



## AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON JULY-19-16 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.	DP 16-44 COMMUNICATION TOWER	X
ITEM No. 6.b.	DP 16-47 RADIO TOWER	X
ITEM No. 6.c.	DP 16-46 ACCESSORY BUILDING	X
ITEM No. 6.d.	DP 16-50 MOVE ON ROW HOUSE	X
ITEM No. 6.e.	HOME OCCUPATION APPLICATION HO-16-11	X
ITEM No. 6.f.	BUILDING PERMIT STATISTICS - JUNE 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: July 19, 2016</b>	
<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 June 20, 2016 as presented.
<b>Background:</b>	The minutes of the regular Municipal Planning Commission meeting held on June 20, 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 June 20, 2016.
<b>Alternative(s):</b>	Alternative #1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on June 20, 2016 with amendments.
<b>Attachment(s):</b>	June 20 2016 MPC Meeting Minutes



<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 JUNE-20-16, AT 4:30 PM.

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**Chairperson**

Miles, Roger

**Members**

Garner, Mark

Levagood, Ron

Popadynetz, Rick

Strojwas, Joe

**Staff**

Armfelt, Cory

Noble, Grace

**CALL TO ORDER**

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

**ADOPTION OF THE AGENDA**

Moved by Councillor Popadynetz the Agenda of the June 20, 2016  
Municipal Planning Commission Meeting be adopted as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None.

**ADOPTION OF THE MINUTES**

107/2016

Meeting Date  
20/06/2016

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

Moved by R. Levagood that the Minutes of the May 16, 2016 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

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

None.

### **ACTION ITEMS**

#### **Subdivision TT16-0-005**

G. Noble presented the subdivision application TT 16-0-005 explaining the applicant's wish to subdivide the property for his two businesses with the hope of selling one or both properties in the future. A conversation regarding servicing to the lot was had.

Moved by Councillor Strojwas that the Municipal Planning Commission recommends the Subdivision Authority approve subdivision application TT 16-0-005, 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

108/2016

Meeting Date  
20/06/2016

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 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 for proposed Lot 20, and
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,
11. The applicant will enter into a servicing agreement with the Town of Taber prior to installing the water and sanitary sewer connections, and
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.

CARRIED UNANIMOUSLY

109/2016

Meeting Date  
20/06/2016

## Development Permit 16-43

G. Noble presented the development permit application and the applicant's site plan. A discussion was had regarding access to the garage and the volume of traffic bordering the property.

Moved by R. Levagood 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 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 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),

8. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,
9. Prior to occupancy, the applicant will provide an Updated Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

### **Building Permit Statistics - May 2016**

Moved by Councillor Strojwas that the Municipal Planning Commission accept the report on the May 2016 Building Statistics as information.

CARRIED UNANIMOUSLY

### **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 5:07pm.

CARRIED UNANIMOUSLY



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CHAIRPERSON

112/2016

Meeting Date  
20/06/2016

## Development Authority Request for Decision

**Meeting Date:** July 19, 2016

**Subject:** DP 16-44 Communication Tower

**Recommendation:**

That the Municipal Planning Commission approves Development Permit 16-44 for a 50m Self-Support Communication Tower located at 5510 58 St., Lot 14 Block 6 Plan 6404JK with the following conditions:

1. The Communication Tower is to be developed as per the plans submitted,
2. The applicant is responsible to obtain any other permits, licences or approvals required for the Communication Tower build,
3. The Communication Tower build must follow the requirements made by Industry Canada,
4. The Planning and Economic Development department will be contacted regarding the start date of the Communication Tower prior to construction;
5. A contact who may be reached during the Communication Tower build will be provided to the Planning and Economic Development department prior to construction.

**Background:**

Administration has received an application to develop a 50m self-supporting Communication Tower at 5510 58 Street. This is a discretionary use in the Light Industrial (M-1) District.

**Legislation / Authority:**

Land Use Bylaw 4-2006 Section 2(1) states the Development Authority can be the Municipal Planning Commission.

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

The applicant has paid the \$400.00 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 would allow for improved wireless service for Rogers customers.
<b>Alternative(s):</b>	<p>Alternative #1: That the Municipal Planning Commission approves Development Permit 16-44 for a 50m Self-Support Communication Tower located at 5510 58 St., Lot 14 Block 6 Plan 6404JK with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Development Permit 16-44 for a 50m Self-Support Communication Tower located at 5510 58 St., Lot 14 Block 6 Plan 6404JK with reasons.</p>

<b>Attachment(s):</b>	DP 16-44 Application DP 16-44 Site Plan DP 16-44 Plans DP 16-44 Ad DP 16-44 Notice of Decision
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<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

ZONING: M-1 ROLL NUMBER: 5457160 APPLICATION NO. 16-44

Date of Application: June 17, 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:  Addition:  Renovation:  Change of Use:  Moved in Building:   
Discretionary Use:  Waiver:  Other:  (explain: \_\_\_\_\_)

Applicant: Evolve Surface Strategies Inc., For Rogers Communications Canada Inc. Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: #105, 58 Gateway Drive NE Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Airdrie, AB T9B 0J6 Postal Code: \_\_\_\_\_

Registered Owner: Green Power Ltd. Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: Box 24 Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
Burdett, AB T0K 0J0 Postal Code: \_\_\_\_\_

Legal Description of Property to be Developed: Lot: 14 Block: 6 Plan: 6404JK

Municipal Address: 5510-58 Street

Proposed Use of Site: 1) 50m Self-Support Telecommunication Tower  
2) Equipment cabinets  
White wireless communications facilities are regulated exclusively by the federal Ministry of Industry, Rogers Communications is providing this application as part of its consultation requirements with the land use authority. Rogers acknowledges that the installation of its wireless facilities may be subject to the reasonable and feasible requirements of the land use authority relating to construction and public consultation. For further information, please refer to the attached appendix.

Existing Use of Site: Graveled Industrial Area  
Light Industrial (M-1) District

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

Adjacent to Highway: Yes: \_\_\_\_\_ No:  +/- 800m to nearest Hwy (Hwy 3)

Proposed Setback from Property Lines:  
Front Yard: \_\_\_\_\_ Side Yards: <sup>1</sup> 3m <sup>2</sup> \_\_\_\_\_ Rear Yard: 0m

### General Information:

Present Use of Adjacent Properties: Industrial / Residential

	Existing	Proposed	N/A
<b>Access:</b>			
Provincial Highway # <u>3 (Crowsnest Hwy)</u>			
Municipal Road .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road (i.e. Condominium).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			

**Services:**

**Water Supply**

Municipally owned and operated piped water system.....[ ] [ ]   
 Other (specify) \_\_\_\_\_

**Sewage Disposal**

Municipally owned and operated sanitary sewer system.....[ ] [ ]   
 Other (specify) \_\_\_\_\_

**Storm Drainage**

Municipal Sewers.....[ ] [ ]   
 Ditches.....[ ] [ ]   
 Swales.....[ ] [ ]

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

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

Lot Width: _____	Lot Depth: _____
Lot Area: _____	New Construction Area (ft <sup>2</sup> ) <u>4305.56</u>
Lot Coverage By New Construction (%): _____	Total Site Coverage (%) _____
Number of Loading Spaces: <u>N/A</u>	Building Height: <u>50m Self-Support Tower</u>
Driveway Width: <u>N/A</u>	Landscaped Open Space (%): _____
Number of Units: <u>N/A</u>	No. Off Street Parking Spaces: <u>N/A</u>

Estimated Commencement Date: Q4 2016 Estimated Completion Date: Q2 2017  
 Application Fee: \$400.00 Construction Value \$: 300,000.00

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

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 - 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500

Signature of Applicant or Agent: \_\_\_\_\_

Please Print Signature: \_\_\_\_\_

Tanya Elchuk, Evolve Surface Strategies Inc.



**LETTER OF AUTHORIZATION**

Date: MAY 19, 2016

To: WHOM IT MAY CONCERN

Legal Description: **Plan 6404JK, Block 6, Lot 14 (Ptn SE 5-10-16 W4M)**

I/We, **GREEN POWER LTD.**, as owners of the above-mentioned property, hereby give Rogers Communications Canada Inc. and its agents permission to act as our agent to acquire the necessary permits, drawings and/or buildings structural blue-prints, hydro information from the public utility and information from the municipality or other authorities concerned, needed to approve the construction of the telecommunications site at the address indicated above.

Sincerely,

**GREEN POWER LTD.**

  
Per: **LAWRENCE WEATHERHEAD**

Site: **TABER DOWNTOWN**  
Rogers' File: **W4350**

# ROGERS WIRELESS SITE SKETCH PLAN

AT  
5510 58 ST.  
TOWN OF TABER  
ALBERTA



Green Power Ltd.

Title No.: 811 240 206  
Access Road: 0.017 Ha      0.04 Ac.  
Lease: 0.034 Ha      0.08 Ac.  
Total Area: 0.051 Ha      0.13 Ac.

### PROPOSED WIRELESS SITE

SITE:	20m X 17m	HEIGHT:	50m	ELEVATION:	810m
PT. #	DESCRIPTION	LATITUDE		LONGITUDE	
1	APPROACH	49.791709		-112.136357	
2	SITE CENTER	49.791548		-112.137129	



**Legend:**

Lease Boundary

**NOTE:**  
THIS IS NOT A FORMAL SURVEY PLAN  
SKETCH REPRESENTATION ONLY

Project Ref.: W4350  
Evolve File No.: 01796

Prepared By:  
  
SURFACE STRATEGIES INC.

Rev.	Description	Date
0	Issued	05-Apr-2016
1	Revised Site, Added Services Locations	1-Jun-2016
Dwg.: 01796.dwg		
Scale: 1:2000		Page: 1 Of 1

# Notice of Proposed Cell Tower - Update

June 23, 2016

**Public Notification Package**  
**Rogers File:** W4350 Taber Downtown

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

**Town of Taber**  
A-4900 – 50 Street  
Taber, AB T1G 1T1

**Attention: Grace Noble, Development Officer**

### Facility Proposal

On behalf of our client Rogers Communications Canada Inc. please be advised of the following additional information noted in red was updated as part of our notification package dated June 9, 2016.

#### Location and Site Context

Rogers Communications Canada Inc. (Rogers) is proposing to construct a 50m Self-Support Telecommunications Tower and supporting equipment cabinets on the ground level at 5510 58<sup>th</sup> Street, (Plan 6404JK, Block 6, Lot 14, [Ptn SE 5-10-16 W4M]) in the Town of Taber, Alberta (see location noted in red below). The proposed facility will be situated on leased premises at 49.791548, -112.137129; dimensions outlined on the sketch plan are included in this notification. The subject parcel's zoning district is classified as Light Industrial (M-1) District.

#### Proposed Facility Need & Purpose

Due to subscriber demand for improved wireless service, Rogers produced a search ring for an appropriate telecommunications site in the downtown area within the Town of Taber, Alberta. As a result, Rogers has secured a site as indicated on the map below. Rogers Radio Engineering Department selected this site as an appropriate location so as to maximize coverage for wireless users in the area.

#### Site Map





### Site Selection and Co-Location

Among the factors considered during the site selection process are expected usage patterns of wireless service, local terrain, interaction with existing radio base stations, and line of sight requirements for high quality communication. Each site that is investigated must go through an internal review by radio frequency, transmission and civil engineering groups in order to qualify. No co-location opportunities were identified within or just outside of the search radius. The closest existing tower belongs to TELUS and is located 2.58km southeast of the proposed Rogers tower. The TELUS tower is not a viable candidate for co-location as it is too far away to meet coverage needs within the proposed area. In addition to existing towers Rogers also explores opportunities to locate antenna on existing infrastructure such as rooftops and water towers etc. During investigation no suitable infrastructure was identified within our search area to meet the required height for coverage.



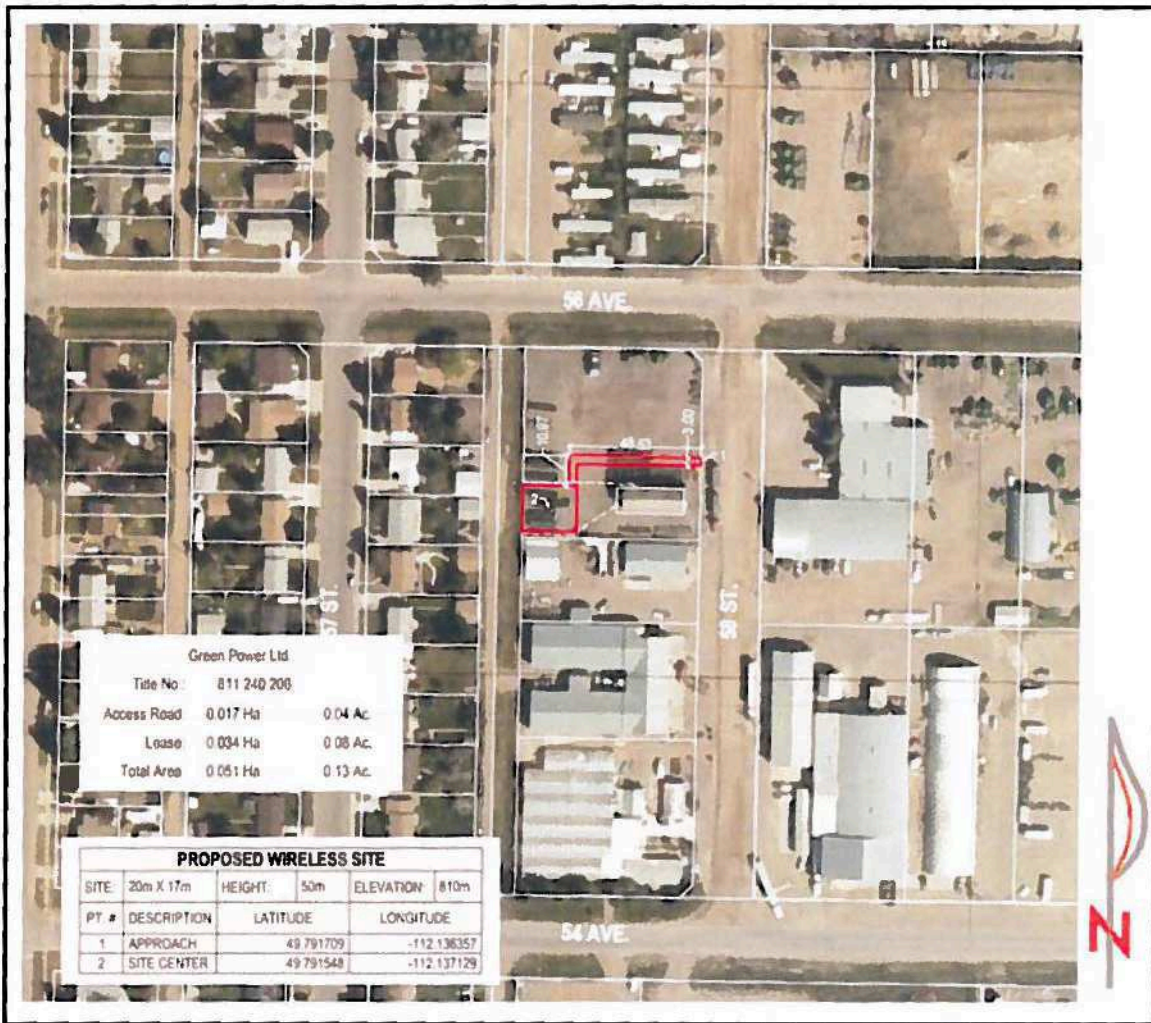
Infrastructure Owner	Height	Approx. Distance to Proposed Rogers Tower	Reason for Disqualification
Lantic Rogers (Sugar Factory)	Approx. 20m	898m	<ul style="list-style-type: none"> <li>• Outside of search area and will not meet coverage objectives</li> <li>• Infrastructure has insufficient height to meet coverage objectives</li> </ul>
TELUS	146m	2,585m	<ul style="list-style-type: none"> <li>• Outside of search area and will not meet coverage objectives</li> </ul>

**Site Sketch/Survey**

The approximate 0.12 acre (526m<sup>2</sup>) leased area (20m x 17m) will be located at 5510 58<sup>th</sup> Street, (Plan 6404JK, Block 6, Lot 14, [Ptn SE 5-10-16 W4M]), in the Town of Taber, Alberta. Rogers makes every attempt, when possible to blend the facility into the surroundings, such as locating near large trees, existing power lines and providing landscaping/fencing, etc. to improve aesthetics.

Site Sketch/Survey, Equipment & Access

Access to the premises will be from 58<sup>th</sup> Street using the existing approach through the graveled site. The facilities will be contained on lease and fenced within the compound with four sides and a locking gate. All setback requirements, as regulated by The Town of Taber, Alberta will be respected for this proposal. Rogers will install equipment cabinets within the leased area.



Antenna Configuration

The structure will support two layers of antennas (approximately 2m antennas – depending on manufacturer). The initial antennas will be located at 49 meters (center of antenna). Future antennas will be located at 46, 43 and 40 meters. Future space is allocated for additional technical requirements as they are needed.

Beneath the currently proposed antenna equipment, this area could be taken into consideration for future equipment use either by Rogers or for co-location purposes should a request for co-location be made by another carrier/proponent.

### Construction and Maintenance

The construction period will last 30 to 45 days and once completed the facility will remain unoccupied. The only traffic generated at this site will be for routine monthly maintenance visits. Lighting and painting requirements are to be determined by Transport Canada and NAV Canada. Details regarding Transport Canada and NAV Canada construction lighting and/or painting requirements will be ~~made available~~ **provided** once all required reviews have been completed and the necessary approvals have been granted.

### Attestation to Respect Good Engineering Practices

**Rogers attests that the installation will respect good engineering practices including structural adequacy.**

### Photo Simulation

See attached forming part of this notification.

## **Environmental Health Standards / Safety Code 6 Guidelines**

Industry Canada manages the radio communications spectrum in Canada. Among other requirements, Industry Canada requires cellular telecommunications facilities to comply with guidelines established by Health Canada in order to protect people who live or work near these facilities. Health Canada safety guidelines are outlined in their *Safety Code 6* document and are among the most stringent in the world. All Rogers facilities exceed the required standards. Rogers attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6, as may be amended from time to time, for the protection of the general public including any combined effects of nearby installations within the local radio environment.

Industry Canada requires that the installation and modification of antenna systems be done in a manner that complies with appropriate environmental legislation. This includes the CEAA (Canadian Environmental Assessment Act) and local environmental assessment requirements where required by the CEAA.

