorraine Belanger, Development Officer

Fax: (403) 223-5530

RE: Your File: **TF15-0-005**

**Legal Description: Within NW ¼ 32-9-16 W 4th M
Lots 14-16, Block 29, Plan 2325 S
5125 43 Ave., Taber, AB.**

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

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

Sincerely,

Wendy Saruwatari

ATCO Gas Engineering Department

Belanger, Lorraine

From: Isabel.Solis@atcopipelines.com
Sent: September 23, 2015 2:42 PM
To: Belanger, Lorraine
Subject: 15-2918 Response - TT15-0-005

Good Afternoon,

ATCO PIPELINES has no objection.

Thank you 😊

Isabel Solis | Operations Engineering Administrative Coordinator

ATCO Pipelines | 7210-42 Street NW | Edmonton, AB T6B 3H1
T: 780.420.3896 | F: 780.420.7411 | E: Isabel.Solis@atcopipelines.com

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

 Please consider the environment before printing this e-mail

The information transmitted is intended only for the addressee and may contain confidential, proprietary and/or privileged material. Any unauthorized review, distribution or other use of or the taking of any action in reliance upon this information is prohibited. If you receive this in error, please contact the sender and delete or destroy this message and any copies.

Alberta Health Services

5009 - 56 Street Taber, AB T1G 1M8

Phone Number: 403-223-7230 Fax Number: 403-223-8733

LAND USE INSPECTION REPORT

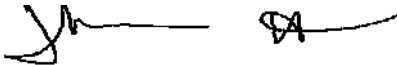
Mail To: A - 4900 50 Street Taber, AB T1G 1T1	Our File Number: 541-0004347-33 Inspection Date: October 2, 2015 Report Date: October 2, 2015
Attention: Town of Taber	
Facility Inspected: Town of Taber Facility Contact: Town of Taber Site Phone: 403-223-5500 Site Fax: 403-223-5530	Site Address: A - 4900 50 Street Taber, AB T1G 1T1
Facility Category: Land Use, Development	
Inspection Type: Demand Inspection: Subdivision	
Action(s) Taken: No Objection	
Delivery Method: Email	

