



## AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON JUNE-20-16 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 OF THE REGULAR MEETING OF THE DEVELOPMENT AUTHORITY	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 6.	ACTION ITEMS	
ITEM No. 6.a.	SUBDIVISION TT16-0-005	X
ITEM No. 6.b.	DEVELOPMENT PERMIT 16-43	X
ITEM No. 6.c.	BUILDING PERMIT STATISTICS - MAY 2016	X
ITEM No. 7.	MEDIA INQUIRIES	
ITEM No. 8.	CLOSED SESSION	
ITEM No. 9.	OPEN SESSION	
ITEM No. 10.	CLOSE OF MEETING	X



## Development Authority Request for Decision

<b>Meeting Date:</b> June 20, 2016	
<b>Subject:</b> Minutes of the Regular Meeting of the Development Authority	
<b>Recommendation:</b>	That the Municipal Planning Commission adopts the minutes of the Regular Municipal Planning Commission Meeting held on May 16, 2016 as presented.
<b>Background:</b>	The minutes of the regular Municipal Planning Commission meeting held on May 16, 2016 are attached.
<b>Legislation / Authority:</b>	Section 203 of the MGA allows the Municipal Planning Commission to adopt minutes and perform other duties as delegated by Council.
<b>Strategic Plan Alignment:</b>	N/A
<b>Financial Implication:</b>	There is no financial implication for the creation of the minutes.
<b>Service Level / Staff Resource Implication:</b>	Time was required by Administration to record the minutes of the Municipal Planning Commission's regular meeting.
<b>Justification:</b>	Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission held on May 16, 2016.
<b>Alternative(s):</b>	Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on May 16, 2016 with amendments.
<b>Attachment(s):</b>	Minutes of the Regular Meeting of the Development Authority - May 16, 2016



<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	

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 MAY-16-16, AT 4:30 PM.

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**Chairperson**  
Miles, Roger

**Members**  
Levagood, Ron  
Popadynetz, Rick  
Strojwas, Joe

**Staff**  
Armfelt, Cory  
Noble, Grace  
Tyo, Katie

**CALL TO ORDER**

R. Miles called the meeting to order at 4:33pm.

**ADOPTION OF THE AGENDA**

Moved by Councillor Strojwas the Agenda of the May 16, 2016  
Municipal Planning Commission Meeting be adopted as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None.

**ADOPTION OF THE MINUTES**

## **Minutes of the Regular Meeting of the Development Authority**

R. Miles noted the chairperson was not listed as the signing party on the minutes. Administration noted the error and would have it changed before the signing. Moved by Councillor Popadynetz that the Minutes of the April 18, 2016 Municipal Planning Commission be adopted as amended.

CARRIED UNANIMOUSLY

### **BUSINESS ARISING FROM THE MINUTES**

None.

### **ACTION ITEMS**

#### **Subdivision TT 16-0-004**

K. Tyo presented the subdivision application TT16-0-004 explaining the developer's wish to have the lots removed from the condominium plan and be switched to lots for single family dwelling units. K. Tyo explained that in order for this change to occur the lots must undergo a subdivision process.

Moved by R. Levagood that the Municipal Planning Commission recommends the Subdivision Authority approves subdivision application TT16-0-004, Units 7-10 Plan 121 0068 with conditions 1-5 as shown:

1. That approval shall apply to 4 residential lots comprised of Units 7-10 Plan 121 0068 in NW ¼ 6-10-16-W4M,
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 right or ways shall be registered against the land

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Meeting Date  
16/05/2016

for the provision of gas, power, and electrical utilities, all municipal services, and waste management facilities, plus any other service considerations 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,

4. The lot numbering and addressing must be approved by the Director of Planning and Economic Development, and
5. The subdivision shall be registered in a manner satisfactory to the Land Titles Office.

CARRIED UNANIMOUSLY

#### **DP 16-31 Move On Rowhouse (4 Units)**

K. Tyo presented the development permit application and gave a brief background into the re-zoning that occurred in Council to allow for the row house. K. Tyo explained that in order to have the parking contained on the lot a side and rear waiver is required. A discussion followed regarding the waste pick up, the required waivers, parking stalls and building code. Mr. Kevin Lund, representing the owner, was present in for any questions the Municipal Planning Commission had regarding the development.

Moved by Councillor Popadynetz that the Municipal Planning Commission approve Development Permit 16-31 for a Move on Rowhouse (4 Units) located at 5324 – 56<sup>th</sup> St., Lot 26, Block 19, Plan 5365L with conditions 1-17:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a side yard setback waiver from 3m to 2.79m is granted on both the east and west side yards,
2. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a rear yard setback waiver from 5m to 2.54m is granted,
3. The site is developed as per the site plan submitted, to the satisfaction of the Development Officer,
4. The applicant must obtain a Building Permit to ensure the

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development complies with 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,

5. If sprinkler permits are required under the Alberta Building Code, a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber,
6. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
7. A lot drainage (grade) plan illustrating water will not accumulate on the property and will create positive drainage has been submitted and the foundation must be staked by a qualified professional,
8. 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,
9. In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning and Economic Development Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit,
10. The applicant will be required to submit a servicing plan to the satisfaction of the Town of Taber prior to entering into a

Servicing Agreement with the Town of Taber,

11. The applicant will enter into a Servicing Agreement with the Town of Taber to ensure new sanitary sewer and water lines are in accordance with Town standards,
12. The applicant will be responsible for ensuring all servicing work is completed by a qualified professional. If the applicant does not secure a qualified professional, the Town of Taber will provide pricing for the servicing,
13. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of the water metre and access to Town water. Public Services shall determine if the water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 1-2010 5.29, temporary water service for a maximum of 60 days must be arranged through the Town Office,
14. The applicant will be responsible for ensuring each unit has its own garbage, recycling, and composting services in accordance with the Waste, Recycling, and Compostable Material Bylaw 4-2016,
- 15.8 Parking stalls are to be developed on the property to the satisfaction of the Development Officer,
16. The applicant will be required to submit a plan for the exterior finish of the building to the satisfaction of the Municipal Planning Commission,
17. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

### **Building Permit Statistics - April 2016**

The Municipal Planning Commission directed administration to share the building permit statistics with the Taber Times each month. Moved by Councillor Strojwas that the Municipal Planning Commission accept the report on the April 2016 Building Statistics as information.