Evolve, on behalf of Rogers, attests that the radio antenna system described in this notification does not qualify as a Designated Project under the Canadian Environmental Assessment Act and is excluded from environmental assessment under the Canadian Environmental Assessment Act.

## **Public Consultation**

Rogers must follow Industry Canada's Default Public Consultation Process (section 4.2 of CPC-2-0-03) in cases where the local land-use authority does not have an established and documented public consultation process applicable to antenna siting. During preliminary discussions, The town of Taber confirmed it does not have a public consultation process; therefore, Rogers will utilize Industry Canada's Default Public Consultation Process. Industry Canada's default notification radius is three times the tower height, measured from the tower base or the outside perimeter of the supporting structure, whichever is greater. For the purpose of this requirement, the outside perimeter begins at the furthest point of the supporting mechanism, be it the outermost guy line, building edge, face of the tower, etc. The total notification radius required for this specific site is 160m from tower base.

This notification will be sent out to the Land Use Authority, Industry Canada and the local public within the above noted radius and requires a minimum of 30 days be given for public comment or response. Upon receiving any comments from the public, Rogers will respond accordingly. Upon conclusion of Public Consultation Rogers will prepare and submit a formal submission package to the Town of Taber requesting a Letter of Concurrence.

**All inquiries and/or submissions must be clearly marked with a civic address and a mailing address or email address. Comments and questions in response to this notification must be received in our office no later than ~~July 18,~~ August 1, 2016.**

Residents of this Community are being notified as part of our ongoing effort to keep communities informed of our proposed installation and provide an opportunity to discuss any concerns.

This site proposal information package is in accordance with the requirements of The Town of Taber and Industry Canada's Radiocommunication and Broadcasting Antenna Systems.

## Conclusion

Wireless communications contribute to the quality of everyday life. This proposed site will satisfy demand for better service to current and future subscribers in the area. Additionally, this facility will provide expanded cellular coverage to better enable emergency services such as paramedics, police officers and fire fighters, and offer an alternate to conventional landlines.

If you have any questions, or require further information about the proposed facility, please feel free to contact:

**Evolve Surface Strategies Inc.**  
**Tanya Elchuk, Project Manager**  
58, 105 Gateway Drive NE  
Airdrie, AB T4B 0J6  
T 1-888-912-2640  
Email: [comments@evolveinc.ca](mailto:comments@evolveinc.ca)

**Industry Canada**  
**Southern Alberta District Office**  
400, 639 – 5<sup>th</sup> Avenue SW  
Calgary, AB T2P 0M9  
T 1-800-267-9401 F (403) 292-4295  
Email : [ic.spectrumcalgary-calgaryspectre.ic@canada.ca](mailto:ic.spectrumcalgary-calgaryspectre.ic@canada.ca)

**The Town of Taber**  
**Grace Noble, Development Officer**  
A-4900 50 Street  
Taber, AB T1G 1T1  
T (403) 223-5500  
Email: [katie.tyo@taber.ca](mailto:katie.tyo@taber.ca)

**Rogers Communications Canada Inc.**  
700, 500 – 4 Avenue SW  
Calgary, AB T2P 2V6  
T (403) 450-0122

For further information regarding health and safety and industry regulations please refer to the following links:

**Antenna Systems and You**  
<http://ic.gc.ca/antenna>

**Frequently Asked Questions (FAQ) on Radiofrequency (RF) Energy and Health**  
<http://www.ic.gc.ca/eic/site/smt-gst.nsf/eng/sf08792.html>

**Health Canada's Radiofrequency Exposure Guidelines**  
[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

**Canadian Wireless Telecommunications Association**  
<http://www.cwta.ca/>

**Rogers Communications Canada Inc.**  
<http://www.rogers.com>

**Please be advised that you may provide feedback by contacting the representatives above, via email, telephone or mail.**

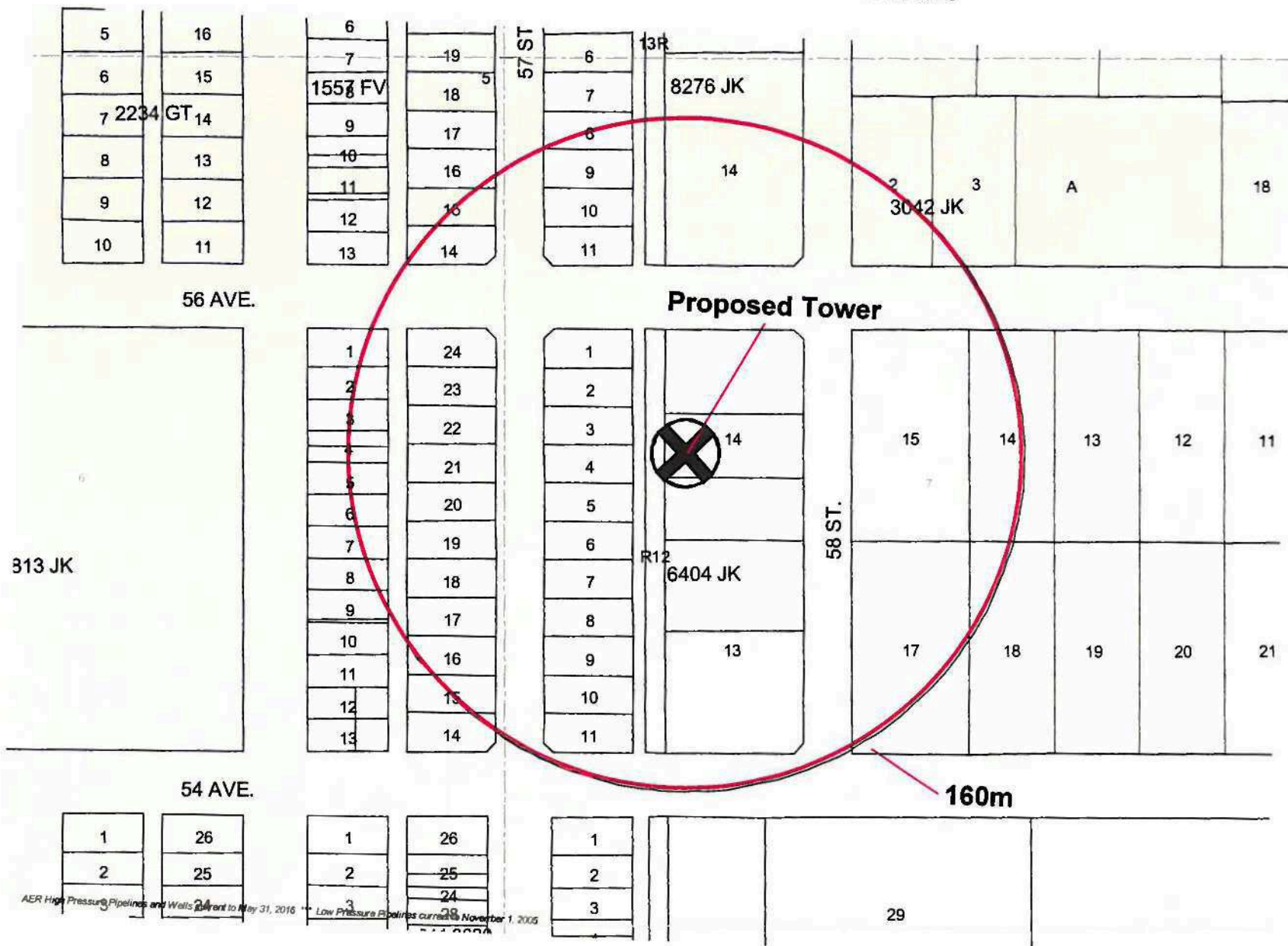
Sincerely,  
**Evolve Surface Strategies Inc.**  
On behalf of **Rogers Communications Canada Inc.**

*Tanya Elchuk*

Tanya Elchuk  
Project Manager

Enclosures: Notification Radius, PhotoSIM, Sketch Plan

# W4350 Taber Downtown - 160m Notification Radius



AER High Pressure Pipelines and Wells current to May 31, 2016 \*\* Low Pressure Pipelines current to November 1, 2005

W4350 Taber Downtown - 160m Notification Radius



Existing North Elevation



Proposed North Elevation



Although believed to be accurate this is an artist's rendering only



Existing Northeast Elevation



Proposed Northeast Elevation

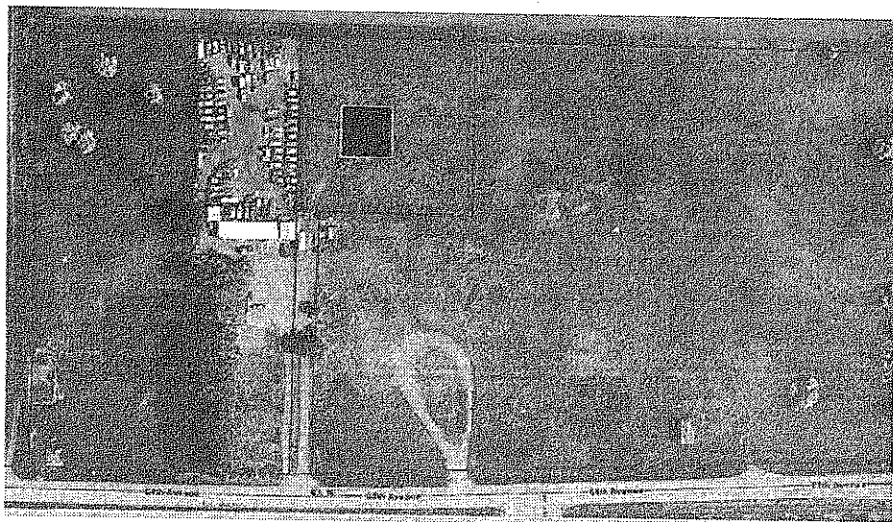


Although believed to be accurate this is an artist's rendering only

**Site Location**

**THE TOWN OF TABER  
HEREBY GIVES NOTICE**

**THAT THE FOLLOWING DEVELOPMENT APPLICATION FOR THE  
TOWN OF TABER HAS BEEN RECEIVED**



**PROPERTY DESCRIPTION  
SE 7-10-16-W4M**

**DEVELOPMENT APPLICATION DP 16-47**

**PLAN 4343 JK, BLOCK 1, LOT 2**

**OWNER (Agent)/PROPOSAL**

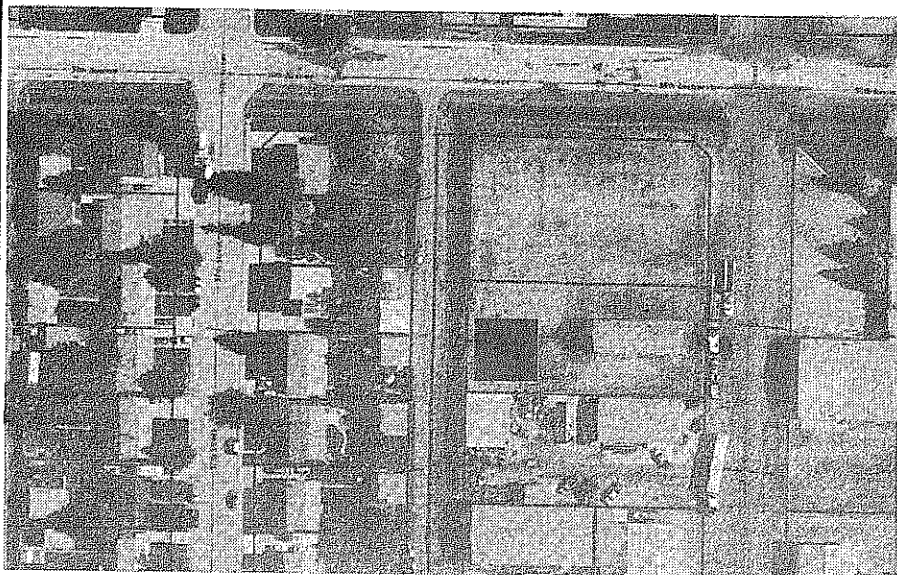
**ATCO Gas, proposes as follows: An application to replace the existing  
46 metre guyed Radio Tower with a 55 metre self-supporting Radio Tower.**

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**THE TOWN OF TABER  
HEREBY GIVES NOTICE**

**THAT THE FOLLOWING DEVELOPMENT APPLICATION FOR THE  
TOWN OF TABER HAS BEEN RECEIVED**



**PROPERTY DESCRIPTION  
5510 - 58<sup>th</sup> Street**

**DEVELOPMENT APPLICATION DP 16-44**

**PLAN 6404 JK, BLOCK 6, LOT 14**

**OWNER (Agent)/PROPOSAL**

**Evolve Surface Strategies Inc., on behalf of Rogers Communications  
Canada Inc, proposes as follows: An application for a 50 metre  
self-supporting Telecommunications Tower.**

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Notice of Decision  
FORM C



Planning Department  
A4900-50 Street  
Taber AB T1G 1T1  
ph: (403) 223-5500  
fx: (403) 223-5530  
email: [planning@taber.ca](mailto:planning@taber.ca)

PERMIT NO. 16-44 ZONING: M-1  
ISSUE DATE: \_\_\_\_\_ ROLL NO. 5457160

Applicant

Owner of Land

Name: Evolve Surface Strategies for: Rogers Communications Canada Inc. Green Power Ltd.

Address: #105, 58 Gateway Dr. NE Airdrie AB, T4B 0J6 Box 24 Burdett AB, T0K 0J0

Tel: \_\_\_\_\_

Location

Municipal Address: 5510 58<sup>th</sup> Street

Legal Description: Lot: 14

Block: 6 Plan: 6404JK

Description of Work 50m Self-Support Communication Tower, per development permit application 16-44  
(Discretionary Use, Communication Tower)

**Note: This is *not* a Development Permit  
Final date for appeals to the Notice of Decision August 4, 2016.**

Permit Conditions (see Standard Conditions Attached)

1. The Communication Tower is to be developed as per the maps submitted,
2. The applicant is responsible to obtain any other permits, licences or approvals required for the Communication Tower build,
3. The Communication Tower build must follow the requirements made by Industry Canada,
4. The Planning and Economic Development department will be contacted regarding the start date of the Communication Tower prior to construction;
5. A contact who may be reached during the Communication Tower build will be provided to the Planning and Economic Development department prior to construction,

*NOTE: The Municipal Government Act, (MGA) allows for appeals of development permits if the use is discretionary or the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted. In these instances, the MGA provides that any person affected by the issuance of a development permit may appeal to the Subdivision and Development Appeal Board by serving written notice before the final date of appeal on the Notice of Decision.*

2) Appeals can be made to:

*Subdivision and Development Appeal Board  
Attention: Secretary  
c/o Town of Taber  
A 4900 50 St  
Taber, AB  
T1G 1T1*

Issued by: \_\_\_\_\_  
Development Officer

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

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### **STANDARD DEVELOPMENT CONDITIONS**

The development outlined on the reverse side is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law, and in no way relieves or excuses the applicant from complying with the Land Use By-law or any other by-law, laws, order and/or regulations affecting such development.
2. This permit, issued in accordance with the Notice of Decision, is valid for a period of 24 months from the date of issue if development has commenced within 12 months. If, at the expiry of 12 months, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
3. If this Development Permit is issued for the construction of a building,
  - a) all finished grades shall be consistent with the approved site/grading plan.
  - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
  - c) the exterior of the building, including painting, shall be completed within 24 months from the date of the issue of the Development Permit.
4. The development officer may, in accordance with the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
5. This Permit is not transferable.
6. **Compliance with Town of Taber Bylaws, Alberta Building Code, and all other Provincial Codes and Regulations. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency approved by the Town of Taber.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**



## Development Authority Request for Decision

<b>Meeting Date:</b> July 19, 2016	
<b>Subject:</b> DP 16-47 Radio Tower	
<b>Recommendation:</b>	<p>That the Municipal Planning Commission approves Development Permit 16-47 for a 55m Self-Supporting Radio Tower located at SE 7-10-16-W4 with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The Radio Tower is to be developed as per the maps submitted,</li> <li>2. The applicant is responsible to obtain any other permits, licences or approvals required for the Radio Tower build,</li> <li>3. The Radio Tower build must follow the requirements made by Industry Canada,</li> <li>4. The Planning and Economic Development department will be contacted regarding the start date of the Radio Tower prior to construction;</li> <li>5. A contact who may be reached during the Radio Tower build will be provided to the Planning and Economic Development department prior to construction,</li> </ol>
<b>Background:</b>	Administration has received an application for a 55m Self-Supporting Radio Tower to replace the existing ATCO Radio tower at this location. Utilities, including Telecommunication Systems are considered a discretionary use in the Urban Reserve Residential (UR-R) District.
<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 \$400.00 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 development would improve the existing ATCO Gas voice and data networks in our community.
<b>Alternative(s):</b>	<p>Alternative #1: That the Municipal Planning Commission approves Development Permit 16-47 for a 55m Self-Supporting Radio Tower located at SE 7-10-16-W4 with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Development Permit 16-47 for a 55m Self-Supporting Radio Tower located at SE 7-10-16-W4 with reasons.</p>
<b>Attachment(s):</b>	<p>DP 16-47 Application            DP 16-47 Plans            DP 16-47 Map            DP 16-47 Ad            DP 16-47 Notice of Decision</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: UR-R Roll Number: 7101614 Application Number 16-47  
Date of Application: July 4, 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:  Addition:  Renovation:  Change of Use:  Moved in Building:   
Discretionary Use:  Waiver:  Other:  (explain: \_\_\_\_\_)

Applicant: Trevor Jang Phone Res: N/A Bus: [REDACTED]  
Address: 10035-105 St. NW Cell: [REDACTED] Fax: [REDACTED]  
Edmonton AB Postal Code: T5J 2V6

Registered Owner: ATCO Gas Phone Res: N/A Bus: [REDACTED]  
Address: 10035-105 St. NW Cell: [REDACTED] Fax: [REDACTED]  
PO BOX 2426 Str Main Postal Code: T

Legal Description of Property to be Developed: Lot: 2 Block: 1 Plan: 4343JK  
Municipal Address: 64 Avenue & 50 Street

Proposed Use of Site: Construction of a 180ft self-supporting radio tower  
(describe in detail - and removal of existing 150ft. guyed radio tower. Installation  
attach additional of 26ft x 26ft. radio shelter to replace existing shelter.  
information if necessary)

Existing Use of Site: Existing tower is used to facilitate ATCO Gas voice and  
data networks for Taber area.