TT15-0-005; 5125 43 Avenue; Town of Taber

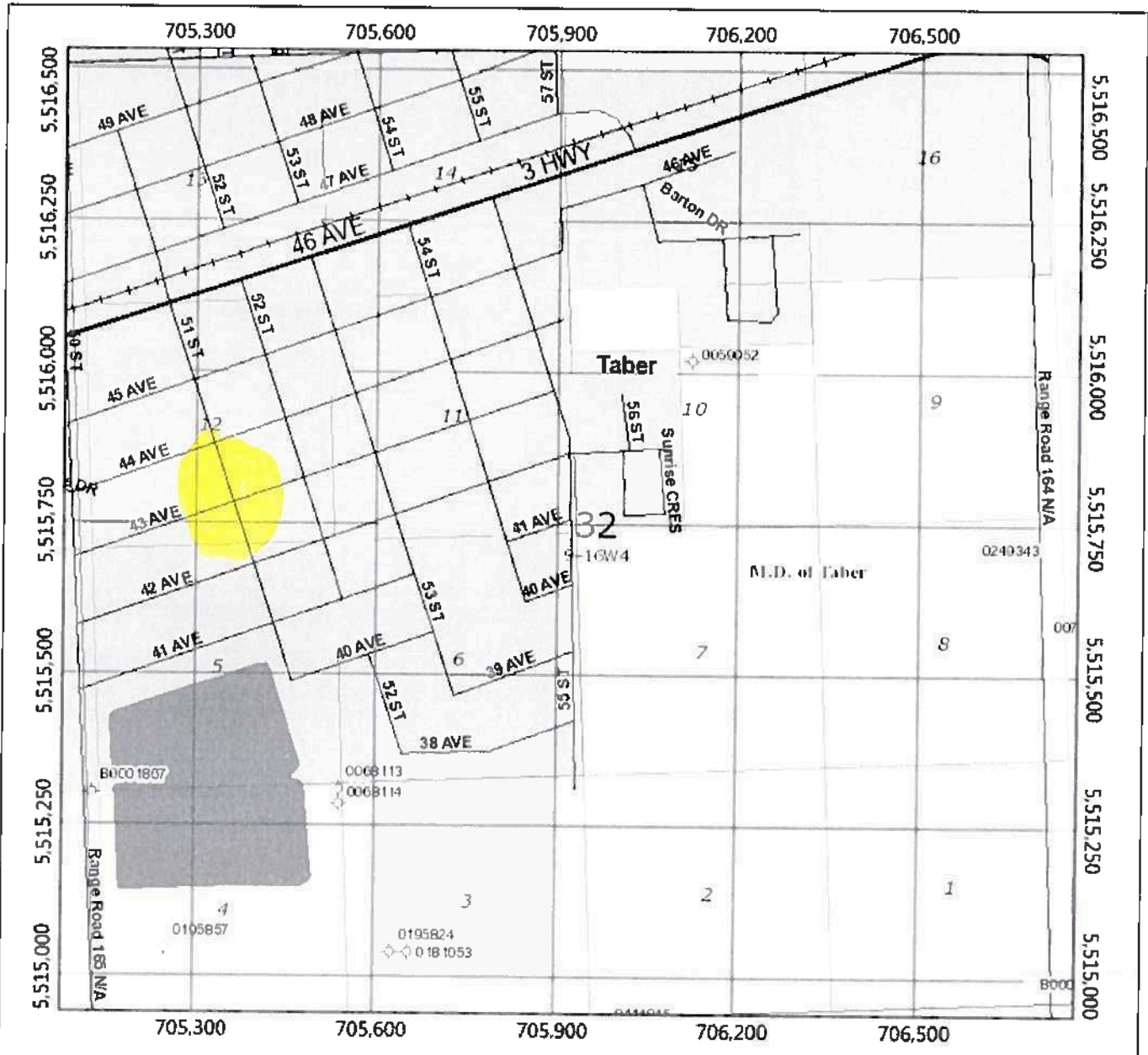
Attn: Lorraine Belanger

After reviewing the information provided and conducting an on-site visit, this office has no objections to the proposed subdivision provided that all applicable regulations, standards and by laws are satisfied.

Should you have any questions regarding this report, please do not hesitate to contact me at 403-223-7230.



Theron White
Executive Officer



AER Abandoned Well Map

Base Data provided by Spatial Data Warehouse Ltd

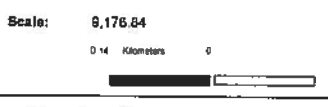
Legend

- ◇ Abandoned Wells (large scale)
- Railways**
 - ≡≡ Multiple Track Rail Line
 - ≡ Double Track Rail Line
 - ≡ Single Track Rail Line
 - ≡ Rail Line Spur
 - ≡ Abandoned Rail Line
 - ≡ Former Rail Line
- Detailed Roads**
 - << other values >>
 - ≡ Trans-Canada Highway

Author: XXX

Printing Date: 9/10/2015

Date (if applicable)



Projection and Datum:
10TM AEP Forest, NAD83

The AER does not warrant the accuracy or completeness of the information contained in this map and is not responsible for any errors or omissions in its content and accepts no liability for the use of this information



September 16, 2015



File: TT15-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
WITHIN NW ¼ 32-9-16 W 4th M
Lots 14-16, Block 29, , Plan 2325 S
5125 43 Ave, Taber, AB.

Proposed Subdivision: Brown Okamura and Associates Ltd proposes as follows: an application intended to subdivide the above noted property into 2 residential lots.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Devon Wannop, DF
 Aline Holmen, DR
 Superior Safety Codes

Gary Scherer/ Phil Abel (Public Services)
 Chris Zuidhof, Epcor
 Steve Munshaw Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

No policing issues.
Alf Rudd
15/9/22

Please return comments to Planning Department by October 2, 2015

cc: Tax & Utility Clerk

September 16, 2015



File: TT15-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

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- Gary Scherer/ Phil Abel (Public Services)
- Chris Zuidhof, Epcor
- Steve Munshaw Fire Chief
- Alf Rudd, Chief of Police

Your Comments:

I SEE NO problem with the Subdivision of this property. / Sept 30/2015.

SMC

Please return comments to Planning Department by October 2, 2015

cc: Tax & Utility Clerk

September 16, 2015



File: TT15-0-005

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Gary Scherer/ Phil Abel (Public Services)
 Chris Zuidhof, Epcor
 Steve Munshaw Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

- No OBJECTION
- ENSURE OVERHEAD POWERLINE IS MOVED AT OWNER'S EXPENSE ON PROPOSED LOT 27.
- ALL WATER / SEWER INSTALLATIONS TO BE PROVIDED AT OWNER'S EXPENSE.

Greg Birch

Please return comments to Planning Department by October 2, 2015

cc: Tax & Utility Clerk

September 16, 2015

Jovaine B.



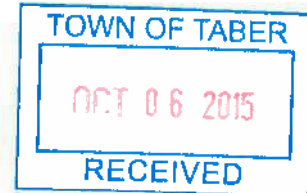
TOWN OF
TABER

File: TT15-0-005

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Application Submitted:

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 Devon Wannop, DF
 Aline Holmen, DR
 Superior Safety Codes

Gary Scherer/ Phil Abel (Public Services)
 Chris Zuidhof, Epcor
 Steve Munshaw Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

- MUST CONFORM TO LATEST EDITION OF THE ABC
- MUST MEET WATER FLOW REQUIREMENTS

Please return comments to Planning Department by October 2, 2015

cc: Tax & Utility Clerk

September 16, 2015



File: TT15-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
WITHIN NW 1/4 32-9-16 W 4th M
Lots 14-16, Block 29, , Plan 2325 S
5125 43 Ave, Taber, AB.

Proposed Subdivision: Brown Okamura and Associates Ltd proposes as follows: an application intended to subdivide the above noted property into 2 residential lots.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Devon Wannop, DF
 Aline Holmen, DR
 Superior Safety Codes

Gary Scherer/ Phil Abel (Public Services)
 Chris Zuidhof, Epcor
 Steve Munshaw Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

I cannot say I agree with this subdivision without seeing how it will be serviced.