CARRIED UNANIMOUSLY

111/2016

Meeting Date  
16/05/2016



**MEDIA INQUIRIES**

None.

**CLOSED SESSION**

None.

**OPEN SESSION**

N/A

**CLOSE OF MEETING**

Moved by R. Levagood that the meeting of the Municipal Planning Commission be adjourned at 4:50pm.

CARRIED UNANIMOUSLY

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CHAIRPERSON



## Development Authority Request for Decision

**Meeting Date:** June 20, 2016

**Subject:** Subdivision TT16-0-005

**Recommendation:**

That the Municipal Planning Commission recommends the Subdivision Authority approves subdivision application TT16-0-005, 5817 62<sup>nd</sup> St., North Half of Lot 15, Block 3, Plan 3042JK, NE ¼ Sec 5-10-16-W4 with the following conditions:

1. That approval shall apply to the North Half of Lot 15, Block 3, Plan 3042JK,
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. A waiver will be granted for proposed Lot 19, Block 3, Plan 3042JK for the front yard setback shortfall of 3.60m between the north property line and the north side of the building,
6. A waiver will be granted for proposed Lot 19, Block 3, Plan 3042JK for the interior side yard setback shortfall of 2.16m between the east property line and east side of the building,
7. A waiver will be granted for proposed Lot 20, Block 3, Plan 3042JK for the side yard setback shortfall of 2.14m between the west property line and the west side of the mini-storage,
8. A waiver will be granted for proposed Lot 20, Block 3, Plan 3042JK for the rear yard setback shortfall of 0.57m between the south property line and the south side of the mini-storage,
9. The applicant shall provide new water and sewer service connections



	<p>for proposed Lot 20, and</p> <p>10. A detailed servicing plan shall be submitted and approved by the Director of Public Works prior to construction. These plans shall include items such as drainage requirements, access, grading, sewer and water servicing, proposed service connection,</p> <p>11. The applicant will enter into a servicing agreement with the Town of Taber prior to installing the water and sanitary sewer connections, and</p> <p>12. 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.</p>
<b>Background:</b>	Administration has received a subdivision application for approval on the above mentioned address. The intention of the application is to subdivide the property into 2 lots for the two businesses located on the lot. The application has been circulated to adjacent landowners as well as internal departments and relevant external agencies. Their comments have been attached.
<b>Legislation / Authority:</b>	Bylaw A-356, Sec. 4 and Sec. 13(b)(c)
<b>Strategic Plan Alignment:</b>	The subdivision aligns with Council's Strategic Plan Economic Goal #1 by creating conditions for business success and economic development.
<b>Financial Implication:</b>	The applicant has paid \$850.00 in subdivision fees. These fees cover the costs of advertising and circulation to affected parties.
<b>Service Level / Staff Resource Implication:</b>	Administration's time was required to process the subdivision application, advertise, and circulate to neighbours, internal departments, and external agencies.
<b>Justification:</b>	The subdivision would allow for the two businesses to operate on their own separate lots.
<b>Alternative(s):</b>	<p>Alternative #1: The Municipal Planning Commission recommends the Subdivision Authority approve application TT16-0-005, 5817 62<sup>nd</sup> St., North Half of Lot 15, Block 3, Plan 3042JK, NE ¼ Sec 5-10-16-W4 with amendments to the conditions.</p> <p>Alternative #2: The Municipal Planning Commission recommends the Subdivision Authority not approve application TT16-0-005, 5817 62<sup>nd</sup> St., North</p>



	Half of Lot 15, Block 3, Plan 3042JK, NE ¼ Sec 5-10-16-W4.
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<b>Attachment(s):</b>	Subdivision Application Subdivision Plan Subdivision Advertisement External Agency Comments Internal Comments
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	



APPLICATION FOR SUBDIVISION

FOR OFFICE USE ONLY		
DATE of receipt of completed Form 1:	FEES submitted (non-refundable):	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: GREG PYAK Address and phone no. [REDACTED]  
Name in block capitals

2. Name of agent (person authorized to act on behalf of registered owner), if any: BRUCE BARNETT Address and phone no. [REDACTED]  
Name in block capitals

3. LEGAL DESCRIPTION AND AREA OF LAND TO BE SUBDIVIDED  
 All / part of the 04 1/4 sec. 16 Twp. 10 Range 05 West of 4 meridian  
 Being all / parts of lot 15 block 3 Twp. Plan No. 3042JK C.O.T. No. \_\_\_\_\_  
 Area of the above parcel of land to be subdivided \_\_\_\_\_ hectares  
 Municipal address (if applicable) \_\_\_\_\_

4. LOCATION OF LAND TO BE SUBDIVIDED  
 a. The land is situated in the municipality of TOWN TABER  
 b. Is the land situated immediately adjacent to the municipal boundary? Yes \_\_\_\_\_ No   
 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   
 If "yes", the highway is No. \_\_\_\_\_  
 d. Does the proposed parcel contain or is it bounded by a river, stream, lake or other body of water or by a drainage ditch or canal? Yes \_\_\_\_\_ No   
 If "yes", state its name \_\_\_\_\_  
 e. Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes \_\_\_\_\_ No

5. EXISTING AND PROPOSED USE OF LAND TO BE SUBDIVIDED  
 Describe:  
 a. Existing use of the land MINI STORAGE FACILITY  
 b. Proposed use of the land RENT STORAGE UNITS  
 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, rolling, steep, mixed) FLAT  
 b. Describe the nature of the vegetation and water on the land (bush, shrubs, tree stands, woodlots, etc. - sloughs, creeks, etc.) N/A  
 c. Describe the kind of soil on the land (sandy, loam, clay, etc.) \_\_\_\_\_

7. EXISTING BUILDINGS ON THE LAND TO BE SUBDIVIDED  
 Describe any buildings and any structures on the land and whether they are to be demolished or moved  
 \_\_\_\_\_

8. WATER AND SEWER SERVICES  
 If the proposed subdivision is to be served by other than a water distribution system and a wastewater collection system, describe the manner of providing water and sewage disposal  
NO

9. REGISTERED OWNER OR PERSON ACTING ON THE REGISTERED OWNER'S BEHALF  
 I BRUCE BARNETT hereby certify that  I am the registered owner, or  I am the agent authorized to act on behalf of the registered owner  
(Full Name)  
 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 \_\_\_\_\_ (Signed) Greg Pyak  
 Phone No. \_\_\_\_\_ Date MAY 19 2016

FURTHER INFORMATION MAY BE PROVIDED BY THE APPLICANT ON THE REVERSE OF THIS FORM.