If Development is Temporary, State for What Period: Permanent construction

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

Proposed Setback from Property Lines:

Front Yard: 60ft. Side Yards: 1 67ft. 133ft.² Rear Yard: 136ft.

Present Use of Adjacent Properties: East: New Church under construction. West: Residential.

	Existing	Proposed	N/A
<b>Access:</b>			
Provincial Highway # _____			
Municipal Road .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 checked="" 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>264ft + 34ft (access road)</u>	Lot Depth:	<u>264 ft. + 390ft (access road)</u>
Lot Area:	<u>69696ft. (main area) + 13260ft<sup>2</sup> (road)</u>	New Construction Area (ft <sup>2</sup> ):	<u>4200 ft<sup>2</sup></u>
Lot Coverage By New Construction (%):	<u>5%</u>	Total Site Coverage (%):	<u>5%</u>
Number of Loading Spaces:	<u>N/A</u>	Building Height:	<u>180ft. (tower)</u>
Driveway Width:	<u>33ft</u>	Landscaped Open Space (%):	<u>N/A</u>
Number of Units:	<u>N/A</u>	No. Off Street Parking Spaces:	<u>N/A</u>

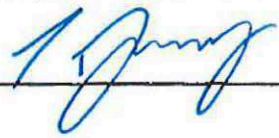
Estimated Commencement Date: August 29/16 Estimated Completion Date: September 30/16

Application Fee: \_\_\_\_\_ Construction Value \$: \$500,000

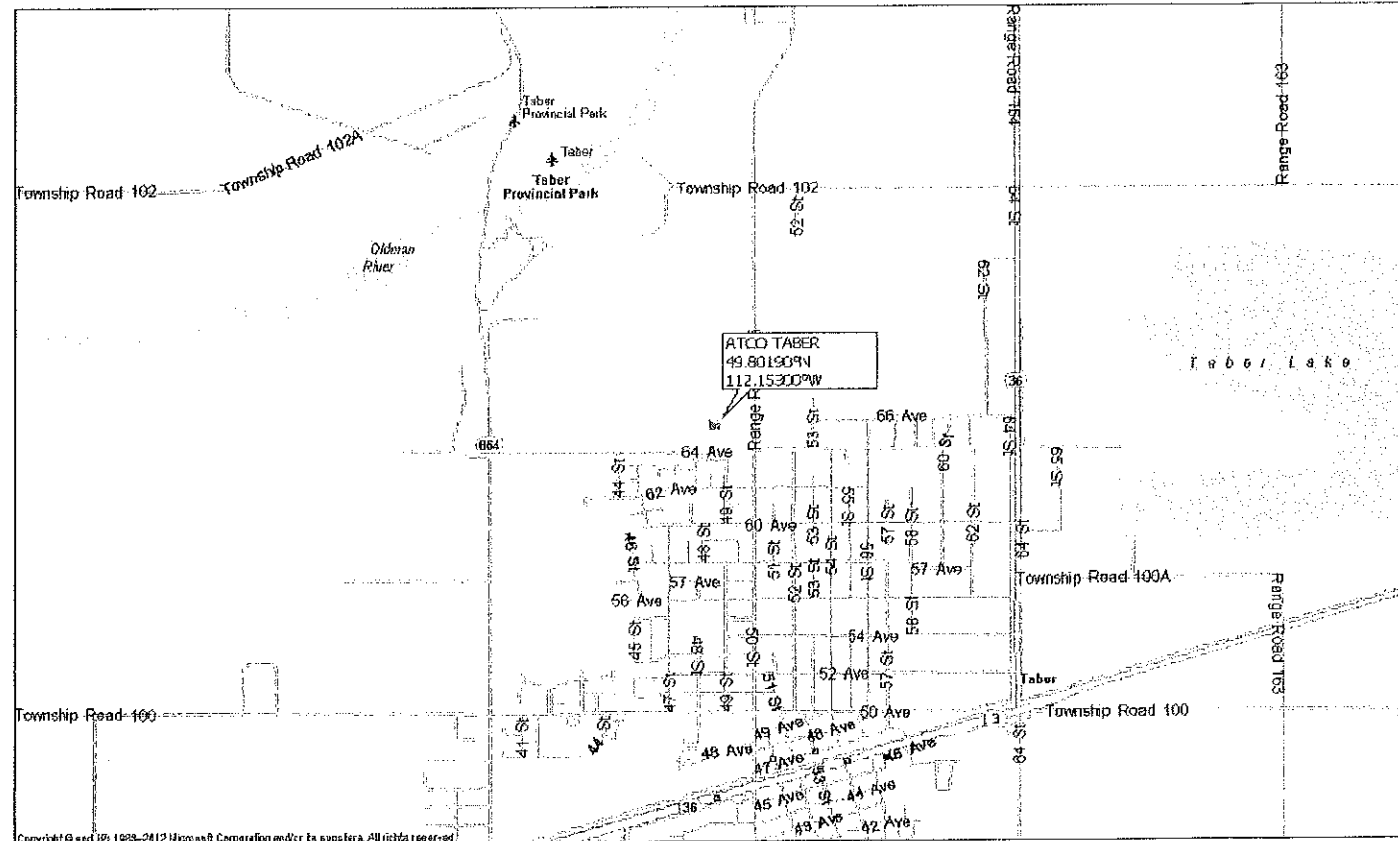
**NOTE: THIS DEVELOPMENT PERMIT APPLICATION WILL NOT BE ACCEPTED UNLESS THE APPROPRIATE FEE IS SUBMITTED WITH THE APPLICATION.**

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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:  Print Name Trevor Jang

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



SITE NAME: ATCO TABER

SITE ADDRESS: TABER, ALBERTA

CONFIGURATION: 180' KDSS SELF SUPPORT TOWER

SITE TYPE: RADIO & CELL SITE  
CO-LOCATE

LOCATION: LATS: 49° 48' 06.9"N  
LONG: 112° 09' 11.5"W

DRAWING INDEX

A1: COVER

A2: TOWER PROFILE

A3: SITE PLAN

NOTES:

- 1) SITE NAME: ATCO TABER.
- 2) NEW 180' SELF SUPPORT TOWER
- 3) SITE LOCATION:  
LATS: 49°48'06.9"N  
LONGS: 112°09'11.5"W
- 4) SHELTER: NEW 26'x26'
- 5) FENCING: 7'CHAIN LINK
- 6) COMPOUND FINISHED WITH WASHED ROCK
- 7) SITE ADDRESS: TABER, AB.

REV	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	TP	APR 18/16



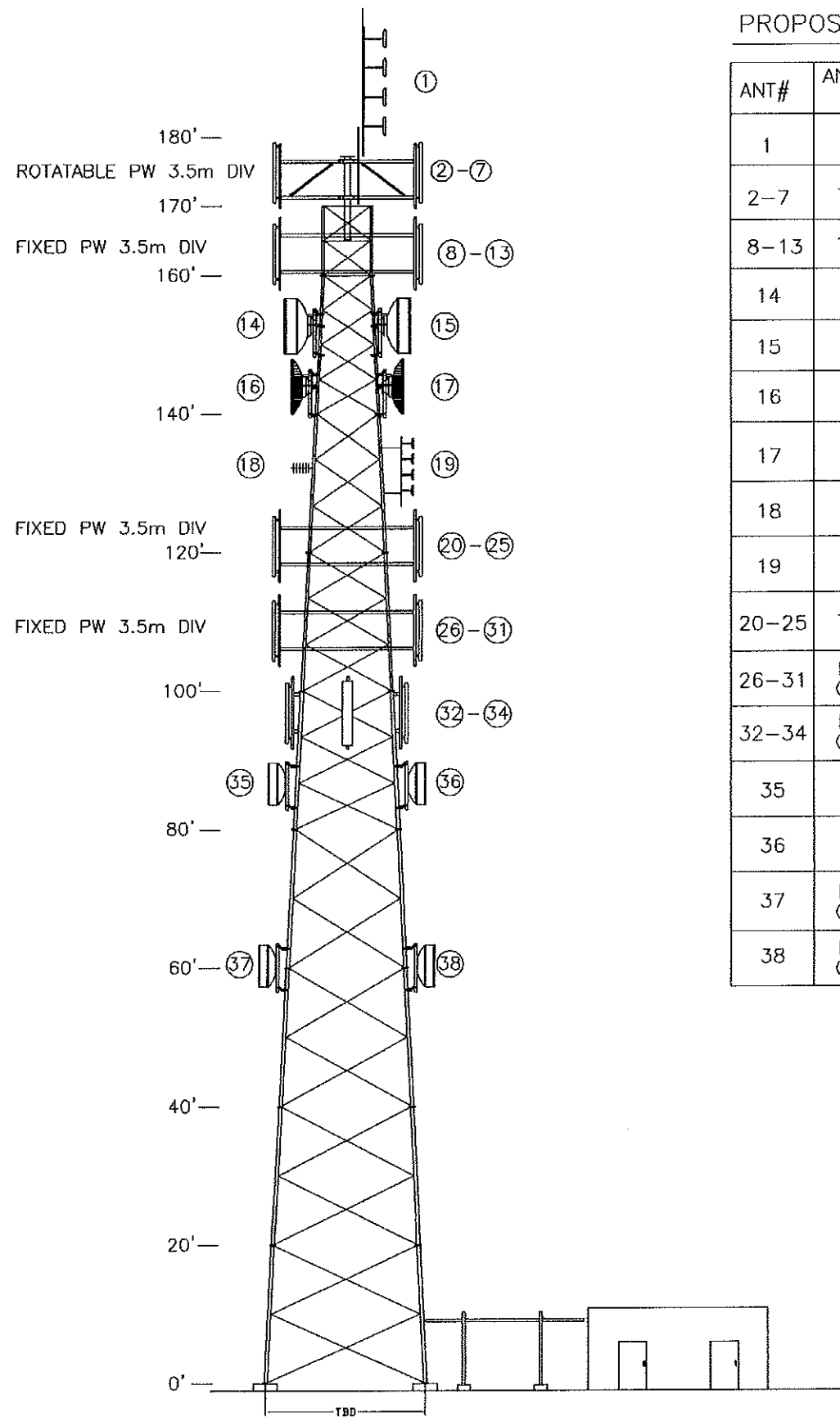
JOB TITLE:  
ATCO GAS  
TABER  
TOWER REPLACEMENT

DRAWING TITLE:  
COVER PAGE

SCALE: AS NOTED	DRAWN BY: T.P.
DATE: APR 18, 2016	FILE NO: JIS#



DWG.NO:  
A1



TABER: PROPOSED 180' SS TOWER: PROFILE

PROPOSED ANTENNAS

ANT#	ANTENNA ID	ANTENNA HEIGHT	ANTENNA TYPE	ANTENNA AZIMUTH	TX LINE TYPE	STATUS
1	ATCO	190'	SRL210-C4 1/4w	90°	AVA5-50	INITIAL
2-7	TELUS	175'	(6) UNNPX309R3 C/W (9) RRU'S	0,120,240°	(9)23.5mm O.D.POWER (9) 80.5mmOD FIBER	INITIAL
8-13	TELUS	165'	(6) UNNPX309R3 C/W (9) RRU'S	0,120,240°	(9)23.5mm O.D.POWER (9) 80.5mmOD FIBER	INITIAL
14	ATCO	153'	8' H.P. DISH	TBD	EW64	FUTURE
15	ATCO	153'	8' H.P. DISH	TBD	EW64	FUTURE
16	ATCO	144'	P9A96G 8FT GRID	90°	AVA5-50	INITIAL
17	ATCO	144'	P9A96G 8FT GRID	270°	AVA5-50	INITIAL
18	ATCO	132'	SRL-307	195°	AVA5-50	INITIAL
19	ATCO	132'	SRL310-C4 1/4w	300°	AVA5-50	INITIAL
20-25	TELUS	119'	(6) UNNPX309R3 C/W (9) RRU'S	0,120,240°	(9)23.5mm O.D.POWER (9) 80.5mmOD FIBER	FUTURE
26-31	FUTURE CARRIER	109'	(6) UNNPX309R3 C/W (9) RRU'S	0,120,240°	(9)23.5mm O.D.POWER (9) 80.5mmOD FIBER	FUTURE
32-34	FUTURE CARRIER	97'	(3) UNNPX309R3 C/W (6) RRU'S	0,120,240°	(6)23.5mm O.D.POWER (6) 80.5mmOD FIBER	FUTURE
35	TELUS	86'	6' H.P. DISH	TBD	(2) LDF4-50	FUTURE
36	TELUS	86'	6' H.P. DISH	TBD	(2) LDF4-50	FUTURE
37	FUTURE CARRIER	60'	6' H.P. DISH	TBD	(2) LDF4-50	FUTURE
38	FUTURE CARRIER	60'	6' H.P. DISH	TBD	(2) LDF4-50	FUTURE

TOWER DESIGNED TO:  
 STANDARD: CSA S37-13  
 DESIGN WIND & ICE: SITE SPECIFIC XXX Pa, 10mm ICE  
 LOCATION:  
 LATS: 49° 48' 06.9"N  
 LONG: 112° 09' 11.5"W  
 IMPORTANCE FACTOR: 1  
 SERVICEABILITY FACTOR: 1  
 MAX MW ROTATION AT DESIGN WIND: 1/2 MW DISH  
 BEAMWIDTH AT DISH ELEVATION (i.e. HP10-71=0.35°)  
 1) TOWER LIT TO TP382 (IF REQ'D)  
 2) TOWER EQUIPPED WITH DBI 3/8" F/A CABLE  
 3) TOWER SUPPLIED WITH L/R  
 4) TOWER SUPPLIED WITH INITIAL ANTENNA MOUNTS  
 5) TOWER EQUIPPED WITH SNAP-IN AND BOLT-IN TX BRACKETS @ 3FT SPACING  
 6) TOWER SUPPLIED WITH ANTI-CLIMB  
 7) THE TOWER FOUNDATION SYSTEM WHICH INCLUDES THE ANCHOR BOLTS SHALL BE DESIGNED TO RESIST 1.20 TIMES THE FACTORED TOWER REACTION UNDER ULTIMATE LOADING CONDITIONS OF THE TOWER.  
 8) CABLES TO BE STACKED IN HANGERS IF POSSIBLE.

NOTES:

- 1) SITE NAME: ATCO TABER.
- 2) NEW 180' SELF SUPPORT TOWER C/W ROTATABLE PINWHEEL.
- 3) SITE LOCATION:  
LATS: 49° 48' 06.9"N  
LONG: 112° 09' 11.5"W
- 4) SHELTER: NEW 26'x26'
- 5) FENCING: CHAIN LINK
- 6) SITE ADDRESS: TABER, AB.

REV	DESCRIPTION	TP	DATE
A	ISSUED FOR REVIEW	TP	APR 18/16



CUSTOM RIGGERS (INC) LTD.



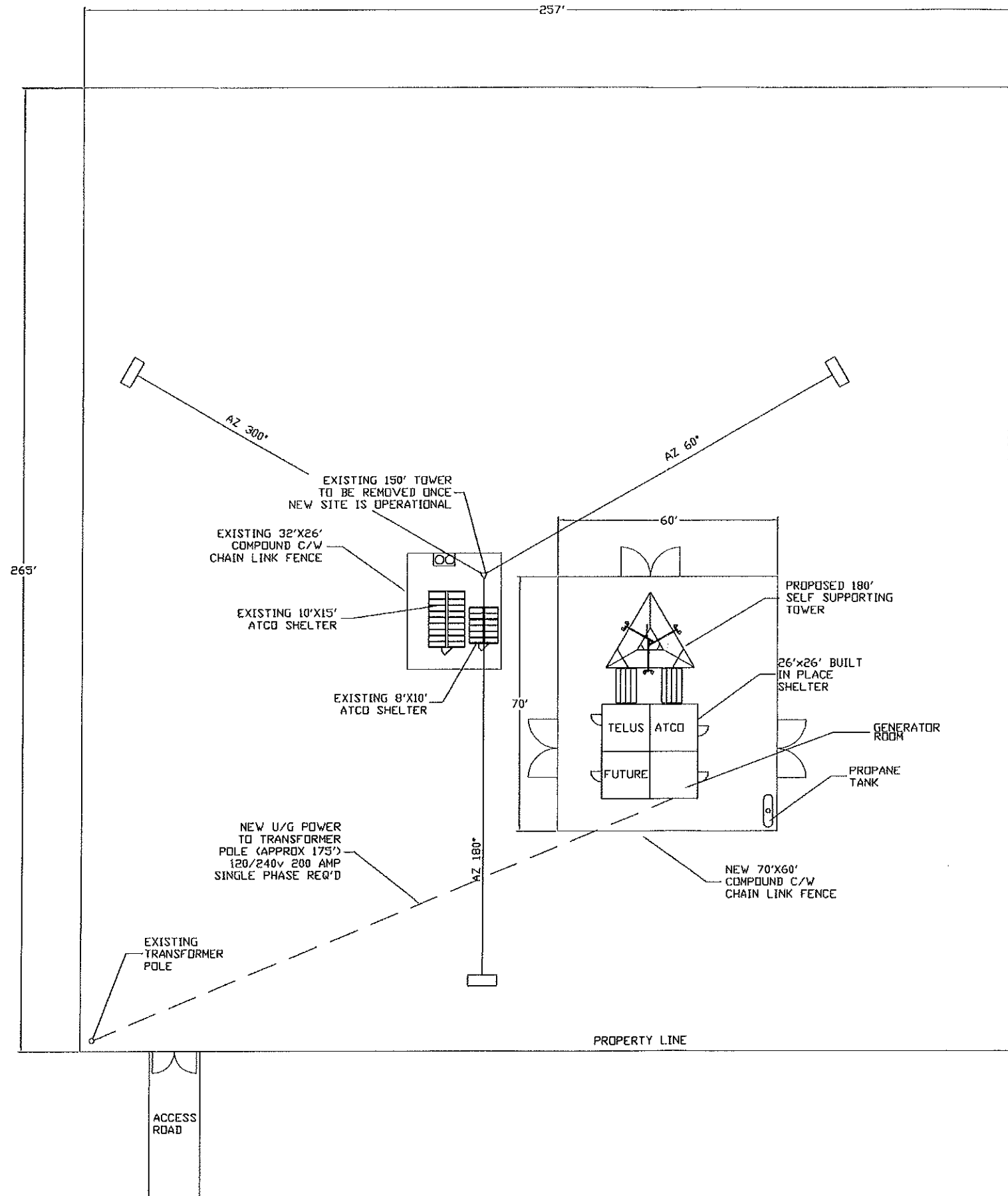
JOB TITLE:  
 ATCO GAS  
 TABER  
 PROPOSED 180' SS TOWER