Please return comments to Planning Department by October 2, 2015

cc: Tax & Utility Clerk

September 16, 2015



File: TT15-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
WITHIN NW 1/4 32-9-16 W 4th M
Lots 14-16, Block 29, , Plan 2325 S
5125 43 Ave, Taber, AB.

Proposed Subdivision: Brown Okamura and Associates Ltd proposes as follows: an application intended to subdivide the above noted property into 2 residential lots.

Preliminary Stage:

Application Submitted:

Greg Birch, CAO
 Devon Wannop, DF
 Aline Holmen, DR
 Superior Safety Codes

Gary Scherer/ Phil Abel (Public Services)
 Chris Zuidhof, Epcor
 Steve Munshaw Fire Chief
 Alf Rudd, Chief of Police

Your Comments:

No concerns, DW.

Please return comments to Planning Department by October 2, 2015

cc: Tax & Utility Clerk

September 16, 2015



File: TT15-0-005

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
WITHIN NW ¼ 32-9-16 W 4th M
Lots 14-16, Block 29, , Plan 2325 S
5125 43 Ave, Taber, AB.

Proposed Subdivision: Brown Okamura and Associates Ltd proposes as follows: an application intended to subdivide the above noted property into 2 residential lots.

Preliminary Stage:

Application Submitted:

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- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

- Gary Scherer/ Phil Abel (Public Services)
- Chris Zuidhof, Epcor
- Steve Munshaw Fire Chief
- Alf Rudd, Chief of Police

Your Comments:

2 new services should be installed (water, sewer)
grade plan needs to be submitted. *AL*

same as above *AL*

NEED ② SERVICES 1 INCH WATER + 4 inch SEWER
BACK ALLEY GOOD DRAINAGE GOOD, (NOTE THEY
CRACKED THE SIDEWALK IN DEMOLITION)