IMPORTANT: Please fill out the right of entry authorization on reverse.

Mail or deliver the completed application form, detailed sketch and required fee to the  
 Town of Taber, Planning and Development Office  
 4900A - 50 Street, Taber, Alberta T1G 1T1 (Phone: 223-5500)



**PLAN**

SHOWING  
**PROPOSED SUBDIVISION**

FOR THE NORTH HALF OF  
**LOT 15, BLOCK 3, PLAN 3042 JK**

WITHIN  
**N.E. 1/4 SEC. 5, TWP. 10, RGE. 16, W4M**

**TOWN OF TABER**

CERTIFICATE OF TITLE  
**# 071 256 783**

**LEGEND**

AREA TO BE REGISTERED IS OUTLINED THUS .....  
AND CONTAINS 0.295 ha  
DISTANCES ARE IN METRES AND DECIMALS THEREOF

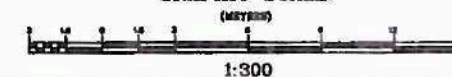
BEARINGS ARE ASSUMED AND DERIVED FROM REGISTERED PLAN

- E. .... EAST
- ha ..... HECTARE
- I ..... STATUTORY IRON POST
- M ..... MERIDIAN
- N. .... NORTH
- No. .... NUMBER
- Reg. .... REGISTRATION
- RGE. .... RANGE
- R/W ..... RIGHT OF WAY
- S ..... SOUTH
- SEC. .... SECTION
- TWP. .... TOWNSHIP
- W ..... WEST

- INDICATES ASPHALT [shaded box]
- INDICATES BUILDINGS [orange box]
- INDICATES CONCRETE [white box]
- INDICATES GRAVEL [light blue box]
- INDICATES GRASS [light green box]
- INDICATES PROPERTY [yellow box]

- FIRE HYDRANTS ARE SHOWN THUS [circle with cross]
- POWER LINES ARE SHOWN THUS [line with cross]
- POWER POLES, LAMP POSTS, ARE SHOWN THUS [star]
- SIGNS ARE SHOWN THUS [circle with X]
- ELECTRIC PLUG-INS ARE SHOWN THUS [circle with dot]

**GRAPHIC SCALE**



REGISTERED OWNERS: GREG'S AIR TANK SERVICE LTD.