DRAWING TITLE:  
 TOWER PROFILE

SCALE:	DRAWN BY:
AS NOTED	T.P.
DATE:	FILE NO:
APR 18, 2016	JIS#XXXX



DWG.NO:  
 A2



- NOTES:
- 1) SITE NAME: ATCO TABER
  - 2) EXISTING TOWER IS A 150' L&R 20" F.W. GUYED TOWER.
  - 3) NEW TOWER: 180' SELF SUPPORT TOWER C/W ROTATABLE PINWHEEL
  - 3) TOWER LOCATION: LATS: 49° 48' 06.9" N LONG: 112° 09' 11.5" W
  - 4) NEW SHELTER TO BE 26'X26' BUILT IN PLACE.
  - 5) (2) NEW WGB REQUIRED
  - 6) NEW SERVICE: 120/240V 200AMP SINGLE PHASE.
  - 7) COMPOUND FINISH: GRAVEL

REV	DESCRIPTION	BY	DATE
A	ISSUED FOR REVIEW	TP	APR 18/16



**ATCO Gas**

JOB TITLE:  
ATCO GAS  
TABER TOWER SITE  
PROPOSED CO-LOCATE

DRAWING TITLE:  
ATCO GAS  
NEW TOWER SITE PLAN

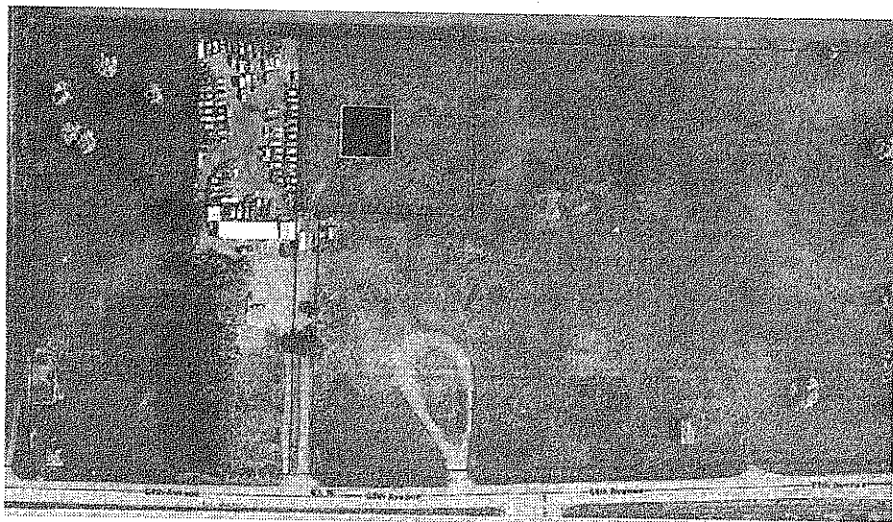
SCALE:	DRAWN BY:
	T.P.
DATE:	JOB NO.
APR 12, 2016	

	DWG. NO:
	A3



**THE TOWN OF TABER  
HEREBY GIVES NOTICE**

**THAT THE FOLLOWING DEVELOPMENT APPLICATION FOR THE  
TOWN OF TABER HAS BEEN RECEIVED**



**PROPERTY DESCRIPTION  
SE 7-10-16-W4M**

**DEVELOPMENT APPLICATION DP 16-47**

**PLAN 4343 JK, BLOCK 1, LOT 2**

**OWNER (Agent)/PROPOSAL**

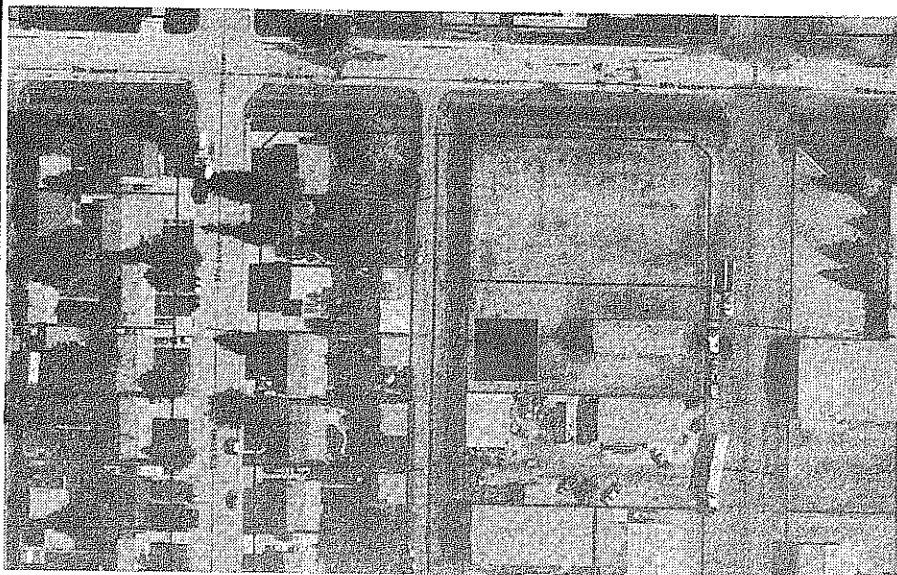
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**PROPERTY DESCRIPTION  
5510 - 58<sup>th</sup> Street**

**DEVELOPMENT APPLICATION DP 16-44**

**PLAN 6404 JK, BLOCK 6, LOT 14**

**OWNER (Agent)/PROPOSAL**

**Evolve Surface Strategies Inc., on behalf of Rogers Communications  
Canada Inc, proposes as follows: An application for a 50 metre  
self-supporting Telecommunications Tower.**

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Notice of Decision  
FORM C



Planning Department  
A4900-50 Street  
Taber AB T1G 1T1  
ph: (403) 223-5500  
fx: (403) 223-5530  
email: [planning@taber.ca](mailto:planning@taber.ca)

PERMIT NO. 16-47 ZONING: UR-R  
ISSUE DATE: \_\_\_\_\_ ROLL NO. 7101614

Applicant

Name: Trevor Jang  
Address: 10035-105 St. NW, Edmonton AB T5J 2V6  
Tel: \_\_\_\_\_

Owner of Land

ATCO Gas  
Same

Location

Municipal Address: SE 7-10-16-W4  
Legal Description: Lot: N/A  
Block: N/A Plan: N/A

Description of Work 55m Self-Supporting Radio Tower, per development permit application 16-47  
(Discretionary Use, Communication Tower)

**Note: This is *not* a Development Permit  
Final date for appeals to the Notice of Decision August 4, 2016.**

Permit Conditions (see Standard Conditions Attached)

1. The Radio Tower is to be developed as per the maps submitted,
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Subdivision and Development Appeal Board  
Attention: Secretary  
c/o Town of Taber  
A 4900 50 St  
Taber, AB  
T1G 1T1



Issued by: \_\_\_\_\_  
Development Officer

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3. If this Development Permit is issued for the construction of a building,
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  - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
  - c) the exterior of the building, including painting, shall be completed within 24 months from the date of the issue of the Development Permit.
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5. This Permit is not transferable.
6. **Compliance with Town of Taber Bylaws, Alberta Building Code, and all other Provincial Codes and Regulations. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency approved by the Town of Taber.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**



## Development Authority Request for Decision

**Meeting Date:** July 19, 2016

**Subject:** DP 16-46 Accessory Building

<b>Recommendation:</b>	<p>That the Municipal Planning Commission approves Development Permit 16-46 for an Accessory Building located at 4710 50 Ave., Block A Plan 7282JK with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The site is developed as per the site plan,</li> <li>2. The development conforms to the district requirements of the Institutional/Recreation (IR) district,</li> <li>3. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits as required,</li> <li>4. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,</li> <li>5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,</li> <li>6. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.</li> </ol>
<b>Background:</b>	<p>Administration has received an application for a maintenance shed located at 4710 50<sup>th</sup> Avenue. The applicant had been waiting for approval from the land owner for project and now they have received the go ahead for the development. The development of an Accessory Building is considered a discretionary use in the Institutional and Recreation (IR) District.</p>
<b>Legislation / Authority:</b>	<p>Land Use Bylaw 4-2006 Section 2(1) states the Development Authority can be the Municipal Planning Commission.</p>
<b>Strategic Plan Alignment:</b>	<p>N/A</p>
<b>Financial Implication:</b>	<p>The applicant has paid the \$400.00 development permit fee.</p>
<b>Service Level / Staff Resource Implication:</b>	<p>Staff time is required to advertise and circulate the Development Permit.</p>



<b>Justification:</b>	The proposed development would allow for ease of use for the maintenance personal at the Harmony Home facility.
<b>Alternative(s):</b>	<p>Alternative #1: That the Municipal Planning Commission approves Development Permit 16-46 for an Accessory Building located at 4710 50 Ave., Block A Plan 7282JK with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Development Permit 16-46 for an Accessory Building located at 4710 50 Ave., Block A Plan 7282JK with reasons.</p>
<b>Attachment(s):</b>	<p>DP 16-46 Application</p> <p>DP 16-46 Plans</p> <p>DP 16-46 Map</p> <p>DP 16-46 Notice of Decision</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

ZONING: IR ROLL NUMBER: 4745201 APPLICATION NO. 16-46

Date of Application: \_\_\_\_\_ 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:  Addition:  Renovation:  Change of Use:  Moved in Building:   
Discretionary Use:  Waiver:  Other:  (explain: \_\_\_\_\_)

Applicant: Taber & District Housing Foundation Phone Res: \_\_\_\_\_ Bus: [REDACTED]  
Address: 5318 48<sup>th</sup> Avenue Cell: \_\_\_\_\_ Fax: [REDACTED]  
Taber, AB T1G 1S2 Postal Code: T1G 1S2

Registered Owner: Alberta<sup>Social</sup> Housing Corp. Phone Res: \_\_\_\_\_ Bus: [REDACTED]  
Address: 12<sup>th</sup> Flr, 10044-108 Street Cell: \_\_\_\_\_ Fax: [REDACTED]  
Edmonton, AB Postal Code: T5J 5E6

Legal Description of Property to be Developed: Lot: N/A Block: A Plan: 7282 JK

Municipal Address: 4710 - 50<sup>th</sup> Avenue, Taber

Proposed Use of Site: Maintenance Shed & Storage  
(describe in detail - attach additional information if necessary)

Existing Use of Site: Vacant

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

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

Proposed Setback from Property Lines:

Front Yard: \_\_\_\_\_ Side Yards: <sup>1</sup> 20 <sup>2</sup> 16 Rear Yard: 3.9

### General Information:

Present Use of Adjacent Properties: Senior Apartments

	Existing	Proposed	N/A
<b>Access:</b>			
Provincial Highway # _____			
Municipal Road .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal Subdivision Road .....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Undeveloped Road Allowance .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private Road (i.e. Condominium).....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			

<b>Services:</b>			
<b>Water Supply</b>			
Municipally owned and operated piped water system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
<b>Sewage Disposal</b>			
Municipally owned and operated sanitary sewer system.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (specify) _____			
<b>Storm Drainage</b>			
Municipal Sewers.....	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ditches .....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swales.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

2 Copies of Site Plan Attached?	<input type="checkbox"/> yes	<input type="checkbox"/> no
Drainage Plan/Elevations Included?	<input type="checkbox"/> yes	<input type="checkbox"/> no
Will you be applying for a Building Permit?	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Will you be applying for a Business License?	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no

Lot Width: _____	50.12	Lot Depth: _____	
Lot Area: _____		New Construction Area (ft <sup>2</sup> ): _____	1152
Lot Coverage By New Construction (%): _____		Total Site Coverage (%): _____	
Number of Loading Spaces: _____	N/A	Building Height: _____	12 ft.
Driveway Width: _____	36	Landscaped Open Space (%): _____	N/A
Number of Units: _____	N/A	No. Off Street Parking Spaces: _____	N/A

Estimated Commencement Date: _____	Sept 1, 2016	Estimated Completion Date: _____	Oct 31, 2016
Application Fee: _____	\$ 400.00	Construction Value \$: _____	

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

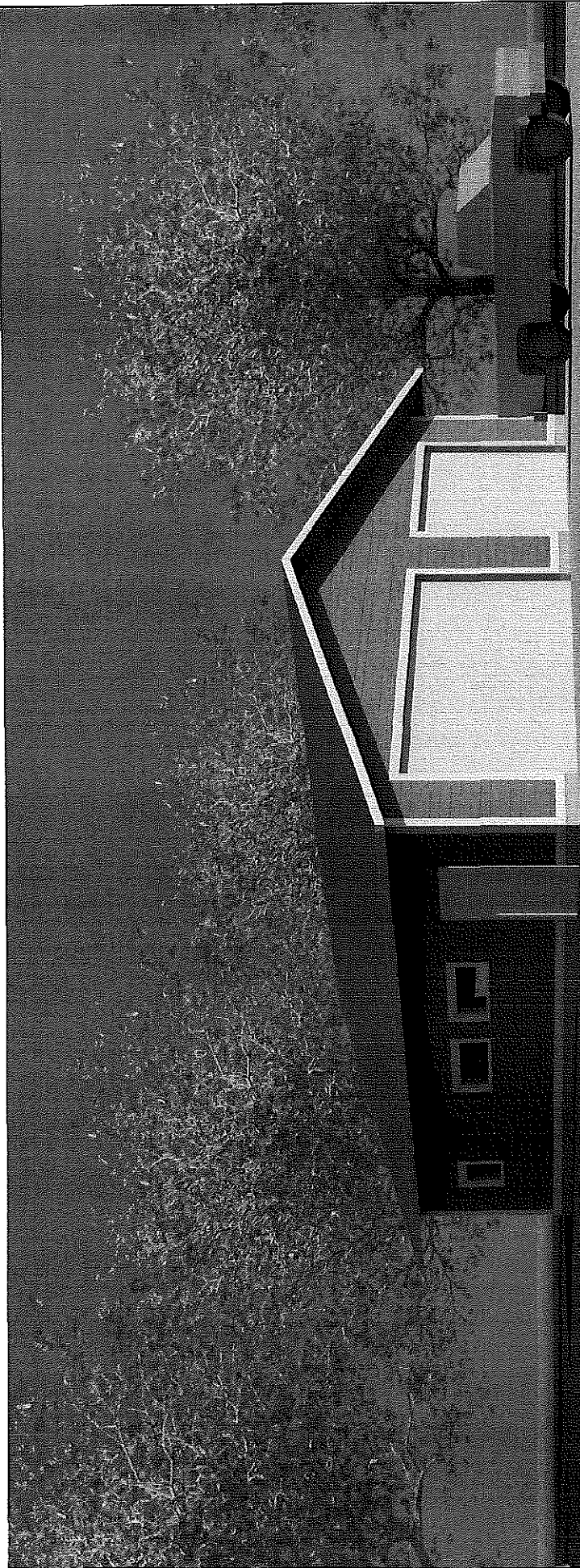
The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 - 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500.

Signature of Applicant or Agent: \_\_\_\_\_

Please Print Signature: \_\_\_\_\_

*[Handwritten Signature]*  
 DONALD EUGENE DINEEN



**GENERAL AND SUB-CONTRACTING**  
Residential Commercial Agricultural

Phone: 403-223-9411  
Fax: 403-223-1573

Box 4779 TABER AB T1G 2E1

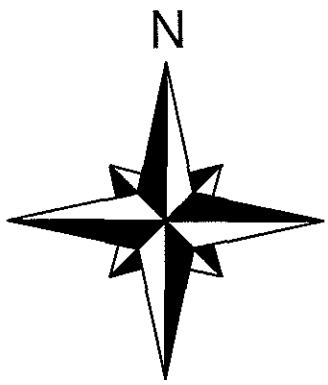
[www.ventureholdings.ca](http://www.ventureholdings.ca)

## PAGE INDEX

- A101 - SEE PLAN
- A102 - MAIN FLOOR PLAN
- A103 - ELEVATIONS
- A104 - SECTION A & B, DETAIL 1 & 2

## DRAWING INFORMATION

Contractor: Venture Holdings Ltd.  
Owner: Taber & District  
Project Address: 4730 50 ave Taber T1G 1N6  
Project Description: New Maintenance Shop  
Project Number: 1531



GOLF COURSE

HARMONY HOME

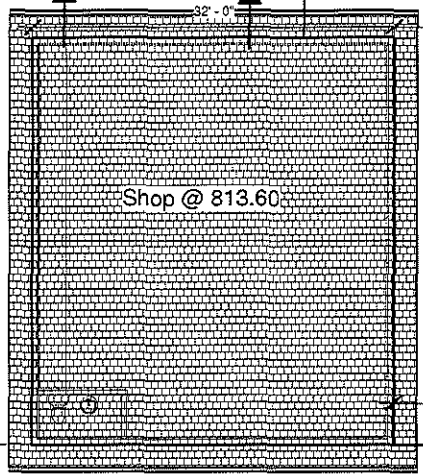
EXISTING CONCRETE PATIO DECK

FLOOR @ 813.20

813.10

EXISTING PARKING LOT

812.99



DRIVE WAY

CHANGE TO CURB  
GUTTER 0.10 HIGH

EXISTING GRASS SWAIL

SWALE

EXISTING SLOPE TO REMAIN

EXISTING SLOPED SIDE WALK + RAILING TO REMAIN

814.09

813.61

813.51

814.12

EXISTING CONCRETE PATIO DECK

FLOOR @ 814.44

EXISTING PIONEER LODGE

1 Site Plan  
3/32" = 1'-0"

**VENTURE HOLDINGS**  
 GENERAL AND SUB-CONTRACTING  
 Residential Commercial Agricultural

Phone: 403-223-9411  
 Fax: 403-223-1573

Box 4779 TABER AB., T1G 2E1  
 www.ventureholdings.ca

This copyright drawing is property of  
 Venture Holdings Ltd.