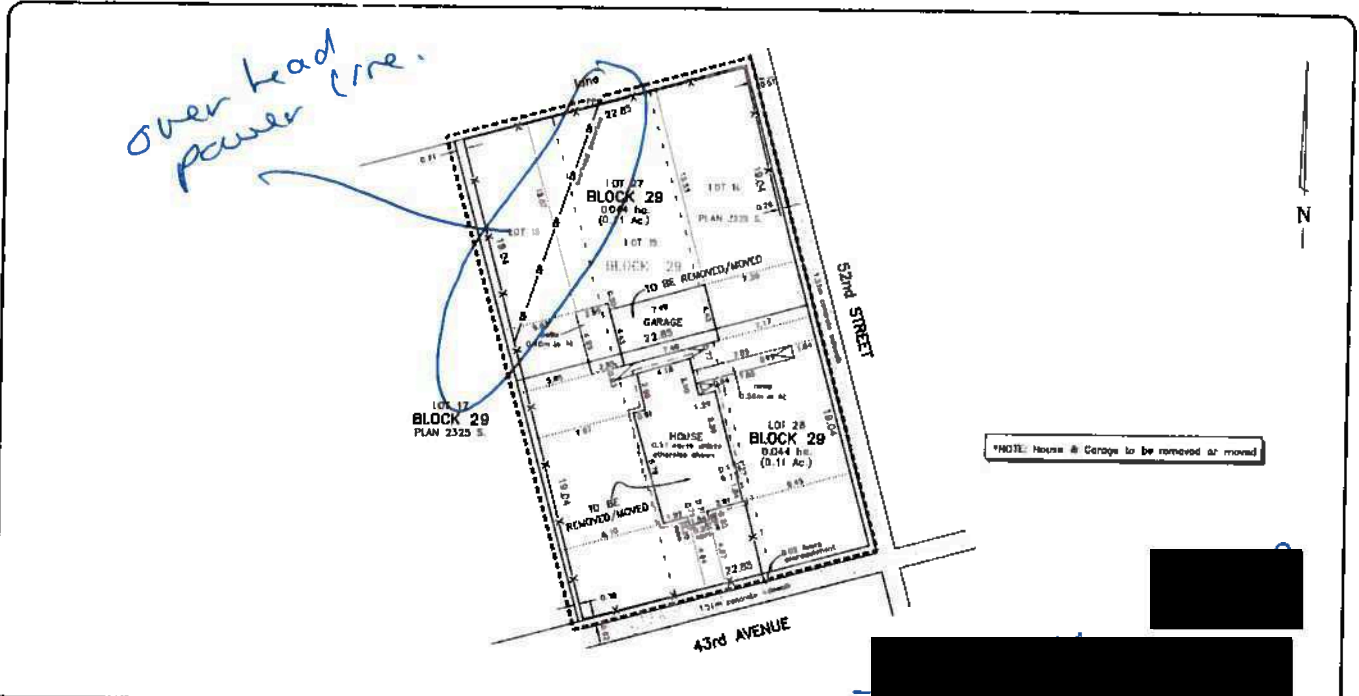
Phillip O'Connell

Please return comments to Planning Department by October 2, 2015

cc: Tax & Utility Clerk

THE TOWN OF TABER HEREBY GIVES NOTICE

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



NO.	REVISION	DATE	BY	WILLIAM PEARCE	boa brown okamura & associates ltd. <small>Professional Surveyors 34 Dufferin Drive, Lethbridge, Alberta</small>
	Improvements shown were surveyed on July 22nd, 2015	Aug 31/15	SP	TENTATIVE PLAN SHOWING SUBDIVISION of all of LOTS 14 TO 16 INCLUSIVE, BLOCK 29, PLAN 2325 S. within N.W. 1/4 SEC. 32; TWP. 9; RGE. 16; W. 4 M. TOWN OF TABER	APPROVED D. J. Amanteo, A.L.S.
<small>NOTE: Portion to be approved is outlined thus ----- and contains approximately 0.088 ha. Distances are in metres and decimal parts thereof. Distances and areas are approximate and are subject to change upon final survey.</small>				DRAWN: CJB CHECKED: DJA SCALE: 1:200	DATE: JULY 31/15 JOB: 15-12838 DRAWING: 15-12838T

PROPERTY DESCRIPTION NW 1/4 SEC 32 TWP 9 RNG 16 W4M SUBDIVISION APPLICATION TT-15-0-005 5125 43rd Ave. PLAN 2325 S, BLOCK 29, LOTS 14-16	OWNER (Agent)/PROPOSAL Brown Okamura and Associates Ltd proposes as follows: An application intended to subdivide the subject property (0.088 HA) into 2 residential lots.
---	--

Any adjacent land owner may comment on the above application by ensuring that the Department of Planning and Economic Development receives a written submission prior to October 9, 2015. Any submissions received will be considered by the Subdivision and Development Authority prior to making a decision on the noted application.

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

- As I discussed with Bill Pearce, my only question was the overhead power line coming to my property to the west (5117-43Ave). Bill did not think it would interfere with new home construction; I do not want cost to relocate line if it is needed.

*W.C Jensen
Wayne Jensen*



Development Authority Request for Decision

Meeting Date: October 19, 2015

Subject: TT 15 0 006 Subdivision Prairie Lake Estates 2

Recommendation:

That MPC recommend the Subdivision Authority approve Subdivision TT 15 0 006, Portions 5702 and 5704 43 St, South portions of Lots 1 and 2, Block 100, Plan 1012068 with the conditions provided, consisting of 58 residential and 4 MR lots with the following conditions:

1. That this approval shall apply to a tentative residential plan of subdivision South portions of Lots 1 and 2, Block 100, Plan 1012068,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3. Easements or rights of way shall be registered against the land for the provision of storm drainage, gas, power and other utilities as required,
4. 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,
5. The Developer will be obligated to post security, in the amount and form approved by Appendix A to Procedure PLN#2, Sec.(20)(b)(ii)
6. The Developer shall be required to pay any outstanding offsite levies owing passed via bylaw within the Town of Taber prior to endorsement,
7. That detailed servicing plans be submitted and approved by the Director of Public Works prior to signing a Development Agreement and prior to endorsement. These plans shall include items such as drainage requirements, grading, sewer and water servicing, proposed service connections to each lot, detailed road design, landscaping, street lights and signage,
8. That lot numbering be submitted and approved by the Director of Planning and Economic Development,
9. That the subdivision plan be registered in a manner satisfactory to the Land Titles Office,



	<p>10. The Developer shall be responsible for keeping the development area in a neat and tidy fashion, particularly as it pertains to blowing debris and weeds, during development of the subdivision through to the final acceptance certificate (F.A.C) stage, and this issue shall be addressed in the development agreement.</p>
<p>Background:</p>	<p>The above noted application is for Phase 2 of the Prairie Lake subdivision. The application provides primarily a mix of Multi Family housing options including duplex, future multi-family and row housing as well 8 single family lots.</p> <p>Administration is looking for direction from MPC in the recommendation to Council on the following issues:</p> <ol style="list-style-type: none"> 1) The tentative plan submitted shows 12 semi-detached/duplex lots. All twelve are currently not at the 9m minimum width as per the R-2 guidelines attached. (This area and the R-2 district requirements were the subject of a rezoning application in February 2015). Duplex/ Semi Detached dwellings are Permitted Uses in the district, but these sites would require waivers on width in order to be processed as they are currently shown. Allowances for parking and landscaping would have to be factored into decisions in these cases as the lesser width will have an impact on the overall footprint of the dwellings, particularly on the rectangular lots on the north side of the street. 2) A parking plan for the row housing has not been included, under the current district requirements, a guest stall is required for every 5 units 3) A landscaping and storm water mitigation plan has not been included at this time 4) There are no concept details shown on future development on the multi-family site. Row housing, duplex and semi-detached homes are permitted in the district, apartments or other types of similar housing are not currently show as options in the district. 5) As per Appendix A to Procedure PLN#2, Sec.(20)(b)(ii) , the developer is requesting providing an irrevocable Letter of Credit equaling thirty (30%) percent of the estimated cost of the constructing the Municipal Improvements, including the landscaping for the area. <p>The application in general would provide good options for affordable housing in the community. The application presently has been advertised in the October 15, 2015 issue of the Taber and is in circulation to adjacent</p>