ALBERTA LAND SURVEYOR  
NAME: BRUCE A. BARNETT, A.L.S. Reg. No. 615

DATE OF SURVEY: MAY 5th, 2016

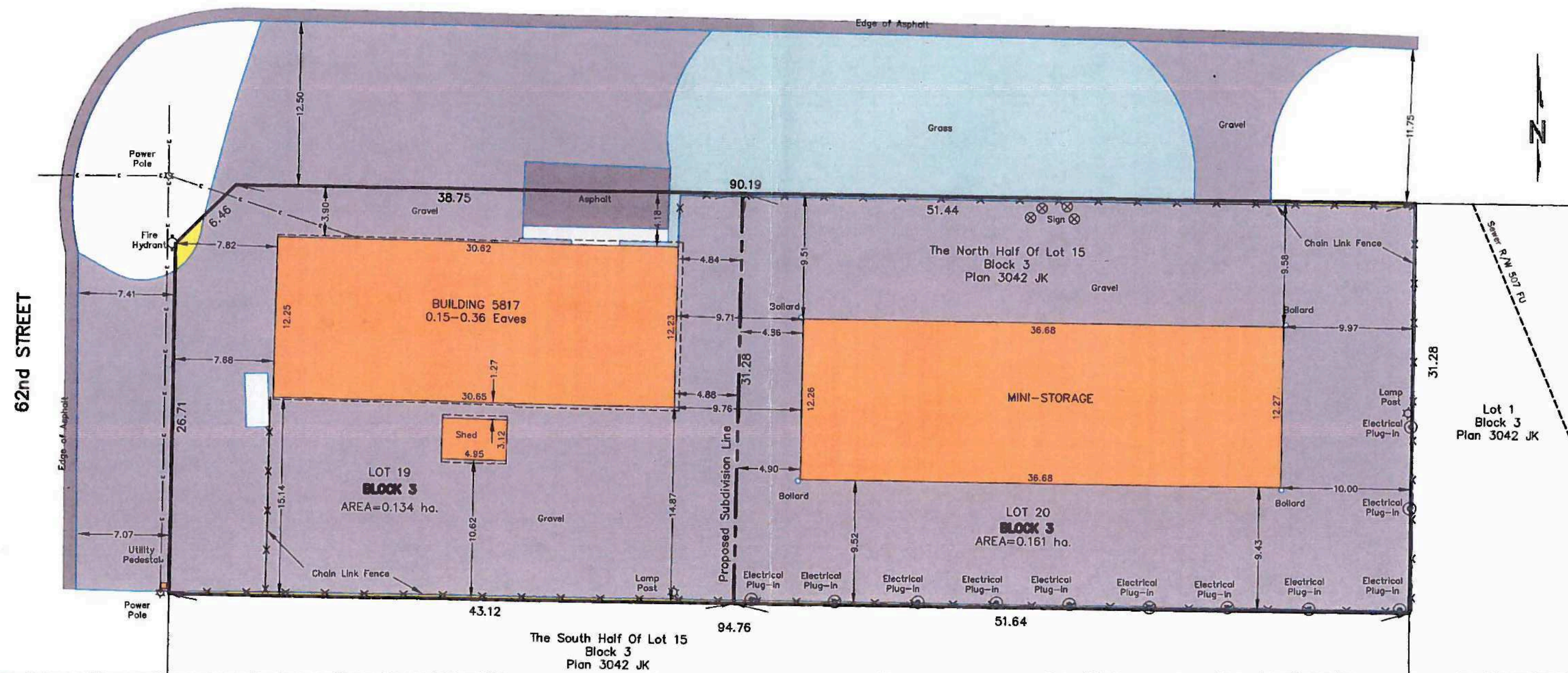


MARTIN GEOMATIC CONSULTANTS LTD.  
LETHBRIDGE, ALBERTA

DRAWN BY: JML  
CLIENT: GREG PYNE  
FILE No.: 166498LS\_PRO\_SUB.dwg

5/10/2016 1:18 PM Z:\Active Projects\166498 SUB Pyne\CADD\LEGAL FIELD\dwg\166498LS\_PRO\_SUB.dwg

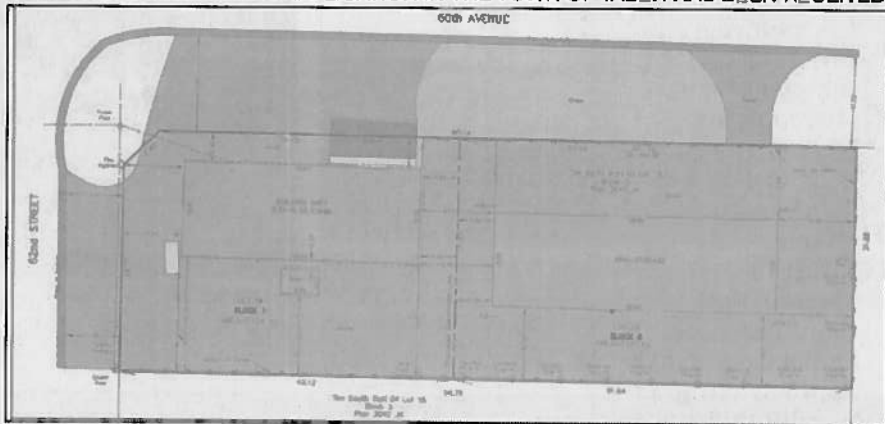
**60th AVENUE**





# 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



**PROPERTY DESCRIPTION**  
NW ¼ SEC 5 TWP 10 RNG 16 W4M

**OWNER (Agent)/PROPOSAL**

**SUBDIVISION APPLICATION TT-16-0-005**  
**PLAN 3042 JK, BLOCK 3, LOT 15**

Martin Geomatic Consultants Ltd. proposes as follows: An application intended to subdivide the subject property (0.295HA) into 2 industrial 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 June 9, 2016. 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 403-223-5500 ext. 5551.

June 13, 2016

TELUS FILE: C2016-827S  
YOUR FILE: TT16-0-005

Town of Taber

Email: [grace.noble@taber.ca](mailto:grace.noble@taber.ca)

**RE: TELUS COMMUNICATIONS INC ('TELUS')**  
**SUBDIVISION REPLY**  
**LEGAL LAND: NW 5-10-16 W4M**

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We understand that application has been made for a subdivision over the abovementioned land.

Please accept this letter advising TELUS Communications Inc. has **no objections** to the current land owner proceeding with this application.

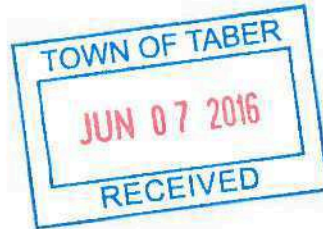
It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the land owner.

If you have any questions or concerns, please contact the undersigned.

Yours truly,

Amanda Stringile  
Property Administrator  
Rights of Way Alberta  
Real Estate Department





**APPLICATION FOR SUBDIVISION OF LAND**

Our File: TT16-0-005

Date of Receipt: May 20, 2016

May 25, 2016

REFERRAL TO: TELUS, Fortis Network Alberta, ATCO Gas, Shaw Cable, Alberta Health Services, Horizon School Division #67, Holy Spirit RC Separate Regional Division #4, ATCO Gas/Engineering, ERCB, Taber Irrigation District, Canada Post, and ATCO Pipelines.

FROM: Grace Noble, Assistant Development Officer.

Subject: **SUBDIVISION APPLICATION**  
**WITHIN NW ¼ 5-10-16 W4M**  
**NORTH HALF OF LOT 15, BLOCK 3, PLAN 3042 JK**  
**Taber, AB.**

The Town of Taber is in receipt of an application to subdivide the above noted property. This application is intended subdivide the existing 0.295ha parcel into 2 industrial lots.

Please see the enclosed application form and diagram for further details.

In accordance with Section 5 of the Province of Alberta Municipal Government Act Subdivision and Development Regulation, please submit your comments respecting the proposed subdivision.

To assist the Town of Taber in complying with the statutory limit for making a decision on this application, **please reply before June 13, 2016.**

Please contact this office at 403-223-5500 ext. 5551 or email [grace.noble@taber.ca](mailto:grace.noble@taber.ca) if you require any further information.

Sincerely,

Grace Noble  
Assistant Development Officer  
Attachments

*Fortis Alberta Inc.  
No Easement Required.*

**GARRY SIMPSON**  
**LAND AGENT**  
**LICENSE # 4140**



DATE: May 31, 2016

Town of Taber

**Attention:** Katie Tyo, Development Officer

Fax: (403) 223-5530

**RE: Your File: TT16-0-005****Legal Description: Within NW ¼ 5-10-16 W4M  
North half of Lot 15, Block 3, Plan 3042 JK  
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 no further objections.
- The developer must determine the exact location of the existing service line(s). This can be done by contacting Alberta 1<sup>st</sup> 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