- 6" wall construction
- 4" wall construction
- Wood
- Gravel
- Concrete
- Beam
- Stair direction
- Concrete column
- Wood column
- Section marker
- Elevation marker

STAMP:

REVISION	DATE
A	MAY 17, 2015
B	MAY 25, 2015
C	
D	
E	
F	

Taber & District Housing  
 Foundation

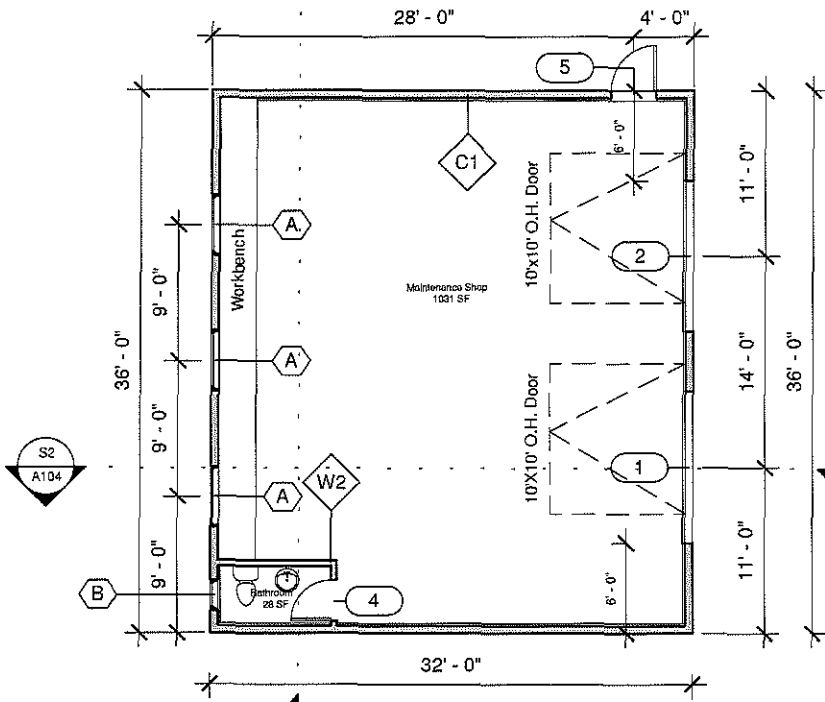
Maintenance Shop

Project number: 1531  
 Date: October 5, 2014  
 Designed by: Martin Groen  
 Checked by: Henk de Vlioger

Site Plan

A101

Scale 3/32" = 1'-0"



**F1** Main Floor  
1/8" = 1'-0"

Door Schedule								
Type Mark	Comments	Count	Height	Width	Frame Type	Material	Hardware Group	Finish
1	Exterior Door	1	6' - 8"	3' - 0"	PS	IM	1	P
2	Interior Door	1	6' - 8"	2' - 8"	PS	IM	2	P
3	Overhead Door	2	10' - 0"	10' - 0"	by supplier	by supplier		P
Grand total: 4								

**SCHEDULE PREFERENCES**  
 PS = PRESSED STEEL FRAME  
 IM = ISULATED METAL  
 P = PAINT

Window Schedule				
Type Mark	Comments	Count	Width	Height
A	Fixed	3	4' - 0"	2' - 0"
B	Fixed	1	2' - 0"	2' - 6"
Grand total: 4				

**HARDWARE GROUP 1**  
 3 BB HINGES / 1 NRP  
 3 DOOR MUTES  
 1 PASSAGE  
 1 DEAD BOLT  
 1 CLOSURE  
 1 TRESHOLD  
 1 WEATHER STRIP

**HARDWARE GROUP 2:**  
 3 HINGES  
 1 PASSAGE  
 1 LOCK SET

WALL SCHEDULE	
<b>W1</b> Exterior Wall	(Exterior) - J. Hardy Siding (type determined by owner) - 2 Layers of building paper - 3/8" O.S.B. Board - 2"x6" K.D. Spruce studs 16" c/c - R-20 Insulation - 6 mil vapour barrier - 1/2" Plywood - Finish determined by owner (interior)
<b>W2</b> Interior Wall	- Finish determined by owner - 1/2" Plywood - 2"x4" K.D. Spruce studs 16" c/c - R-12 Insulation - 1/2" Plywood - Finish determined by owner

ROOF SCHEDULE		
MARK	STRUCTURE	NOTES
<b>R1</b>	- Asphalt Shingles (type determined by owner) - roof vents as per code - Roof felt underlay as required - 7/16" O.S.B. cw H-clips - Roof trusses Engineered and designed by supplier - R-40 Insulation - 6 mil vapour barrier - 1/2" C.D. Board - Finish determined by owner	See engineer roof truss drawings for roof depth, spacing & specifications

FLOOR SCHEDULE	
MARK	STRUCTURE
<b>F1</b>	5" reinforced concrete 6" Compacted gravel

FOUNDATION WALL SCHEDULE	
MARK	STRUCTURE
<b>C1</b> Foundation Wall	- 8" thick 32 Mpa Type 50 concrete wall - 4' High - 10 M rebar horizontal 12" c/c Foundation Wall Footing: - 8" thick - 2' wide - 3x 10 M rebar horizontal 8" c/c

**VENTURE HOLDINGS**  
 GENERAL AND SUB-CONTRACTING  
 Residential Commercial Agricultural  
 Phone: 403-223-9411  
 Fax: 403-223-1579  
 Box 4779 TABER AB., T1G 2E1  
 www.ventureholdings.ca

This copyright drawing is property of Venture Holdings Ltd.

- 6" wall construction
- 4" wall construction
- Wood
- Gravel
- Concrete
- Beam
- Stair direction
- Concrete column
- Wood column
- Section marker
- Elevation marker

STAMP:

REVISION	DATE
A	MAY 17, 2015
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C	
D	
E	
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Taber & District Housing Foundation

**Maintenance Shop**












Project number: 1531  
 Date: October 5, 2014  
 Designed by: Martin Groen  
 Checked by: Henk de Vlieger

**Main Floorplan & Specifications**

A102

Scale 1/8" = 1'-0"



-  6" wall construction
-  4" wall construction
-  Wood
-  Gravel
-  Concrete
-  Beam
-  Stair direction
-  Concrete column
-  Wood column
-  Section marker
-  Elevation marker

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Taber & District Housing  
Foundation

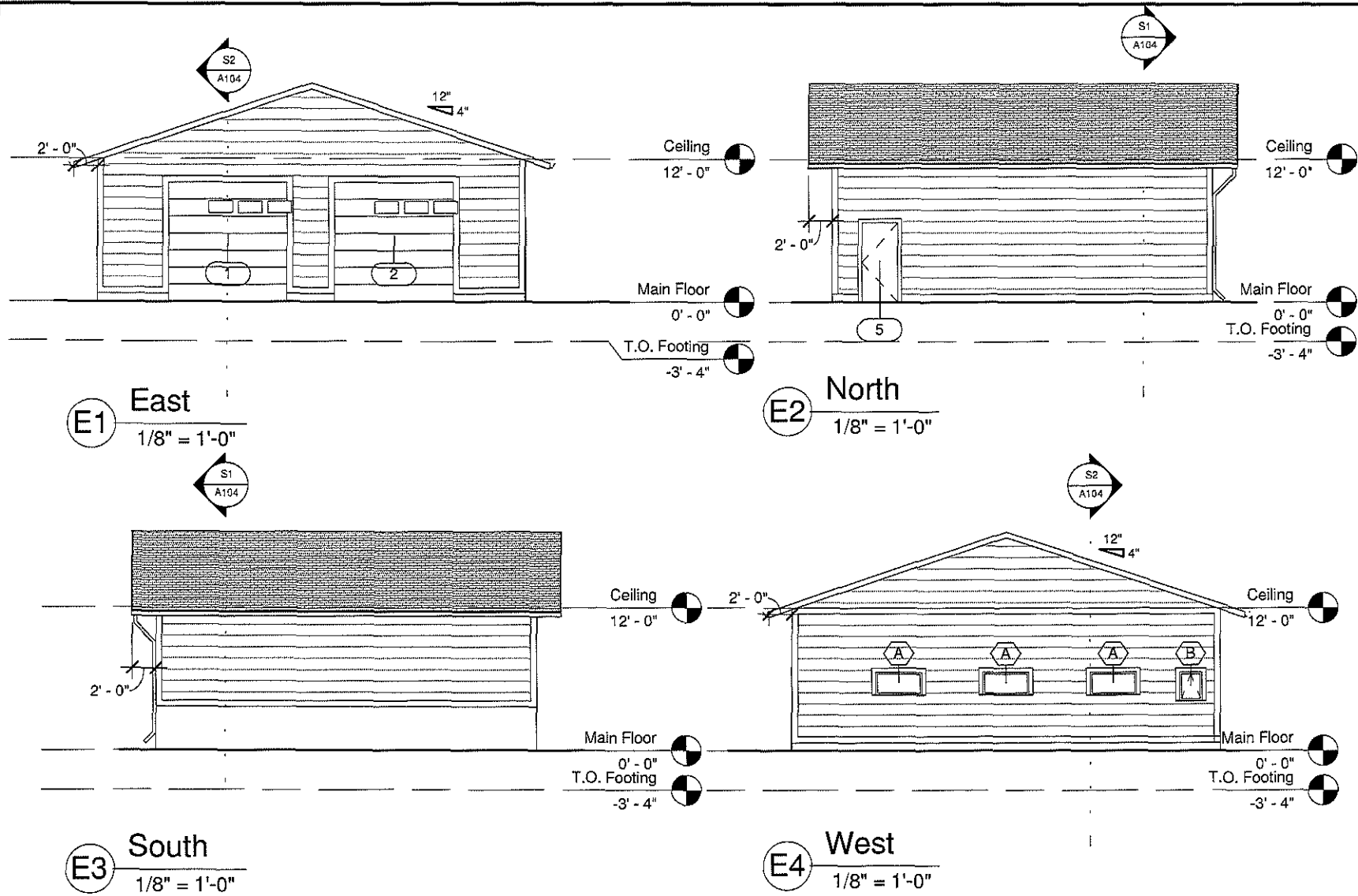
**Maintenance Shop**

Project number: 1531  
Date: October 5, 2014  
Designed by: Martin Groen  
Checked by: Henk de Vlieger












Elevations

A103

Scale 1/8" = 1'-0"



VENTURE HOLDINGS LTD. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THIS DRAWING IS THE PROPERTY OF VENTURE HOLDINGS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF VENTURE HOLDINGS LTD., NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF VENTURE HOLDINGS LTD., NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

-  6" wall construction
-  4" wall construction
-  Wood
-  Gravel
-  Concrete
-  Beam
-  up/dn  
Stair direction
-  Concrete column
-  Wood column
-  Section marker
-  Elevation marker

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Taber & District Housing  
 Foundation

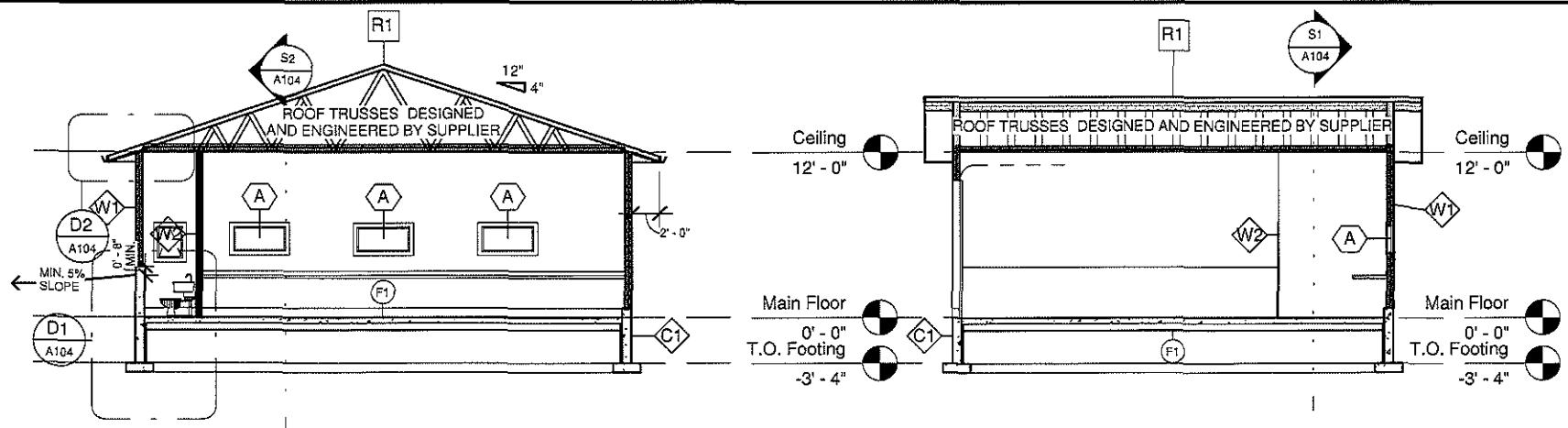
Maintenance Shop

Project number: 1531  
 Date: October 5, 2014  
 Designed by: Martin Groen  
 Checked by: Henk de Vlieger

Section A & B +  
 Detail 1 & 2

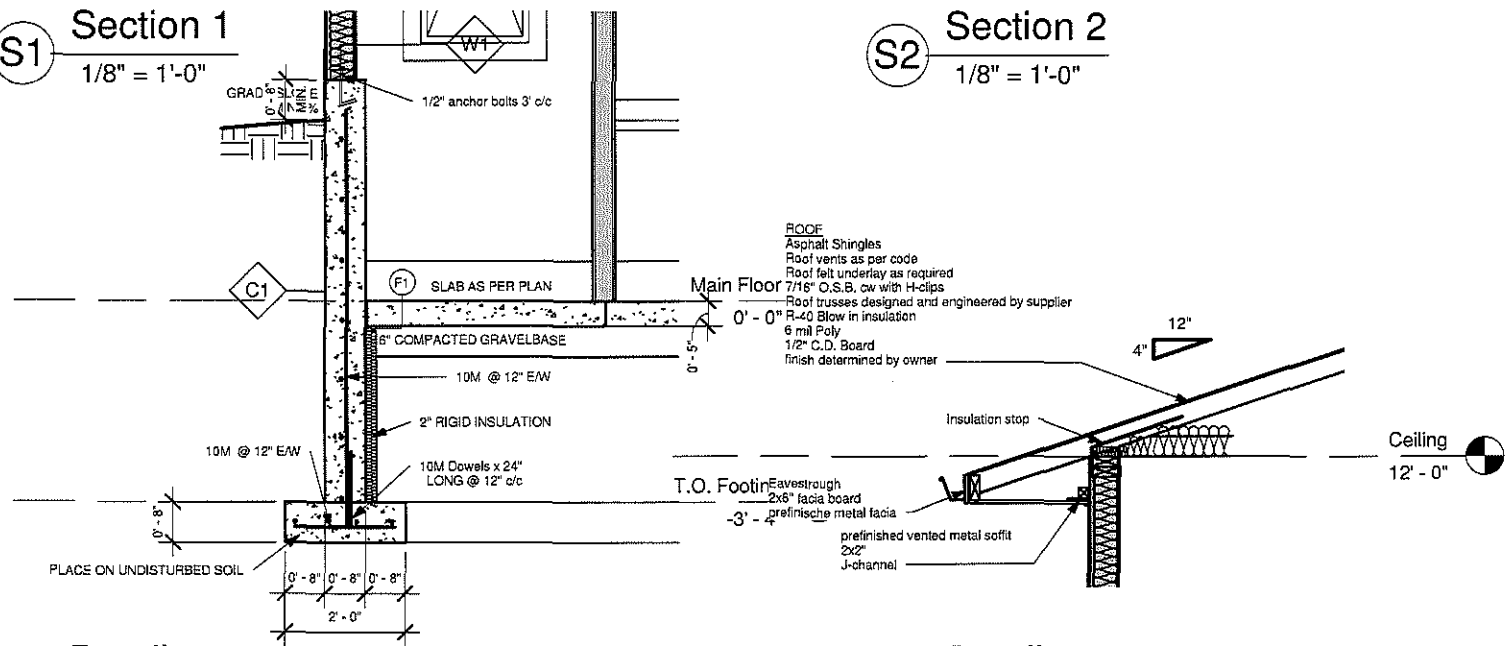
A104

Scale As indicated



**S1** Section 1  
 1/8" = 1'-0"

**S2** Section 2  
 1/8" = 1'-0"



**D1** Detail 1  
 1/2" = 1'-0"

**D2** Detail 2  
 1/2" = 1'-0"

VENTURE HOLDINGS LTD. IS AN EQUAL OPPORTUNITY EMPLOYER. WE EMPLOY AND TRAIN INDIVIDUALS WITH DISABILITIES. WE ARE COMMITTED TO PROVIDING A SAFE AND HEALTHY WORKING ENVIRONMENT. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. WE EMPLOY AND TRAIN INDIVIDUALS WITH DISABILITIES. WE ARE COMMITTED TO PROVIDING A SAFE AND HEALTHY WORKING ENVIRONMENT.



**Notice of Decision  
FORM C**



Planning Department  
A4900-50 Street  
Taber AB T1G 1T1  
ph: (403) 223-5500  
fx: (403) 223-5530  
email: [planning@taber.ca](mailto:planning@taber.ca)

PERMIT NO. 16-46 ZONING: IR  
ISSUE DATE: \_\_\_\_\_ ROLL NO. 6346090

Applicant

Name: Taber & District Housing Foundation  
Address: 5318 48<sup>th</sup> Ave., Taber AB T1G 1S2  
Tel: ██████████

Owner of Land

Alberta Social Housing Corporation  
12<sup>th</sup> Flr. 10044 – 108 St., Edmonton AB T5J 5E6

Location

Municipal Address: 4710 50<sup>th</sup> Ave  
Legal Description: Lot: N/A  
Block: A Plan: 7282JK

Description of Work Accessory Building, per development permit application 16-46 (Discretionary Use, Accessory Building)

**Note: This is *not* a Development Permit  
Final date for appeals to the Notice of Decision is August 4, 2016.**

Permit Conditions (see Standard Conditions Attached)

1. The site is developed as per the site plan,
2. The development conforms to the district requirements of the Institutional/Recreation (IR) district,
3. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits as required,
4. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,
6. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.

*NOTE: The Municipal Government Act, (MGA) allows for appeals of development permits if the use is discretionary or the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted. In these instances, the MGA provides that any person affected by the issuance of a development permit may appeal to the Subdivision and Development Appeal Board by serving written notice before the final date of appeal on the Notice of Decision.*

2) Appeals can be made to:

*Subdivision and Development Appeal Board  
Attention: Secretary  
c/o Town of Taber  
A 4900 50 St  
Taber, AB  
T1G 1T1*

Issued by: \_\_\_\_\_

Development Officer

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone at (403) 223-5500.