	landowners as well as internal departments and external agencies as required.
Legislation / Authority:	Bylaw 1-356, Sec.4 and Sec 13(b)(c)
Strategic Plan Alignment:	This Subdivision reflects how the Land use Bylaw will provide for a diversity of housing choices and opportunities through its land use and districts.
Financial Implication:	N/A
Service Level / Staff Resource Implication:	Subdivision applications are part of the ongoing responsibilities of the Planning and Economic Development Department.
Justification:	This subdivision will provide new and affordable housing opportunities for the community.
Alternative(s):	<ol style="list-style-type: none"> 1. That the MPC recommend the Subdivision Authority approve application TT15-0-006, Portions of 5702 and 5704 43 St, South portions of Lots 1 and 2, Block 100, Plan 1012068 with amendments to the conditions provided. 2. That the MPC recommend the Subdivision Authority not approve application TT15-0-006, Portions of 5702 and 5704 43 St, South portions of Lots 1 and 2, Block 100, Plan 1012068 with reasons.

Attachment(s):	Application Tentative Plan R-2 Guidelines Security Policy Reference Overhead Map
-----------------------	--



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

APPLICATION FOR SUBDIVISION

FOR OFFICIAL USE ONLY

DATE of receipt of completed Form 1:	FEES submitted:	FILE No.
--------------------------------------	-----------------	----------

THIS FORM IS TO BE COMPLETED IN FULL WHEREVER APPLICABLE BY THE REGISTERED OWNER OF THE LAND THE SUBJECT OF THE APPLICATION OR BY AN AUTHORIZED PERSON ACTING ON HIS BEHALF.

1. Name of registered owner of land to be subdivided Address and phone No.
 SOUTH ALTA TRADING CO. LTD. [REDACTED]
Name in block capitals

2. Name of agent (person authorized to act on behalf of registered owner, if any) Address and Phone No.
 DAVID J. AMANTEA Box 655, Lethbridge, Alberta T1J 3Z4 329-4688
Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED
 Part of the NW¼ section 6 township 10 range 16 west of 4th meridian
 Being all of lots 1 & 2 block 100 Reg. Plan No. 1012068 C.O.T.No. 141 180 090 & 141 180 093+21
 Area of the above parcel of land to be subdivided 3.836 Hectares
 Municipal address (if applicable) 43rd STREET

4. LOCATION OF LAND TO BE SUBDIVIDED

a. The land is situated in the municipality of

b. Is the land situated immediately adjacent to the municipal boundary? Yes No X
 If "yes", the adjoining municipality is

c. Is the land situated within 0.8 kilometres of the right-of-way of a Highway? Yes No X
 If "yes", the Highway is No.

d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body or by a drainage ditch or canal? Yes No X
 If "yes", state its name

e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes No X

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED

Describe:

a. Existing use of the land VACANT LAND

b. Proposed use of the land RESIDENTIAL SUBDIVISION

c. The designated use of the land as classified under a land use bylaw -

6. PHYSICAL CHARACTERISTICS OF LAND TO BE SUBDIVIDED (where appropriate)

a. Describe the nature of the topography of the land: FLAT

b. Describe the nature of the vegetation and water on the land: GRASS

c. Describe the kind of soil on the land: MIXED

7. EXISTING BUILDINGS ON THE LAND PROPOSED TO BE SUBDIVIDED

Describe any buildings and any structures on the land and whether they are to be demolished or removed or moved

NONE

8. WATER AND SEWER SERVICES


If the proposed subdivision is to be served to other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal TOWN

9. REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF

I, DAVID J. AMANTEA hereby certify that I am the registered owner, or I am the agent authorized to act on behalf of the registered owner and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application for subdivision.