## Alberta Health Services

4326 50 Avenue Taber, AB T1G 1N9

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

### LAND USE INSPECTION REPORT

<b>Mail To:</b> A - 4900 50 Street Taber, AB T1G 1T1	<b>Our File Number:</b> 541-0004932-39 <b>Inspection Date:</b> June 2, 2016 <b>Report Date:</b> June 2, 2016
<b>Attention:</b> Town of Taber	
<b>Facility Inspected:</b> Town of Taber Facility Contact: Town of Taber Site Phone: 403-223-5500 Site Fax: 403-223-5530	<b>Site Address:</b> A - 4900 50 Street Taber, AB T1G 1T1
<b>Facility Category:</b> Land Use, Development	
<b>Inspection Type:</b> Demand Inspection: Subdivision	
<b>Action(s) Taken:</b> No Objection	
<b>Delivery Method:</b> Email	

File number TT2016-0-005; NW 5-10-16 W4M, North half of Lot 15, Block 3, Plan 3042 JK; Town of Taber

Attn: Grace Noble

After a review of the inspection provided and an on site visit, this office has no objections to the proposed subdivision provided that all applicable regulations, standards and bylaws 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



**June 10, 2016**

**Grace Noble,  
Assistant Development Officer  
Town of Taber  
A – 4900 50 St.  
TABER, Alberta  
T1G 1T1**

**Re: Subdivision Application within NW ¼ 5-10-16-W4M  
North Half of Lot 15, Block 3, Plan 3042 JK  
Taber, AB  
Your File: TT16-0-005**

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Dear Grace;

The Taber Irrigation District (TID) has reviewed the above-referenced application and revised subdivision plan File No. 166498LS\_PRO\_SUB.dwg. TID has no objection to the proposed subdivision.

Sincerely,



**Christopher W. Gallagher, P. Eng.  
District Manager**

cc: K. Ross, T. Wikkerink



## Noble, Grace

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**From:** Isabel.Solis@atco.com  
**Sent:** June-15-16 3:40 PM  
**To:** Noble, Grace  
**Subject:** 16-1895 Response - Taber Subdivision Referral TT16-0-005  
**Attachments:** Signed Agency Referral.pdf; Application.pdf; TT 16-0-005 Tentative Subdivision Plan.pdf

ATCO PIPELINES has no objection.

Thank you 😊

### Isabel Solis

Administrative Coordinator | Operations Engineering  
**ATCO Pipelines | Global Pipelines & Liquids Business Unit**  
7210 42 Street NW | Edmonton, AB T6B 3H1  
T. 780.420.3896 | F. 780.420.7411  
E. [isabel.solis@atco.com](mailto:isabel.solis@atco.com)  
W. [ATCOPipelines.com](http://ATCOPipelines.com)

Follow us on Twitter @ATCOPipelines

Please note my new email address [isabel.solis@atco.com](mailto:isabel.solis@atco.com) and update your records. Thank you.

---

**From:** Noble, Grace [<mailto:grace.noble@taber.ca>]  
**Sent:** Wednesday, May 25, 2016 1:34 PM  
**To:** Solis, Isabel  
**Subject:** Taber Subdivision Referral TT16-0-005

Good Afternoon Isabel,

Please see the attached documents for a recently received subdivision here in Taber, AB. If you have any questions or concerns please don't hesitate to contact me.

Sincerely,

Grace Noble  
Assistant Development Officer  
Town of Taber  
403-223-6009  
[grace.noble@taber.ca](mailto:grace.noble@taber.ca)

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.

May 25, 2016



File: TT16-0-005

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Martin Geomatic Consultants Ltd.

**Subject:** SUBDIVISION APPLICATION  
WITHIN NE ¼ 5-10-16 W 4<sup>th</sup> M  
NORTH HALF OF LOT 15, BLOCK 3, PLAN 3042 JK  
Taber, AB.

**Proposed Subdivision:** Martin Geomatic Consultants Ltd. proposes as follows: an application intended to subdivide the above noted property into 2 industrial lots.

Preliminary Stage:

Application Submitted:

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

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Zuidhof, Epcor  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

### Your Comments:

- NO OBJECTION TO PROPOSAL
  - RECOMMEND THAT WATER AND SEWAGE LINES BE REQUIRED FOR BOTH LOTS PRIOR TO ENDORSEMENT, NOT DEFERRED, REASON - IT IS EASIEST NOW BECAUSE THIS IS WHEN MONEY IS MADE ON THE LOT SALE, AND HAVING WATER AND SEWER LINES INCREASE LOT POTENTIAL (DEVELOPMENT OPTIONS) IN FUTURE.
  - ADDRESS AND STORM SEWER ISSUES, IF NECESSARY,
- Please return comments to Planning Department by June 9, 2016**

cc: Tax & Utility Clerk



May 25, 2016



File: TT16-0-005

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Martin Geomatic Consultants Ltd.

**Subject:** SUBDIVISION APPLICATION  
WITHIN NE ¼ 5-10-16 W 4<sup>th</sup> M  
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 Superior Safety Codes

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Zuidhof, Epcor  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

**Your Comments:**

- FIRE REGULATIONS APPLY  
- WATER FLOW REQUIREMENTS TO CONFORM.  
- CONST. TO CONFORM TO ABC 2014

**Please return comments to Planning Department by June 9, 2016**

cc: Tax & Utility Clerk

May 25, 2016



File: TT16-0-005

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 Superior Safety Codes

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Zuidhof, Epcor  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

**Your Comments:**

*Are there separate services needed for each property  
Water + Sewer.*

*If services are needed they are at owners cost and  
must be installed by a qualified contractor.  
Same as above RL*

*RL*

**Please return comments to Planning Department by June 9, 2016**

cc: Tax & Utility Clerk

May 25, 2016



File: TT16-0-005

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

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 Aline Holmen, DR  
 Superior Safety Codes

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Zuidhof, Epcor  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

**Your Comments:**

*WATER FLOW CAPABLE AND ACCESS BY ENGINES*

*NO OTHER CONCERNS*

*STEVE MUNSHAW*

*JUNE 7/2016*

**Please return comments to Planning Department by June 9, 2016**

cc: Tax & Utility Clerk



May 25, 2016



File: TT16-0-005

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Martin Geomatic Consultants Ltd.