### **STANDARD DEVELOPMENT CONDITIONS**

The development outlined on the reverse side is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law, and in no way relieves or excuses the applicant from complying with the Land Use By-law or any other by-law, laws, order and/or regulations affecting such development.
2. This permit, issued in accordance with the Notice of Decision, is valid for a period of 24 months from the date of issue if development has commenced within 12 months. If, at the expiry of 12 months, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
3. If this Development Permit is issued for the construction of a building,
  - a) all finished grades shall be consistent with the approved site/grading plan.
  - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
  - c) the exterior of the building, including painting, shall be completed within 24 months from the date of the issue of the Development Permit.
4. The development officer may, in accordance with the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
5. This Permit is not transferable.
6. **Compliance with Town of Taber Bylaws, Alberta Building Code, and all other Provincial Codes and Regulations. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency approved by the Town of Taber.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**

## Development Authority Request for Decision

**Meeting Date:** July 19, 2016

**Subject:** DP 16-50 Move On Row House

**Recommendation:**

That the Municipal Planning Commission approves Development Permit 16-50 for a Move On Row House (4 Units) located at 5203 56 St., Lot 13 Block 18 Plan 5365L with the following conditions:

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a front yard setback waiver from 3m to 2.79m is granted,
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 2.62m is granted,
3. The site 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 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. 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 the issuance of an occupancy permit,
10. The applicant will be required to submit a servicing plan to the



	<p>satisfaction of the Town of Taber prior to entering into a Servicing Agreement with the Town of Taber,</p> <ol style="list-style-type: none"> <li>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,</li> <li>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,</li> <li>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,</li> <li>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,</li> <li>15. 8 parking stalls are to be developed on the property to the satisfaction of the Development Officer,</li> <li>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;</li> <li>17. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.</li> </ol>
<b>Background:</b>	Administration has received an application for a Move On Row House (4 Unit) that requires waivers located at 5203 56 Street. The applicant has already applied for and received a demolition permit. The applicant wishes to move forward with his plans for the Row House.
<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>	Strategic Plan Family/Community Goal #1: Build a community that is affordable and attractive.
<b>Financial Implication:</b>	The applicant has paid the \$400.00 development permit fee.
<b>Service Level / Staff Resource Implication:</b>	Staff time will be needed to advertise and circulate the Development Permit.



<b>Justification:</b>	The proposed development would create more affordable option in the community.
<b>Alternative(s):</b>	<p>Alternative #1: That the Municipal Planning Commission approves Development Permit 16-50 for a Move On Row House (4 Units) located at 5203 56 St., Lot 13 Block 18 Plan 5365L with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Development Permit 16-50 for a Move On Row House (4 Units) located at 5203 56 St., Lot 13 Block 18 Plan 5365L.</p>
<b>Attachment(s):</b>	<p>DP 16-50 Application            DP 16-50 Site Plan            DP 16-50 Map            DP 16-50 Plans            DP 16-50 Notice of Decision</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

ZONING: MDR ROLL NUMBER: 5256130 APPLICATION NO. 16-50

Date of Application: \_\_\_\_\_ 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:  Addition:  Renovation:  Change of Use:  Moved in Building:   
Discretionary Use:  Waiver:  Other:  (explain: \_\_\_\_\_)

Applicant: Terramesa Inc. Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: Box 4851, Taber, AB Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
T1G 2E1 Postal Code: \_\_\_\_\_

Registered Owner: Brian and Darlene Cracknell Phone Res: \_\_\_\_\_ Bus: \_\_\_\_\_  
Address: Box 4772, Taber, AB Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
T1G 2E1 Postal Code: \_\_\_\_\_

Legal Description of Property to be Developed: Lot: 13 Block: 18 Plan: 5365L

Municipal Address: 5203 56 Street, Taber, AB.

Proposed Use of Site: *(describe in detail - attach additional information if necessary)* Existing lot has old house on it, to be removed and excavation to be done for foundation for a 4-Plex to be moved on as a complete unit.

Existing Use of Site: Residential lot with a vacant old house on it.

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

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

Proposed Setback from Property Lines:

Front Yard: 13'6" Side Yards: <sup>1</sup> 13'6" <sup>2</sup> 13'6" Rear Yard: 8'6"

**General Information:**

Present Use of Adjacent Properties: Residential Housing

Existing Proposed N/A

**Access:**

Provincial Highway # 3  
 Municipal Road ..........    
 Internal Subdivision Road ..........    
 Undeveloped Road Allowance ..........    
 Private Road (i.e. Condominium)..........    
 Other (specify) \_\_\_\_\_

**Services:**

**Water Supply**

Municipally owned and operated piped water system..........    
 Other (specify) \_\_\_\_\_

**Sewage Disposal**

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

**Storm Drainage**

Municipal Sewers..........    
 Ditches ..........    
 Swales..........

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

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

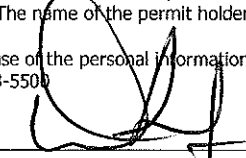
Lot Width:	<u>50'</u>	Lot Depth:	<u>125'</u>
Lot Area:	<u>6250 sq. ft.</u>	New Construction Area (ft <sup>2</sup> ):	<u>2744 sq. ft.</u>
Lot Coverage By New Construction (%):	<u>44%</u>	Total Site Coverage (%):	<u>44%</u>
Number of Loading Spaces:	<u>8</u>	Building Height:	<u>12' (+/-)</u>
Driveway Width:	<u>80'</u>	Landscaped Open Space (%):	_____
Number of Units:	<u>4</u>	No. Off Street Parking Spaces:	_____

Estimated Commencement Date: Early August '16 Estimated Completion Date: Oct. '16  
 Application Fee: \_\_\_\_\_ Construction Value \$: \_\_\_\_\_

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

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

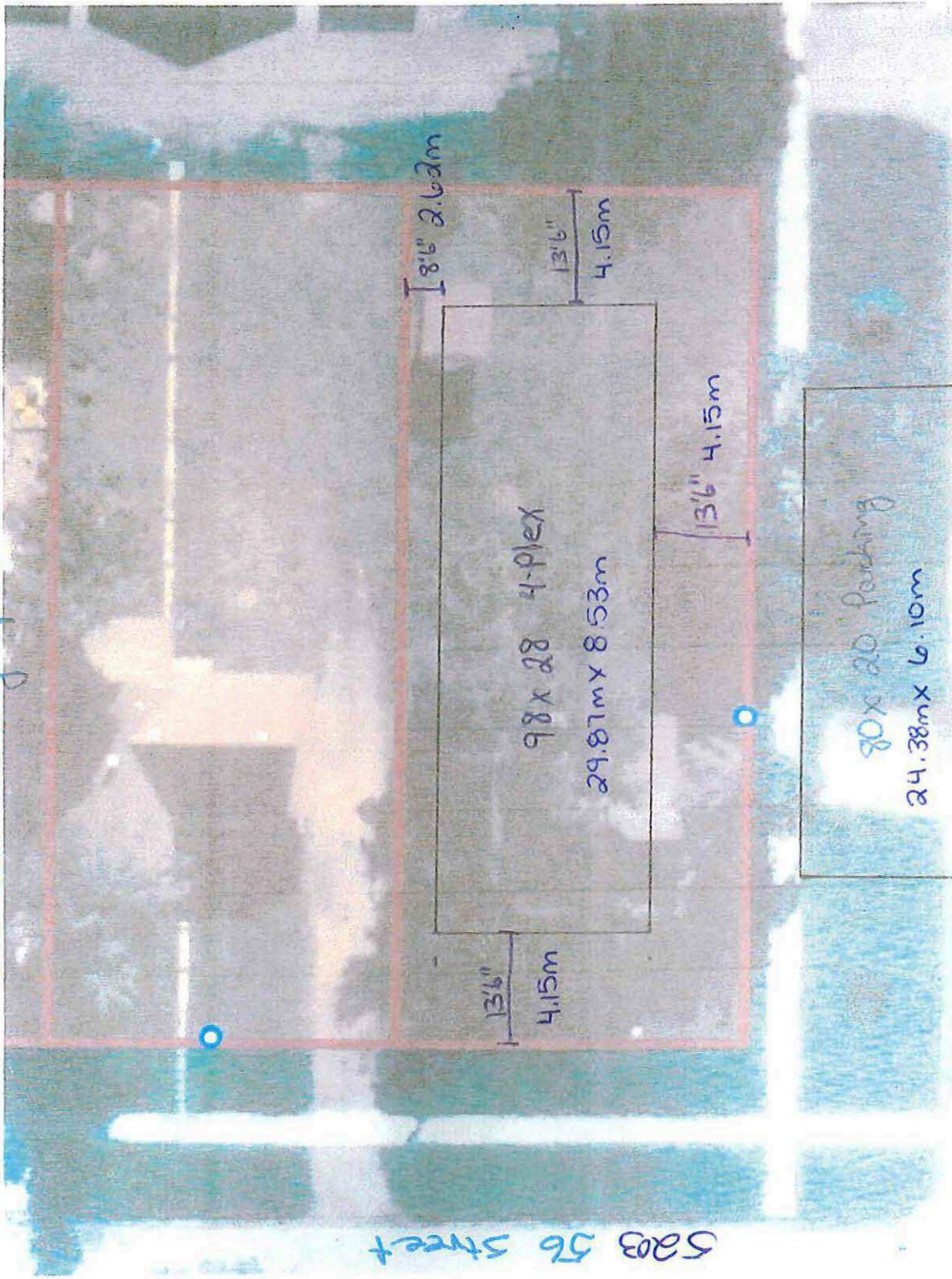
If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone (403) 223-5500

Signature of Applicant or Agent: 

Please Print Signature: Terramesa Inc / Willi Thiessen

Terramesa Inc  
Box 4851  
Taber, AB  
T1G 2E1

# Site Plan - Parking option #1



5203 56 Street

Sand Ave

5/19/16



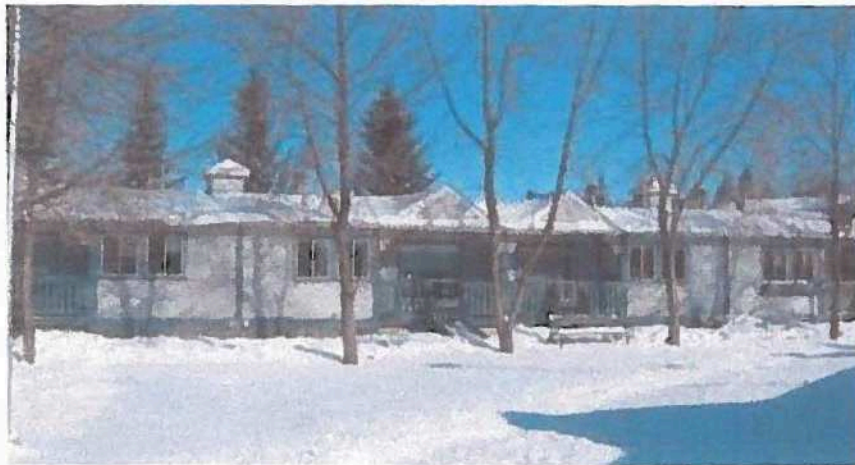


# HOLMES

## BUILDING MOVERS LTD.

218 220 222 221

<a href="#">Home</a>	<a href="#">Building Moves</a>	<a href="#">House Raising</a>	<a href="#">Houses for Sale</a>	<a href="#">About Us</a>	<a href="#">Contact Us</a>	<a href="#">Scrap Book</a>
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### #15-052

1. Unit size..... +-634 sq ft per unit
2. 4-plex dimensions.....+-98'-0"x28'-0"
3. Constructed for the 1988 winter olympics to government standards
4. Fully fire separated between units
5. 2x6 exterior wall framing
6. Vinyl windows and siding
7. One bedroom units
8. In-unit laundries

**15-053/058**



**\$ 125,000.00 plus GST  
delivered within 150  
kms radius of our yard,  
subject to accessibility  
at destination**



## **One Bedroom Units – Self contained 4 Plex**

- Year built: Built for the 1988 Olympics then turned into seniors housing units
- Dimensions: 24.5 X 28
- Sq. ft. 636 sq ft approx.
- Bedrooms: 1
- Bathrooms: 1- 4 pc
- Flooring: carpet, Linoleum, Laminate
- Appliances: Washer, Dryer, stove, fridge, furnace, hot water tank
- Features: bright kitchen/dining area, nice cupboards, laundry room, bright living room, kitchen/ living room open concept, individual covered decks for each unit.

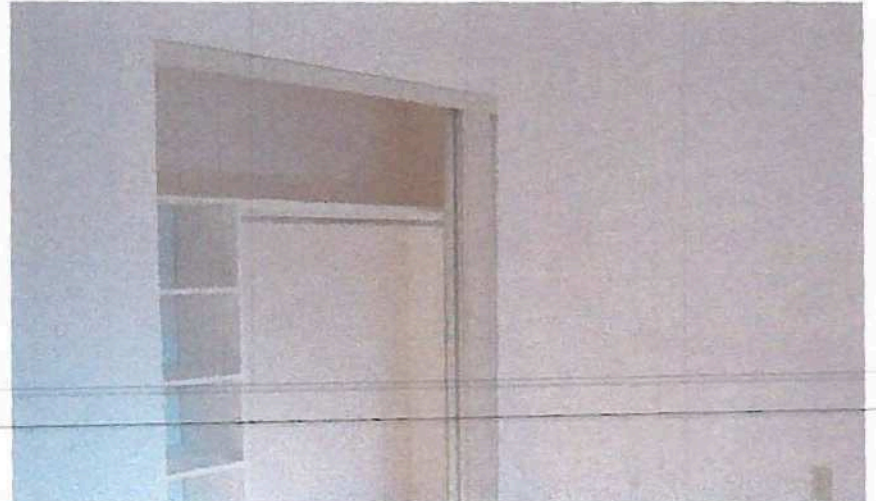
***Holmes Building Movers Ltd***

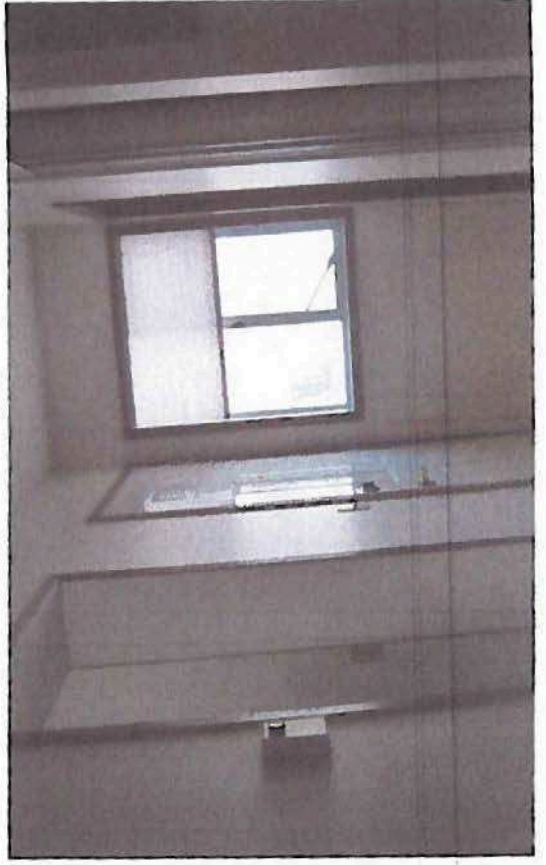
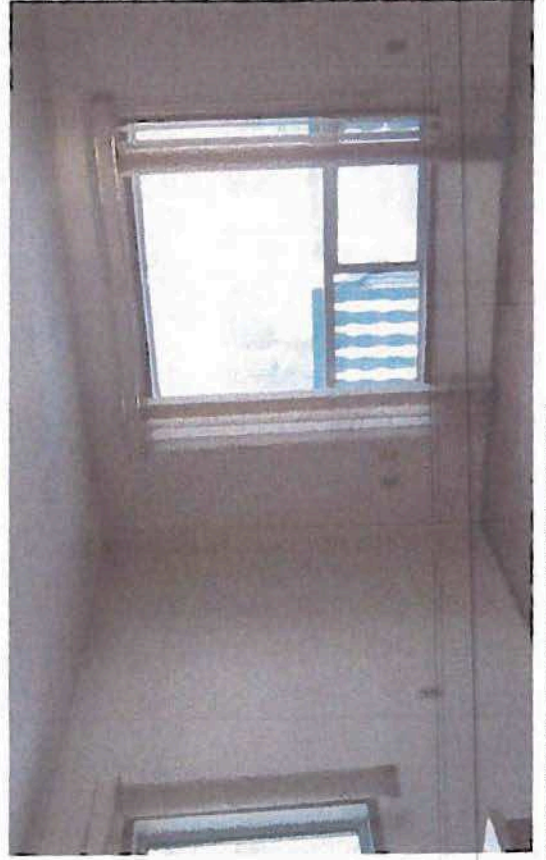
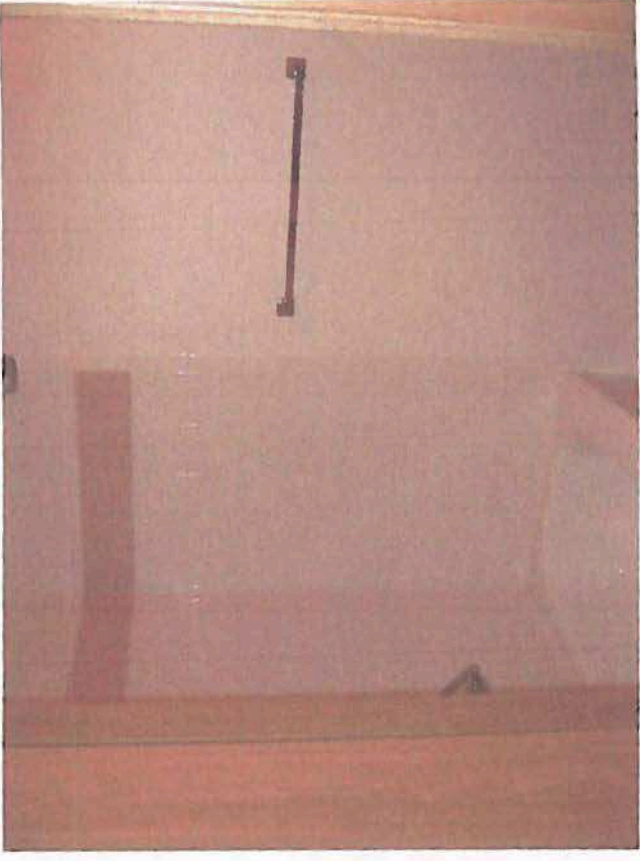
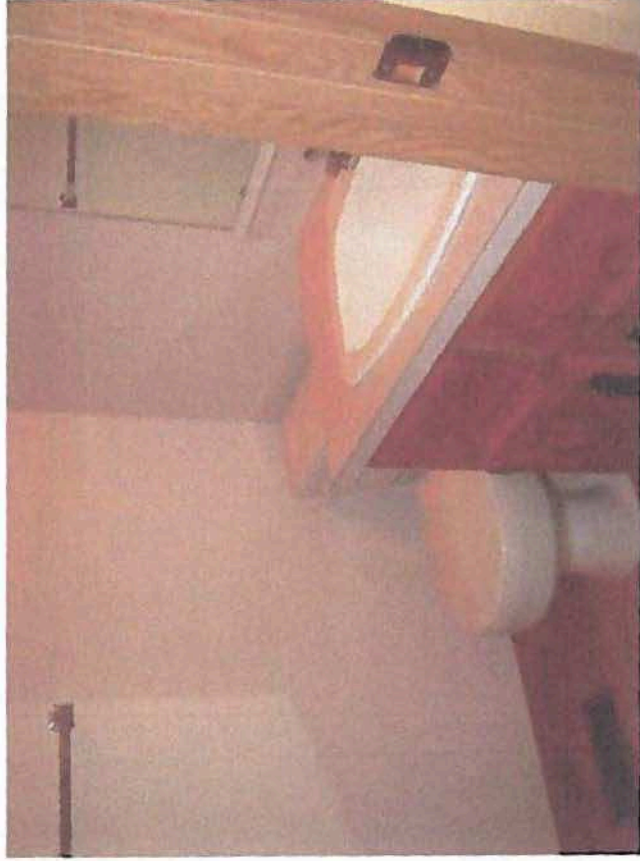
***1-866-549-0277***