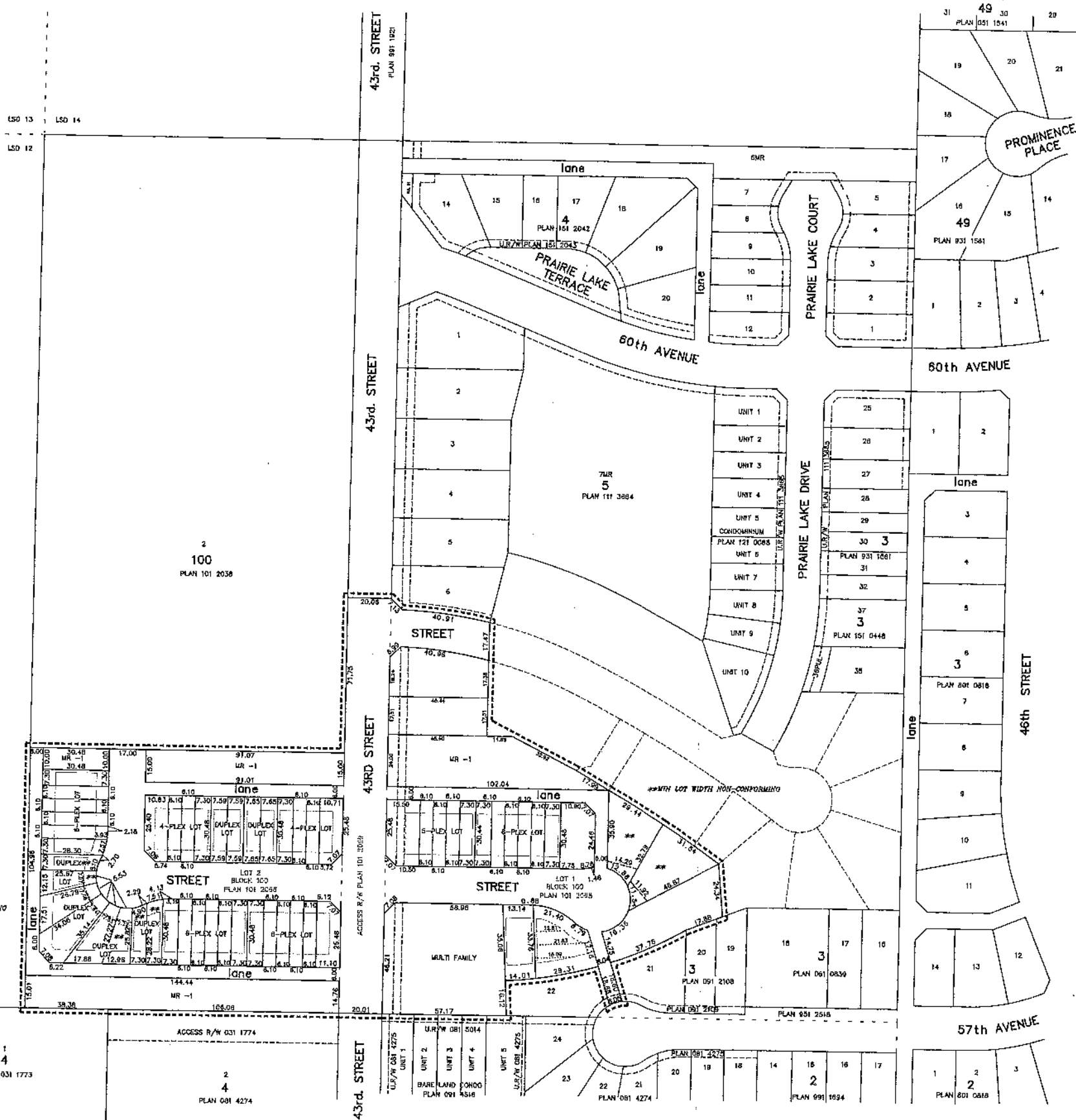
Address: Box 655, Lethbridge, Alberta, T1J 3Z4

Phone No. 403 329-4688

(Signed) 

Date October 8, 2015

N.W. 1/4 SEC. 6 - 10 - 16 - 4



PRAIRIE LAKE ESTATES - PHASE 2

NOTES:
 Portion to be approved is outlined thus -----
 and contains 3.838 ha.
 Distances are in meters and decimal parts thereof.
 Distances and areas are approximate and are
 subject to change upon final survey.

NO.	ADDED LOT	REVISION	DATE	BY
1	ADDED LOT		AUG 31/15	ml

boa brown okamura & associates ltd.
 Survey Engineering Consultants
 814 Sturford Drive, Lethbridge, Alberta

SOUTH ALTA TRADING CO. LTD.

TENTATIVE PLAN SHOWING SUBMISSION
 of part of
 LOTS 1 & 2, BLOCK 100, PLAN 101 2058
 within
 N.W. 1/4 SEC. 6; TWP. 10; RGE. 18; W.4 M.
 Town of Tober

APPROVED	DRAWN MJ	DATE AUG 19/15
	CHECKED	JOB 15-12837
	DESIGN	SHEET
	TRACKED	DRAWING
	SCALE	15-12837D
	1:1000	ISSUE

D.J. Amoroso, A.L.S.

**TOWN OF TABER
BYLAW NO. 1-2015**

A BYLAW FOR THE PURPOSE OF AMENDING THE TOWN OF TABER LAND USE BYLAW IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, CHAPTER M-26, REVISED STATUTES OF ALBERTA 2000, AS AMENDED

WHEREAS the Town of Taber adopted Land Use Bylaw No. 4-2006;

AND WHEREAS Council has received an application from the developer to amend Section 9: Narrow Lot Residential (R-2) District of the Land Use Bylaw No. 4-2006 to include Row Housing, Semi-Detached Housing, and Duplexes as a permitted use. This bylaw will also re-designate 5702 – 43rd ST; LOT 1, BLOCK 100, PLAN 1012068 and portions of 5704 – 43rd ST; LOT 2, BLOCK 100, PLAN 1012068, from Residential Condominium (RC-1), Narrow Lot Residential (R-2), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and Narrow Lot Residential (R-2) in order to better achieve the development objectives of the developer in accordance with the Town of Taber Land Use Bylaw 4-2006.