**Subject:** SUBDIVISION APPLICATION  
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Application Submitted:

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

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Zuidhof, Epcor  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

**Your Comments:**

*NO concerns.*

*[Signature]*  
*10/05/30*

**Please return comments to Planning Department by June 9, 2016**

cc: Tax & Utility Clerk



## Development Authority Request for Decision

**Meeting Date:** June 20, 2016

**Subject:** Development Permit 16-43

**Recommendation:**

That the Municipal Planning Commission approves Development Permit 16-43 for a Garage and Carport located at 5603 54 St., Lot 11 Block 8 Plan 4919GD with the following conditions:

1. The site is developed as per the site plan submitted,
2. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, an exterior side yard setback waiver reducing the distance from 3m to 1.5m between the south property line and the proposed carport is granted,
3. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, an exterior side yard setback waiver reducing the distance from 3m to 1.5m between the south property line and the south wall of the proposed garage is 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,
5. The exterior finish of the detached garage and attached carport shall be professionally manufactured and complimentary to the finishing of the neighbouring properties and subject dwelling,
6. The detached garage must be accessed from the lane,
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),



	<p>8. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,</p> <p>9. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.</p>
<b>Background:</b>	Administration has received an application for a detached garage and an attached carport located at 5603 54 <sup>th</sup> Street. The garage is a permitted use under the Land Use Bylaw however the applicant is requesting a side yard waiver. The carport is a discretionary use, as an Accessory Building and would also require a side yard waiver.
<b>Legislation / Authority:</b>	Land Use Bylaw 4-2006 Section 2(1) states the Development Authority can be the Municipal Planning Commission.
<b>Strategic Plan Alignment:</b>	N/A
<b>Financial Implication:</b>	The applicant has paid the \$300.00 Development Permit Fee.
<b>Service Level / Staff Resource Implication:</b>	Staff time is required to advertise and circulate the Development Permit.
<b>Justification:</b>	The proposed development is similar to other residential development and the additional buildings would increase the property value.
<b>Alternative(s):</b>	<p>Alternative #1: That the Municipal Planning Commission approves Development Permit 16-43 for a detached garage and an attached carport located at 5603 54<sup>th</sup> Street with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Development Permit 16-43 for a detached garage and an attached carport located at 5603 54<sup>th</sup> Street with reasons.</p>
<b>Attachment(s):</b>	<p>DP 16-43 Application</p> <p>5603 54th Street Site Plan</p> <p>5603 54th Street Map</p>



<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	



**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: LR-2 Roll Number: 5654110 Application Number 16-43

Date of Application: JUNE 9, 2016 Date Application Deemed Complete: \_\_\_\_\_

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: \_\_\_\_\_)

MARGARITHA GUENTHER

Applicant: \_\_\_\_\_ Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Postal Code: \_\_\_\_\_

Registered Owner: JOHAN GUENTHER ANNA FRIESEN  
MARGARITHA GUENTHER Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Postal Code: \_\_\_\_\_

Legal Description of Property to be Developed: Lot: 11 Block: 8 Plan: 4919 GA

Municipal Address: 3603 34 STREET TABER

Proposed Use of Site: DOUBLE DETACHED GARAGE AND AN 750 SQ FT  
ATTACHED CARPORT 518 SQ FT  
(describe in detail - attach additional information if necessary)

Existing Use of Site: RESIDENTIAL

If Development is Temporary, State for What Period JULY 25 - OCT 31 / 16

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

Proposed Setback from Property Lines:

Front Yard: 7.63 m Side Yards: 1.15 m 10.97 m Rear Yard: 3.64 m

Present Use of Adjacent Properties: RESIDENTIAL

	Existing	Proposed	N/A
<b>Access:</b>			
Provincial Highway # _____			
Municipal Road .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Subdivision Road .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Undeveloped Road Allowance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Road (i.e. Condominium).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
<b>Services:</b>			
<b>Water Supply</b>			
Municipally owned and operated piped water system.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____			
<b>Sewage Disposal</b>			
Municipally owned and operated sanitary sewer system .....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify) _____			
<b>Storm Drainage</b>			
Municipal Sewers.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Swales.....	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Additional Information (Based on Proposed Development)**  
 2 Copies of Site Plan Attached?  yes  no  
 Drainage Plan/Elevations Included?  yes  no  
 Will you be applying for a Building Permit?  yes  no  
 Will you be applying for a Business License?  yes  no

Lot Width:	<u>66.6 FT</u>	Lot Depth:	<u>125.09 FT</u>
Lot Area:	<u>8331 SQ FT</u>	New Construction Area (ft <sup>2</sup> ):	<u>1268 SQ FT</u>
Lot Coverage By New Construction (%):	<u>15.1% M/L</u>	Total Site Coverage (%):	<u>28% M/L</u>
Number of Loading Spaces:	<u>0</u>	Building Height:	<u>14.5 FT</u>
Driveway Width:	<u>28 FT</u>	Landscaped Open Space (%):	<u>5999 SAFT M/L</u>
Number of Units:	<u>2</u>	No. Off Street Parking Spaces:	<u>2</u>

Estimated Commencement Date: JULY 25 2016 Estimated Completion Date: OCTOBER 31 2016  
 OR SOONER IF POSSIBLE  
 Application Fee: 300.00 Construction Value \$: \_\_\_\_\_

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

The personal information provided as part of this application is collected under Section 303 and 285 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 A4800 - 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.

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

Signature of Applicant or Agent: Margaritha Guenther Print Name: MARGARITHA GUENTHER

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



# ALBERTA LAND SURVEYOR'S REAL PROPERTY REPORT

**LEGAL DESCRIPTION OF PROPERTY:** PLAN 4919 GD; BLOCK 8; LOT 11

**MUNICIPAL ADDRESS:** 5603 - 54th STREET  
TABER, ALBERTA

**CLIENT:** BALDRY SUGDEN LLP

**DATE of SURVEY:** June 23, 2015 **DATE of TITLE SEARCH:** June 11, 2015

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

1. the plan illustrates the boundaries of the property, the improvements as defined in Part D, Section 8.5 of the Alberta Land Surveyors' Association's Manual of Standard Practice, registered easements and rights-of-way affecting the extent of the title to the property;
2. the improvements are entirely within the boundaries of the property;
3. no visible encroachments exist on the property from any improvements situated on an adjoining property;
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the property.