***[www.holmesbuildingmovers.com](http://www.holmesbuildingmovers.com)***

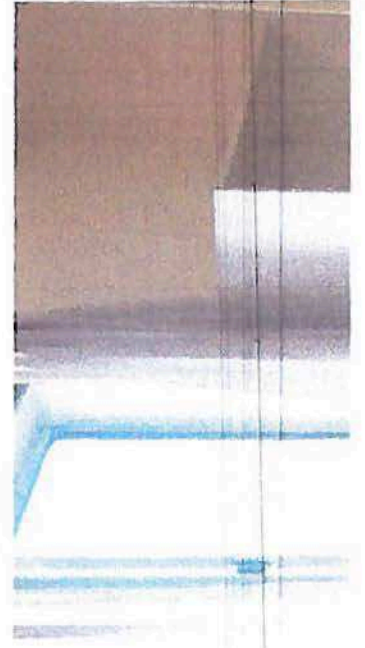
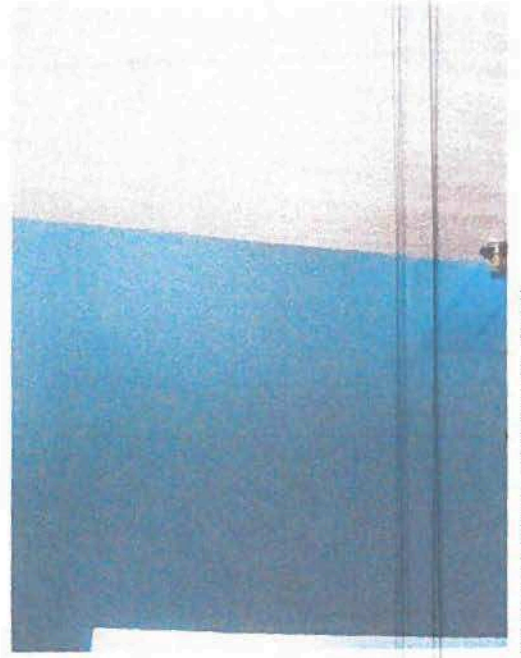
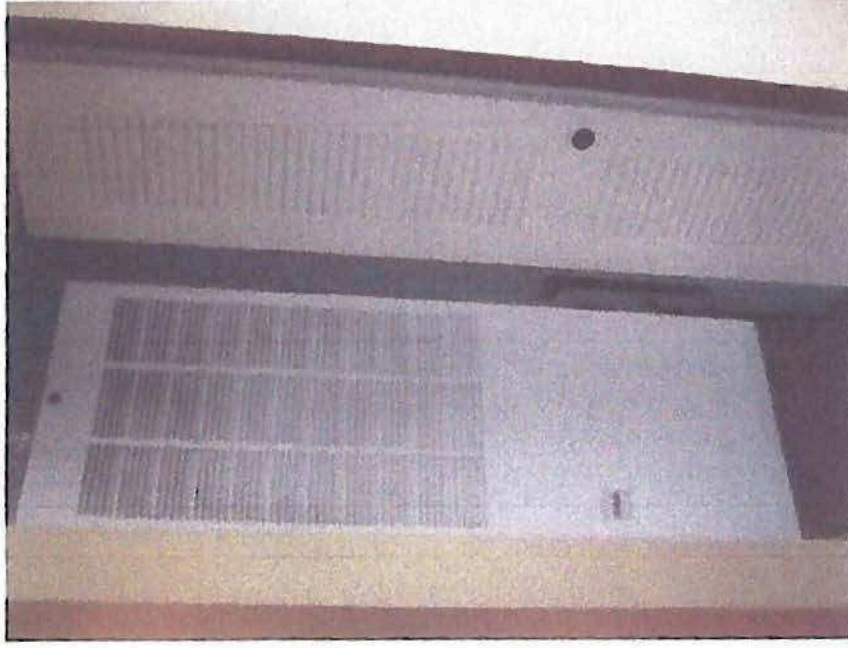


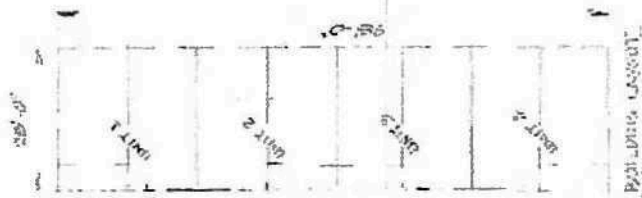
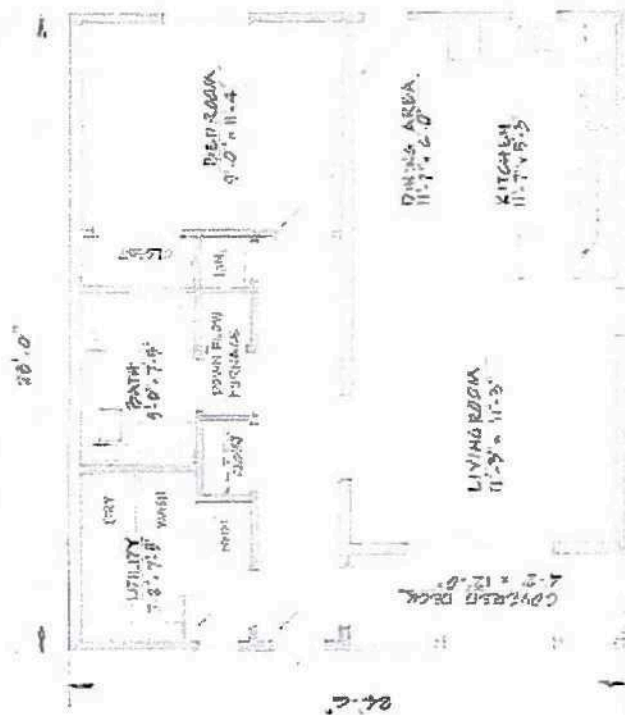
- 9. One-level living designed for crawl spaces
- 10. Roofed-over entry/verandas
- 11. Most units equipped with washer, dryer, fridge, stove and hood fans
- 12. Five 4-plexes presently available
- 13. Possible to set up as duplexes





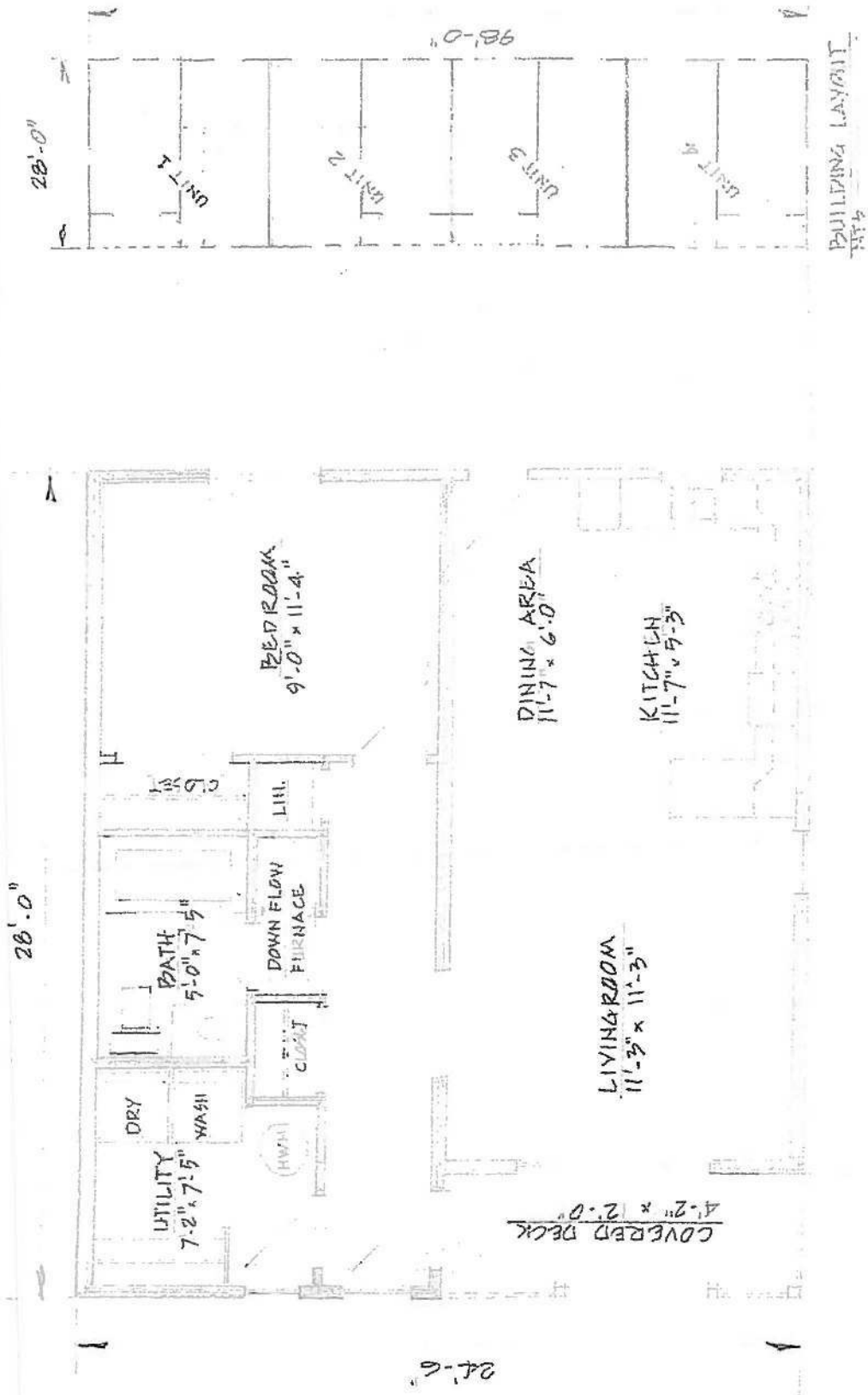






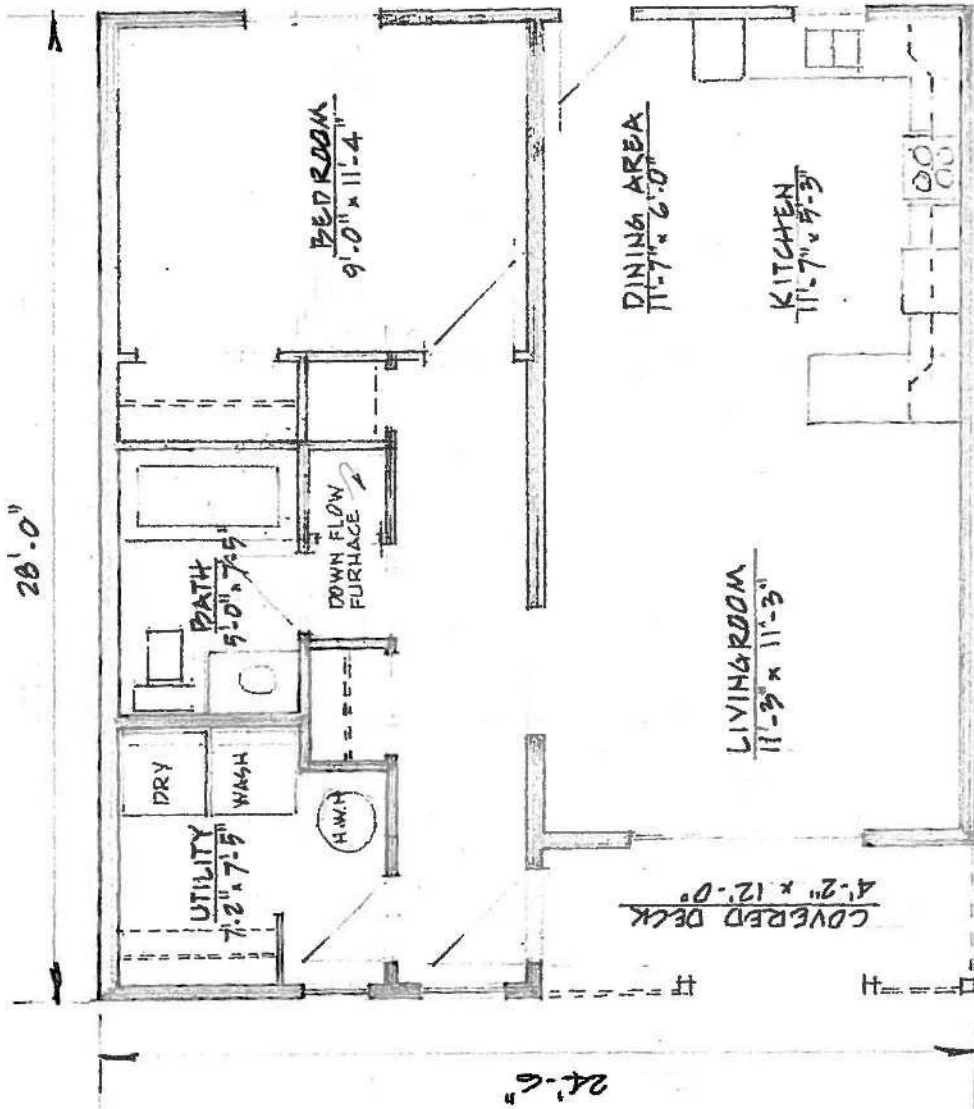
TYPICAL 4-PLEX FLOOR PLAN SCALE 3/16" = 1'-0"

DIMENSIONS APPROXIMATE NOT FOR CONSTRUCTION



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

DIMENSIONS APPROXIMATE NOT FOR CONSTRUCTION. *P.*



634.50 FT

BUILDING NO 15-052

TYPICAL 4-PLEX FLOOR PLAN

SCALE

3/16" = 1'-0"

DIMENSIONS APPROXIMATE NOT FOR CONSTRUCTION

*[Handwritten signature]*

Notice of Decision  
FORM C

**HIRF REQUIREMENTS APPLY**



Planning Department  
A4900-50 Street  
Taber AB T1G 1T1  
ph: (403) 223-5500  
fx: (403) 223-5530  
email: [planning@taber.ca](mailto:planning@taber.ca)

PERMIT NO. 16-50  
ISSUE DATE: \_\_\_\_\_

ZONING: MDR  
ROLL NO. 5256130

Applicant

Name: Terramesa Inc.  
Address: Box 4851 Taber, AB T1G 2E1  
Tel: \_\_\_\_\_

Owner of Land

Brian & Darlene Cracknell  
Box 4772 Taber, AB T1G 2E1

Location

Municipal Address: 5203 56<sup>th</sup> Street  
Legal Description: Lot: 13  
Block: 18 Plan: 5365L

Description of Work: As per DP Application 16-50, Move On Row House (4 Units) with waivers, Discretionary Use, Medium Density Residential (MDR)

**Note: This is *not* a Development Permit  
Final date for appeals to the Notice of Decision is August 4, 2016.**

Permit Conditions as specified by the Municipal Planning Commission on July 19, 2016 (also see Standard Conditions attached):

1. Pursuant to Section 2(12)(a)(i) of Land Use Bylaw No. 4-2006, as amended, a front yard setback waiver from 3m to 2.79m is granted,
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 2.62m is granted,
3. The site 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 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. 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 the 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.

*NOTE: The Municipal Government Act, (MGA) allows for appeals of development permits if the use is discretionary or the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted. In these instances, the MGA provides that any person affected by the issuance of a development permit may appeal to the Subdivision and Development Appeal Board by serving written notice before the final date of appeal on the Notice of Decision.*

2) Appeals can be made to:

*Subdivision and Development Appeal Board  
Attention: Secretary  
c/o Town of Taber  
A 4900 50 St  
Taber, AB  
T1G 1T1*

Issued by: \_\_\_\_\_

Development Officer

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone at (403) 223-5500.