AND WHEREAS Council, having considered at a public hearing the concerns of persons claiming to be affected by this bylaw amendment application, believes that the amendment of the Land Use Bylaw 4-2006 should be allowed in order to achieve the orderly, economical and beneficial use of land in the Municipal District;

NOW THEREFORE, the Council of the Town of Taber in the Province of Alberta, duly assembled in Council hereby amends Bylaw 4-2006 as follows:

1. That Section 9: Narrow Lot Residential (R-2) District is amended to allow Row Housing, Semi-Detached Housing, and Duplexes as permitted uses as per "Schedule A".
2. That the District Requirements of Section 9: Narrow Lot Residential (R-2) District is amended as per "Schedule A".
3. That Section 9: Narrow Lot Residential (R-2) District is amended to include Special Requirements: Parking as per "Schedule A".
4. The Land Use Map contained in Land Use Bylaw No. 4-2006 is amended by the re-districting of:
CIVIC ADDRESS 5702 – 43rd ST
LOT 1
BLOCK 100
PLAN 1012068
EXCEPTING THEREOUT ALL MINES AND MINERALS

AND PORTIONS OF:
CIVIC ADDRESS 5704 – 43rd ST;
LOT 2
BLOCK 100
PLAN 1012068

EXCEPTING THEREOUT ALL MINES AND MINERALS

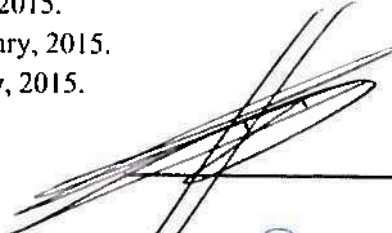
as identified in the attached figure, "Schedule B", from Residential Condominium (RC-1), Narrow Lot Residential (R-2), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1) to Low Density Residential (LR-1) and Narrow Lot Residential (R-2).

5. The remainder of Bylaw 4-2006 is not amended by this Bylaw 1-2015 and remains in full force and effect.
6. It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.


RES. 48/2015 **READ** a first time this 26th day of January, 2015.

RES. 101/2015 **READ** a second time this 23rd day of February, 2015.

RES. 102/2015 **READ** a third time this 23rd day of February, 2015.



Mayor



Chief Administrative Officer

"SCHEDULE A"

CP

TB

SECTION 9: Narrow Lot Residential (R-2) DISTRICT

(As amended Bylaw 1-2015, XXXXXX xx, 2015)

1. Purpose

This district is intended to allow for low density, medium density and narrow lot housing styles in both established and developing neighbourhoods. 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) Row housing
- (e) Duplex
- (f) Semi-detached dwelling
- (g) Utilities

Discretionary Uses

- (a) Accessory Building, Structure or Use
- (b) Home Occupation
- (c) Modular Home
- (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.

	<u>Single Detached</u>	<u>Semi-Detached</u>	<u>Row Housing</u>
Minimum Lot Area per Dwelling Unit:	350 m ²	220 m ²	180 m ²
Minimum Lot Width:	11 metres	9 metres	6 metres
Minimum Front Yard:	5.5 metres	6 metres	6 metres
Minimum Rear Yard:	6 metres	5 metres	5 metres
Minimum Exterior Side Yard (corner lot):	5 metres	5 metres	5 metres
Minimum Interior Side Yard:	1.2 metres*	1.2 metres*	1.2 metres*
Maximum Building Height:	10.5 metres	10.5 metres	10.5 metres
Maximum Building Coverage:	50%	65%	65%
Minimum Landscape Area:	25%	25%	25%

[Handwritten signature]
245

SECTION 9: Narrow Lot Residential (R-2) DISTRICT

*Note: The interior side yard requirement may be reduced to 0 metres setback for semi-detached and row housing on common lot lines (partywalls).

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 0.6 metre (2 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.

5. Special Requirements: Building Design

Further to Section 3 (19) regarding building design, when this district is applied to existing communities new infill housing shall be designed to complement the existing neighbourhood character and nearby housing designs, to the satisfaction of the Development Authority.

6. Special Requirements: Parking

Notwithstanding the parking requirements for residential uses identified in Section 3 of this by-law, two (2) parking stalls per unit are required for row housing units plus one (1) stall per five units assigned for guest parking.