**Disclaimer.** This report and related plan have been prepared for the benefit of the property owner, subsequent owners, and any of their agents for the purpose of a land conveyance, support of a subdivision application, a mortgage application, a submission to the municipality for a compliance certificate, etc.). Copying is permitted only for the benefit of these parties, and only if the plan remains attached.

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

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

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

## LEGEND

Statutory iron post found.....●	Utility Box.....■
Iron bar found.....◆	Fence Line — X —
Sign.....⊙	Property Line ———
Utility Pole.....⊕	Guy Wire.....GW
Light Standard.....◆	Property Line.....P/L

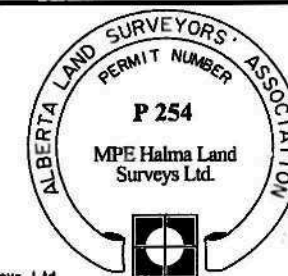
- Distances are ground and are expressed in metres and decimals thereof
- Unless otherwise specified, the dimensions shown relate to perpendicular distances from property boundaries to the greatest extent of exterior walls only at the date of survey.
- Eaves are dimensioned to the line of the fascia.
- Fence lines are within 0.20 metres of property line unless otherwise noted.
- The property is subject to the following encumbrances affecting extent of title:  
-NONE

DATED AT LETHBRIDGE, ALBERTA,  
THIS 26th DAY OF JUNE, 2015.

*[Signature]*

MICHAEL A. THOMPSON  
ALBERTA LAND SURVEYOR

Copyright © 2015, MPE Halma Land Surveys Ltd.



JOB: 80214-051

**MPE HALMA** LAND SURVEYS LTD.  
3320 18th Avenue N  
Lethbridge AB, T1J 6A3  
Phone (403) 381-5320  
Fax (403) 381-5388

DRAWN BY: SF

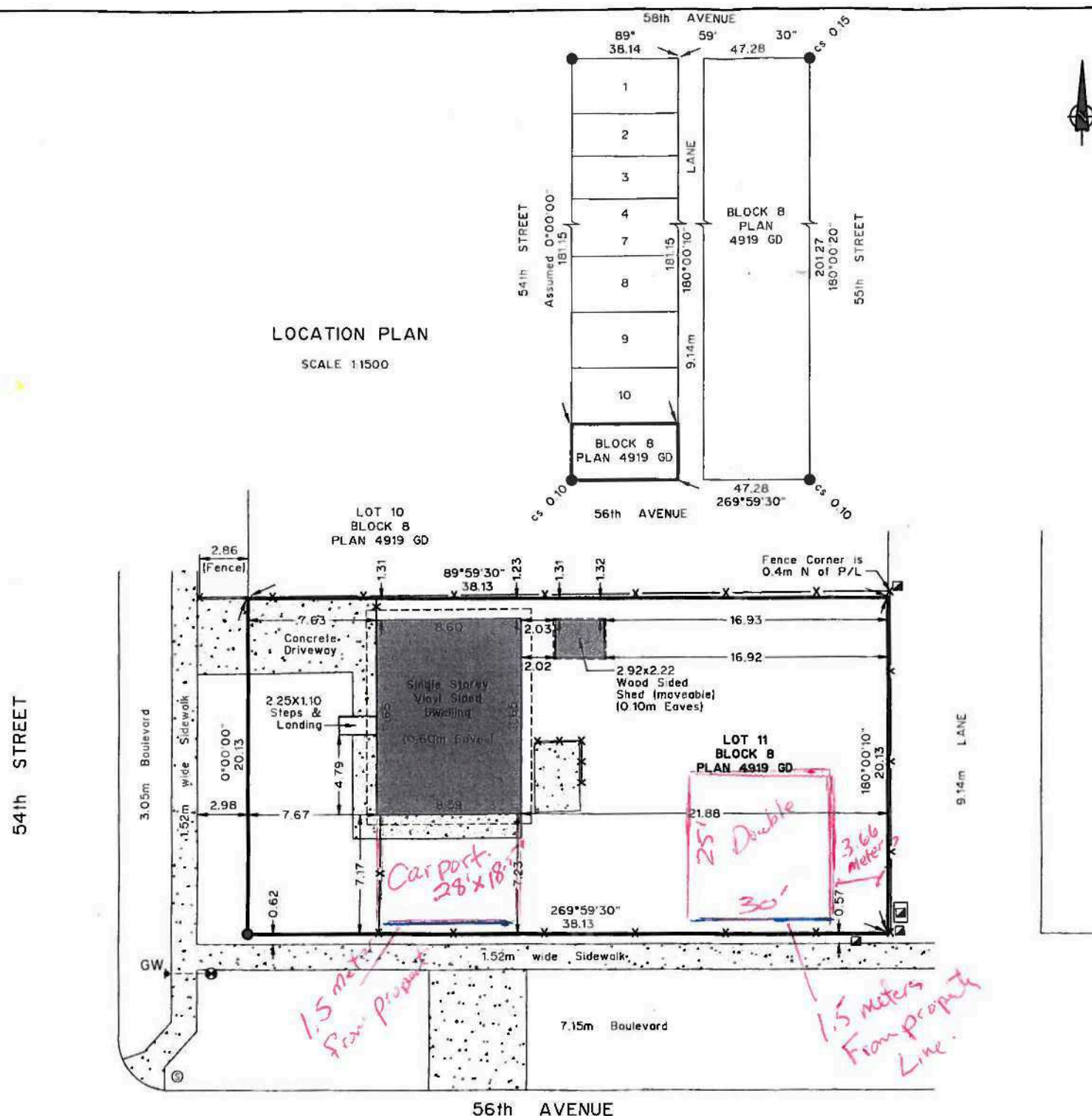
DRAWING: 80214-051RPR

LAND SURVEYS LTD.