## STANDARD DEVELOPMENT CONDITIONS

The development outlined on the reverse side is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law, and in no way relieves or excuses the applicant from complying with the Land Use By-law or any other by-law, laws, order and/or regulations affecting such development.
2. This permit, issued in accordance with the Notice of Decision, is valid for a period of 24 months from the date of issue if development has commenced within 12 months. If, at the expiry of 12 months, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
3. If this Development Permit is issued for the construction of a building,
  - a) all finished grades shall be consistent with the approved site/grading plan.
  - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
  - c) the exterior of the building, including painting, shall be completed within 24 months from the date of the issue of the Development Permit.
4. The development officer may, in accordance with the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
5. This Permit is not transferable.
6. **Compliance with Town of Taber Bylaws, Alberta Building Code, and all other Provincial Codes and Regulations. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency approved by the Town of Taber.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**



## Development Authority Request for Decision

**Meeting Date:** July 19, 2016

**Subject:** Home Occupation Application HO-16-11

**Recommendation:**

That the Municipal Planning Commission approves Home Occupation HO-16-11 for a massage therapy business located at 6215 46A St., Lot 34 Block 47 Plan 0713830 with the following conditions:

1. The development shall conform to the district requirements of the Low Density Residential (LR-1) District, the Home Occupation conditions in Town of Taber Land Use Bylaw 4-2006 and the Town of Taber Business License Bylaw 8-2008,
2. Must conform to the health standards of Alberta Health Services. Applicant shall contact Alberta Health Services for more information:  
Health Inspector – Theron White  
Address – 4326 50<sup>th</sup> Ave. Taber, AB T1G 1N9  
Phone – (403)-223-7211
3. The applicant is allowed to have up to 5 client visits per day to the residence, one at a time and no other employees working from the residence, (operating hours are not to be past 10pm),
4. The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use;
5. Subject to Town of Taber licensing requirements.

**Background:**

Administration has received a home occupation application for a massage therapy business located at 6215 46A Street. A home occupation is considered a discretionary use and the number of the visits to the home per day must be approved by the Development Authority.

**Legislation / Authority:**

Land Use Bylaw 4-2006 Section 3(6)(e)

**Strategic Plan Alignment:**

N/A

**Financial Implication:**

The applicant has paid the \$150.00 Home Occupation Permit fee.





<b>Service Level / Staff Resource Implication:</b>	Administration's time is required to advertise and circulate the Home Occupation Permit.
<b>Justification:</b>	The application is similar to other personal service business that have been previously approved.
<b>Alternative(s):</b>	<p>Alternative #1: That the Municipal Planning Commission approves Home Occupation HO-16-11 for a Massage Therapy business located at 6215 46A St., Lot 34 Block 47 Plan 0713830 with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Home Occupation HO-16-11 for a Massage Therapy business located at 6215 46A St., Lot 34 Block 47 Plan 0713830.</p>
<b>Attachment(s):</b>	HO-16-11 Application HO-11-16 Map HO-16-11 Notice of Decision

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



Permit: Application + Advertising Fee.....\$150.00  
 Business License Fee..... \$150.00 / year  
 Permit No: HO-16-11  
 Land File: 6347034  
 Zoning District: LR-1

**Home Occupation Permit – Application Form**

1. Read the last page of this form to ensure that your Home Occupation complies with the Land Use Bylaw.
2. Fill out this form with the details of the proposed Home Occupation.
3. Obtain signatures from potentially impacted property owners and the owner of the Home Occupation property indicating that they understand the details of the applicant's proposed Home Occupation and that they do not object to the applicant's proposed Home Occupation.
4. Return this application form with signatures to the Planning & Economic Development Department and pay the application fee.
5. The Department of Planning & Economic Development may approve the application for the Permit.
6. Notice of Decision of the Permit approval is advertised in Taber Times. A Notice of Decision print-out is also sent to the applicant.
7. 2 week waiting period: the Permit becomes effective 2 weeks from the date it appears in the Taber Times if there are no appeals.
8. Pay the Business license fee (annual fee).

Applicant's Name: Stacey Murray

Business Name: Stacey Murray BMT

Civic Address: 6215 46a St Postal Code: T1G 2J5

Mailing Address (if different than above): \_\_\_\_\_

Legal Description: Lot 34 Block 47 Plan 073830 Email: [REDACTED]

Phone Numbers: Res: [REDACTED] Other: [REDACTED]

1. Describe in detail what the business entails:  
massage therapy
2. What work will be done on the premises and where?  
massage therapy I have a room in the basement of the house.
4. Are there any employees other than family members who will be associated with this business?  
Yes  No
- If yes, where will they be working from? \_\_\_\_\_
5. What will the hours of operation be? 9-6pm: Monday -> Thursday
6. Will there be clients coming to the home?



determine eligibility for a development/home occupation permit and for enforcement of applicable laws. This information may be circulated to persons or authorities as necessary for the review process. If you have any questions regarding the collection of this information, please contact the FOIP Coordinator, 4900A – 50 Street, Taber, Ab., T1G 1T1, (403) 223-5500, ext 5519.

I hereby certify that I have read and examined this application and know the information to be true and correct. I understand that the Development Authority will rely on this information in its evaluation of my application for a Home Occupation.

Signature of Applicant: *Stacy Murray* Date: July 6 2016

Property Owner: I am the Title Holder for this property at this civic address 6215 46a St. and hereby give my permission for this Home Occupation to be conducted at this property.

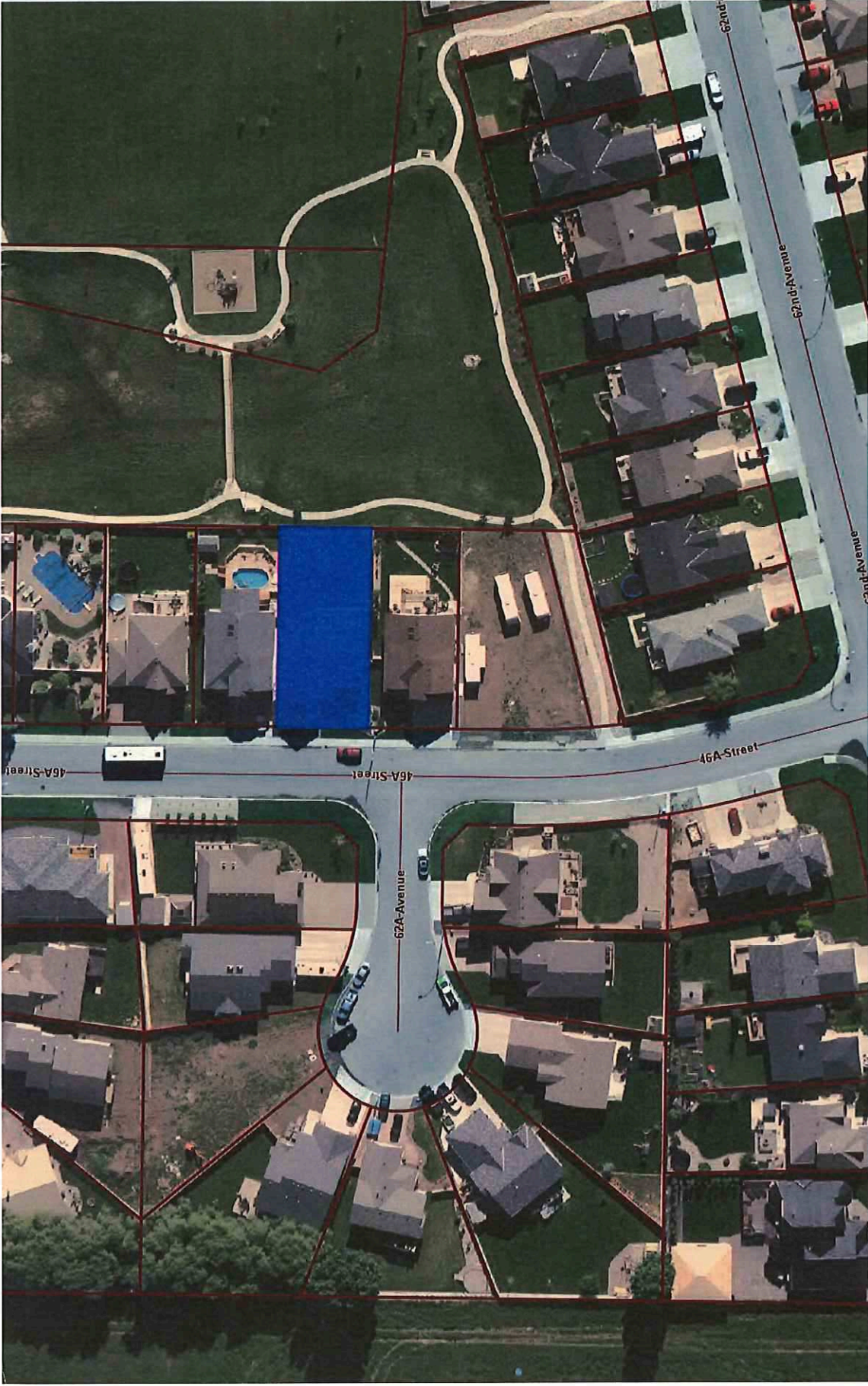
Signature of Property Owner *Stacy Murray* Date: July 6 2016

### Potentially Impacted Property Owners' Signatures

(not required for home office Home Occupations)

By signing below I am indicating that I understand the details of the applicant's Home Occupation and I have no objection to the proposed Home Occupation.

Print Name	Signature	Date	Address
Karin + Blaine Hitchcock	[Redacted]	July 7 2016	6219 46a Street
(Charles + Todd) FRITZ	[Redacted]	July 7 / 2016	4639 62A AVE
Josh Wurz	[Redacted]	July 7 / 2016	5525 66 Ave.
Anabel Wurz	[Redacted]	July 7 / 2016	6223 46 Ave.
Rick + Tasha Tam	[Redacted]	July 7 / 2016	6231-46A str.
KERSTIN STREANSEN	[Redacted]	July 7 / 16	4640 62A AVE.
Amber Miller	[Redacted]	July 7 / 16	6211 46 A St.



**Notice of Decision**  
**FORM C**



Planning Department  
A4900-50 Street  
Taber AB T1G 1T1  
ph: (403) 223-5500  
fx: (403) 223-5530  
email: [planning@taber.ca](mailto:planning@taber.ca)

PERMIT NO. HO-16-11 ZONING: LR-1  
ISSUE DATE: \_\_\_\_\_ ROLL NO. 6347034

Applicant

Owner of Land

Name: Stacey Murray BMT (Stacey Murray) Stacey Murray  
Address: 6215 46A St., Taber AB T1G 2J5 Same

Location

Municipal Address: 6215 46A Street  
Legal Description: Lot: 34  
Block: 47 Plan: 0713830

Description of Work

HOME OCCUPATION for a Massage Therapy Business as per Home Occupation permit application HO-16-11 (**Discretionary Use, LR-1**)

**Note: This is *not* a Development Permit**  
**Final date for appeals to the Notice of Decision is August 4, 2016.**

The development as specified in Development Application No. HO-16-11 has been:

- APPROVED by the Municipal Planning Commission subject to the following conditions:
- i) The development shall conform to the district requirements of the Low Density Residential (LR-1) District, the Home Occupation conditions in Town of Taber Land Use Bylaw 4-2006 and the Town of Taber Business License Bylaw 8-2008,
  - ii) Must conform to the health standards of Alberta Health Services. Applicant shall contact Alberta Health Services for more information:  
Health Inspector – Theron White  
Address – 4326 50<sup>th</sup> Ave. Taber, AB T1G 1N9  
Phone – (403)-223-7211
  - iii) The applicant is allowed to have up to 5 client visits per day to the residence, one at a time and no other employees working from the residence, (operating hours are not to be past 10pm),
  - iv) The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use;
  - v) Subject to Town of Taber licensing requirements.

Date: June 8, 2016

\_\_\_\_\_  
Development Officer

**This decision may be appealed to the Subdivision and Development Appeal Board within 14 days after the date on which a person qualified to appeal is notified of the decision by submitting a written notice of appeal along with payment of \$350.00 to the office of the development officer. If the appeal is upheld, \$150.00 is refundable to the appellant.**

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50<sup>th</sup> Street, Taber, Alberta T1G 1T1 or phone at (403) 223-5500.

## **TOWN OF TABER - LAND USE BYLAW NO. 4-2006**

### **SECTION 1:7**

(152) "HOME OCCUPATION" means development where there is the commercial use of a dwelling unit, by a resident of that dwelling unit, for a business. The business shall not require more than one (1) business associated visit per day to the dwelling unit unless specific approval is granted by the Development Authority after consulting with nearby residents. The business must be secondary to the residential use of the building and no aspects of the business operation shall be detectable from outside the property. The dwelling unit shall not be used as a work place for non-resident employees of the business and shall have no retail sales. There shall be no outdoor business activity or storage of materials or equipment allowed on site, but may include limited storage of one commercial vehicle up to 5000 KG Gross Vehicle Weight. No offensive noise, vibration, smoke, dust, odours, heat, or glare shall be produced by the use.

### **SECTION 3:6**

In addition to the specific requirements identified in the definition for Home Occupation, all Home Occupations shall be subject to the following:

- (a) Storage of goods shall not be exposed to the public view and is only allowed if specifically approved by the Development Authority as part of the issuance of a home occupation development permit.
- (b) The Development Permit for a home occupation shall become null and void and thereby revoked if the Development Authority determines that the use is generating traffic volumes in excess of what could reasonably be anticipated for a home occupation operating within the limits of the relevant definition, or for any other reason if, in the opinion of the Development Authority, the home occupation has become detrimental to the safe use and enjoyment of the neighbourhood by nearby residents.
- (c) A change in the nature or operation of the home occupation shall require a new development permit. A home occupation approval shall not extend to a new property owner.
- (d) The Development Authority may approve an application for a home occupation for person(s) with physical or mental challenges that might not otherwise be approved if, in the opinion of the Development Authority, the granting of an approval would facilitate the earning of a livelihood for such person(s).
- (e) All Home Occupations may be approved by the Development Officer, except applications involving or likely to involve more than one business related visit per day or storage of a commercial vehicle will be forwarded to the Municipal Planning Commission for a decision.
- (f) Only one permit shall be active per dwelling unit at any given time.

### **SECTION 2:9**

(b)...any other application may be referred to adjacent landowners...at the discretion of the Development Authority.

### **SECTION 2:13 (a)**

(iii) ... the Development Officer shall publish a notice in the newspaper circulating in the municipality, and notify the applicant or his agent by sending them, by regular mail, a written copy of the decision;

### **SECTION 2:15**

(f) ...a development permit is not effective until the relevant appeal period as outlined in the ACT (14 days from the day it appears in the Taber Times) has lapsed and provided no appeal is lodged with the Subdivision and Development Appeal Board.

## **TOWN OF TABER BUSINESS LICENSING - BYLAW NO. 8-2008**

### **SECTION II**

1. No person shall carry on or operate a business which is either wholly or partly within the Town unless that person holds a valid and subsisting license issued pursuant to this bylaw, except as exempted by this Part or Provincial Legislation.

### **SECTION X:C**

1. No license for a home occupation shall be granted until the applicant has first obtained the necessary development approval (development permit) under the applicable land use regulations of the Town.





## Development Authority Request for Decision

<b>Meeting Date:</b> July 19, 2016	
<b>Subject:</b> Building Permit Statistics - June 2016	
<b>Recommendation:</b>	That the Municipal Planning Commission accepts the June Building Permit Statistics as information.
<b>Background:</b>	Building Permit Statistics for the month of June 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 - June 2016



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



TOWN OF TABER

## BUILDING PERMIT STATISTICS

Jun-16

	2016 JUNE			2015 JUNE		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	2	2	694,695	5	5	1,183,405
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING	1	4	135,808			
RESIDENTIAL ADDITIONS & ACCESS.	1		10,000	13		88,445
GARAGES & CARPORTS	1		19,300	3		78,540
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER						
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER				1		17,100
MOBILE HOME PARK						
DEMOLITIONS	1		5,000	1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				2		26,000
	<b>6</b>	<b>6</b>	<b>864,803</b>	<b>25</b>	<b>5</b>	<b>1,398,490</b>

	2016 YEAR TO DATE (06 2016)			2015 YEAR TO DATE (06 2015)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	10	10	2,970,760	13	13	2,594,075
2 FAMILY DWELLING				1	2	265,160
SEMI DETACHED DWELLING	1	2	520,000	2	2	299,890
MULTI FAMILY DWELLING	1	4	135,808	1	4	114,333
RESIDENTIAL ADDITIONS & ACCESS.	10		141,370	26		325,755
GARAGES & CARPORTS	4		79,480	9		248,380
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				5		122,600
MOBILE HOME PARK						
DEMOLITIONS	5		15,750	4		20,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		100,000	2		26,000
	<b>39</b>	<b>16</b>	<b>6,830,728</b>	<b>73</b>	<b>21</b>	<b>4,929,821</b>

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

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
9160029	15/06/2016	RES-D	RES ADDS	Approved	5847060	PETERS, CORNELIUS F.	PETERS, CORNELIUS F.	5810	48 ST.	10,000.00
9160031	15/06/2016	RES	SF DWELL	Approved	5943030	DUNCAN MCGREGOR HOMES LTD.	DUNCAN MCGREGOR HOMES LTD.	5901	43 ST.	447,580.00
9160032	01/06/2016	RES	SF DWELL	Approved	4454320	REINKE, JONATHAN	REINKE, JONATHAN	5403	44 AVE.	247,115.00
9160033	08/06/2016	RES-D	MF DWELL	Approved	5255260	RTK RANCHES LTD.	RTK RANCHES LTD.	5324	56 ST.	135,808.00
9160035	15/06/2016	RES	GARAGES	Approved	4353360	FLETCHER, DYLAN J.	FLETCHER, DYLAN J.	5303	43 AVE.	19,300.00
9160036	15/06/2016	COMM	DEMOLITION	Approved	4752180	1031172 ALBERTA LTD.	VENTURE HOLDINGS LTD.	5223	47 AVE.	5,000.00

**864,803.00**

**Town of Taber Building Permits June 2016**

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0029 16 MU	15-Jun-16	CORNELIUS F. PETERS	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5810 48 ST		RESIDENTIAL ADDITION	\$10,000.00	5847060

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0031 16 MU	15-Jun-16	DUNCAN MCGREGOR HOMES LTD.	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5901 43 ST		NEW SINGLE FAMILY DWELLING	\$447,580.00	5943030

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0032 16 MU	01-Jun-16	JONATHAN REINKE	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5403 44 AVE		NEW SINGLE FAMILY DWELLING	\$247,115.00	4454320

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0033 16 MU	08-Jun-16	RTK RANCHES LTD.	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5324 56 ST		MULTI-FAMILY DWELLING	\$135,808.00	5255260

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0035 16 MU	15-Jun-16	DYLAN J. FLETCHER	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5303 43 AVE		GARAGE	\$19,300.00	4353360

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0036 16 MU	15-Jun-16	1031172 ALBERTA LTD.	VENTURE HOLDINGS LTD.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5223 47 AVE		DEMOLITION	\$5,000.00	4752180