7. Special Requirements: Modular Home

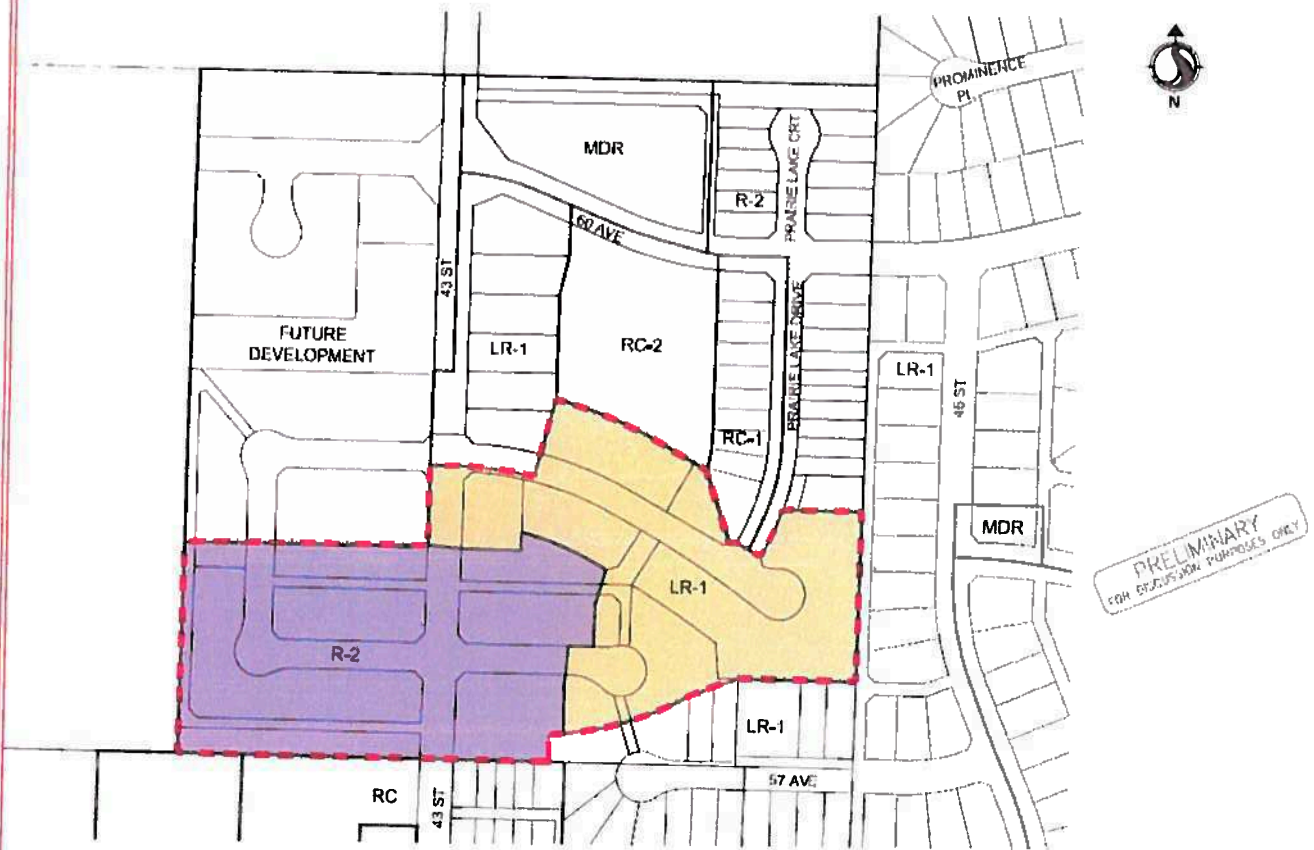
Modular homes may only be approved by the Development Officer if the proposal meets the following criteria:

- 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.

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1.0

"SCHEDULE B"



Subject portion of 5702 – 43rd ST; LOT 1, BLOCK 100, PLAN 1012068 and portions of 5704 – 43rd ST; LOT 2, BLOCK 100, PLAN 1012068

From: Residential Condominium (RC-1), Narrow Lot Residential (R-2), Limited Institutional/Recreation (L-IR), and Low Density Residential (LR-1)

To: Low Density Residential (LR-1) and Narrow Lot Residential (R-2)

13

- b) in the event that the Town considers that any cleanup or removal of construction debris, foreign material or dirt is required, the Developer shall, within Forty-Eight (48) hours of receiving notice from the Town, take all necessary action as determined by the Town, failing which, the Town may take action and charge back all costs and expenses to the Developer; and
- c) in respect to a residential Subdivision, the Developer's obligations under this Section shall cease and determine in respect to the Subdivision Area when housing construction has been completed on Ninety-Five (95%) percent of the lots within the Subdivision Area.

19.4 The Town shall assume the normal maintenance of all other Public Properties which have been seeded to grass, such as parks, buffer strips, and the like, after satisfactory germination and establishment of grass sown by the Developer on such Public Properties, and upon issuance of the Construction Completion Certificate.

20. SECURITY

20.1 In order to ensure to the Town full compliance by the Developer with the terms, covenants and conditions of this Policy and Procedures and the subject Development Agreement, the Developer shall be required to deliver and deposit with the Town, security in the form hereinafter prescribed and that the following provisions shall apply to determining the amount of the security and the time or times at which the security shall be deposited with the Town:

- a) the security shall be deposited by the Developer with the Town in the case of a Development upon execution of the Development Agreement and in the case of a Subdivision prior to the Town's consent to and release of the Plan of Subdivision for the Subdivision Area for registration at the Land Titles Office, and in any event prior to Commencement of Construction of the Municipal Improvements for the Subdivision Area/Development Area;
- b) the security in respect of the Subdivision Area, shall be in one of the following forms:
 - (i) an irrevocable letter of credit payable to the Town with a face amount equivalent to an amount equaling ONE HUNDRED (100%) percent of the estimated cost of constructing and installing the Municipal Improvements, including Landscaping (the "Letter of Credit"), and such other amounts as are required elsewhere under the provisions of this Agreement; or
 - (ii) for developers who have a proven track record within the Town of Taber where previous developments have no lingering deficiency issues and quality construction has occurred, an irrevocable letter of credit payable to the Town with a face amount equivalent to an amount equaling THIRTY (30%) percent of the estimated cost of constructing and installing the Municipal Improvements, including Landscaping (the "Letter of Credit"), and such other amounts as are required elsewhere under the provisions of this Agreement;
- c) the estimated cost for the Municipal Improvements shall be determined as follows:
 - (i) if known at the time that the Development Agreement is made, the Cost Estimate will be included as a Schedule to the Development Agreement;