SCALE: 1:250

## LOCATION PLAN

SCALE 1:1500



54th STREET

56th AVENUE

*1.5 meters From Property Line*

*1.5 meters From Property Line*

*Carport 28' x 18'*

*25' Double 30' 3.66 meters*





Accuracy Not Guaranteed

300 50th

56th Avenue

56th Avenue

56th Avenue

56th Avenue

56th Avenue

54th Street

53rd Street





## Development Authority Request for Decision

<b>Meeting Date: June 20, 2016</b>	
<b>Subject:</b> Building Permit Statistics - May 2016	
<b>Recommendation:</b>	That the Municipal Planning Commission accepts the May Building Permit Statistics as information.
<b>Background:</b>	Building Permit Statistics for the month of May has been compiled and are attached.
<b>Legislation / Authority:</b>	Bylaw 1-356(14)(j)
<b>Strategic Plan Alignment:</b>	N/A
<b>Financial Implication:</b>	N/A
<b>Service Level / Staff Resource Implication:</b>	The compiling of the building permit statistics is a requirement for the Planning and Economic Development department.
<b>Justification:</b>	The statistical records are an important tool to monitor building activity within the Town of Taber.
<b>Alternative(s):</b>	Alternative #1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of May as information.
<b>Attachment(s):</b>	Building Permit Statistics Package - May 2016



<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	



TOWN OF TABER

**BUILDING PERMIT STATISTICS**  
May-16

	2016 MAY			2015 MAY		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	2	498,955	3	3	632,970
2 FAMILY DWELLING				1	2	265,160
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	4		25,480	5		27,600
GARAGES & CARPORTS				2		68,240
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER						
NEW INDUSTRIAL				2		37,600
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	2		750	1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	1		100,000			
	<b>9</b>	<b>2</b>	<b>625,185</b>	<b>14</b>	<b>5</b>	<b>1,036,570</b>

	2016 YEAR TO DATE (05 2016)			2015 YEAR TO DATE (05 2015)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	8	8	2,276,065	8	8	1,410,670
2 FAMILY DWELLING				1	2	265,160
SEMI DETACHED DWELLING	1	2	520,000	2	2	299,890
MULTI FAMILY DWELLING				1	4	114,333
RESIDENTIAL ADDITIONS & ACCESS.	9		131,370	13		237,310
GARAGES & CARPORTS	3		60,180	6		169,840
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		405,000	2		10,000
NEW INDUSTRIAL				2		778,900
INDUSTRIAL ADDITIONS/ALTER				6		124,728
NEW INSTITUTIONAL	2		2,462,560			
INSTITUTIONAL ADDITIONS/ALTER				4		105,500
MOBILE HOME PARK						
DEMOLITIONS	4		10,750	3		15,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		100,000			
	<b>33</b>	<b>10</b>	<b>5,965,925</b>	<b>48</b>	<b>16</b>	<b>3,531,331</b>

**May 2016 Month End Approved Permits Construction Values**

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
111	09/05/2016	RES	SF DWELL	Approved	5343120	DUNCAN MCGREGOR HOMES LTD.	DUNCAN MCGREGOR HOMES LTD.	4424	53 AVE.	268,955.00
916002	25/05/2016	RES	DEMOLITION	Approved	5256130	CRACKNELL, BRIAN	CRACKNELL, BRIAN	5203	56 ST.	250.00
9160018	11/05/2016	RES	RES ADDS	Approved	6252650	ASH, TIMOTHY	ASH, TIMOTHY	5311	62 AVE.	5,000.00
9160019	11/05/2016	RES-D	RES ADDS	Approved	5044060	BOS, JOHN	BOS BUILDERS INC.	5024	44 ST.	2,500.00
9160022	11/05/2016	RES	RES ADDS	Approved	5343120	DUNCAN MCGREGOR HOMES LTD.	DUNCAN MCGREGOR HOMES LTD.	4424	53 AVE.	9,000.00
9160023	04/05/2016	RES	RES ADDS	Approved	5344048	1338768 ALBERTA LTD.	GENTEK, KEN	4415	53 AVE.	8,980.00
9160024	11/05/2016	RES	DEMOLITION	Approved	6248100	NEUFELD, PETER F.	NEUFELD, PETER F.	6205	48 A ST.	500.00
9160025	18/05/2016	RES	SF DWELL	Approved	6044070	SOUTH ALTA TRADING CO. LTD.	SOUTH ALTA TRADING CO. LTD.	20	PRAIRIE LAKE CRT	230,000.00
9160028	25/05/2016	COMM	PERM SIGNS	Approved	4657020	TOWN OF TABER	1904098 ALBERTA LTD.		PUBLIC ROADWAY	100,000.00

625,185.00



*Town of Taber Building Permits May 2016*

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0111 15 MU	09-May-16	DUNCAN MCGREGOR HOMES LTD.	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4424 53 AVE		NEW SINGLE FAMILY DWELLING	\$268,955.00	5343120

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0018 16 MU	11-May-16	TIMOTHY ASH	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5311 62 AVE		RESIDENTIAL ADDITION	\$5,000.00	6252650

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0019 16 MU	11-May-16	JOHN BOS	BOS BUILDERS INC.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5024 44 ST		RESIDENTIAL ADDITION	\$2,500.00	5044060

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0022 16 MU	11-May-16	DUNCAN MCGREGOR HOMES LTD.	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4424 53 AVE		RESIDENTIAL ADDITION	\$9,000.00	5343120

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0023 16 MU	04-May-16	1338768 ALBERTA LTD.	KEN GENTEK	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4415 53 AVE		RESIDENTIAL ADDITION	\$8,980.00	5344048

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0024 16 MU	11-May-16	PETER F. NEUFELD	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6205 48 A ST		DEMOLITION	\$500.00	6248100

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0025 16 MU	18-May-16	SOUTH ALTA TRADING CO. LTD.	SAME	

<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
20 PRAIRIE LAKE COURT	NEW SINGLE FAMILY DWELLING	\$230,000.00	6044070

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0026 16 MU	25-May-16	BRIAN CRACKNELL	SAME

<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5203 56 ST	DEMOLITION	\$250.00	5256130

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>
TTB B 0028 16 MU	25-May-16	TOWN OF TABER	1904098 ALBERTA LTD.

<i>Project Site Address</i>	<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
PUBLIC ROADWAY UNDER PLAN 9510237	PERMANENT SIGN	\$100,000.00	4657020