



AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON NOVEMBER 21, 2016 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 MPC MEETING OCT 17	X
ITEM No. 5. BUSINESS ARISING FROM THE MINUTES	
ITEM No. 6. ACTION ITEMS	
ITEM No. 6.a. SUBDIVISION TT 16-0-009	X
ITEM No. 6.b. HOME OCCUPATION - PETER WIEBE	X
ITEM No. 6.c. DP 16-91 SECONDARY GARAGE	X
ITEM No. 6.d. PORTABLE SIGN PERMIT RENEWAL	X
ITEM No. 6.e. BUILDING PERMIT STATISTICS OCTOBER 2016	X
ITEM No. 7. MEDIA INQUIRIES	
ITEM No. 8. CLOSED SESSION	
ITEM No. 9. OPEN SESSION	
ITEM No. 10. CLOSE OF MEETING	X



Subdivision & Development Appeal Board Request for Decision	
Meeting Date: November 21, 2016	
Subject: Minutes of the regular MPC Meeting Oct 17	
Recommendation:	The Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission Meeting held on October 17, 2016 as presented.
Background:	The minutes of the regular Municipal Planning Commission Meeting held on October 17, 2016 are attached.
Legislation / Authority:	Section 203 of the Municipal Government Act allows the Municipal Planning Commission to adopt minutes and perform other duties as delegated by council.
Strategic Plan Alignment:	N/A
Financial Implication:	There is no financial implication for the creation of the minutes.
Service Level / Staff Resource Implication:	Time was required by administration to record the minutes of the Municipal Planning Commission's regular meeting.
Justification:	Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission held on October 17, 2016.
Alternative(s):	Alternative 1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on October 17, 2016 with amendments.
Attachment(s):	Minutes of the October 17, 2016 MPC Meeting



APPROVALS:

Originated By:

Emily Hembrough

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

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION
BUILDING, ON OCTOBER 17, 2016, AT 4:30 PM.

Chairperson

Miles, Roger

Members

Garner, Mark

Levagood, Ron

Popadynetz, Rick

Strojwas, Joe

Staff

Armfelt, Cory

Hembrough, Emily

Noble, Grace

CALL TO ORDER

Chair Miles called the regular Municipal Planning Commission Meeting to order at 4:31pm.

ADOPTION OF THE AGENDA

Moved by Councillor Strojwas that the agenda of the October 17, 2016 Municipal Planning Commission Meeting be adopted as amended with the addition of Item number 6.e. Temporary Structures in the Taber RV Park.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

107/2016

Meeting Date
17/10/2016

Minutes of the September 19 MPC Meeting

Moved by M. Garner that the agenda of the September 19, 2016 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

Papa John's Portable Sign Permit

G. Noble presented the Papa John's Portable Sign application. A discussion was had regarding the neighboring sign being portable or not.

Moved by M. Garner that the Municipal Planning Commissions approves the proposed portable sign at 5303 47th Avenue, Lot 38, Block 4, Plan 5638L, with the following conditions:

1. The permit is for the portable sign in the attached application;
2. The owner must remove the original sign;
3. The sign must be placed at least 0.6m from any property line.

CARRIED UNANIMOUSLY

Move on House - Womens Shelter

G. Noble presented the Move on House for the purpose of an office building for the Safe Haven Women's Shelter. Tina Neudorf was present to answer any questions on behalf of the Women's Shelter.

Moved by Councillor Strojwas that the Municipal Planning Commission approves development permit number DP 16-78 for a move on home to be used as an office use located at 5411 56th Street, Lot 40, Block 8, Plan 0614011 with the following conditions:

1. The site is developed as per the site plan submitted, to the satisfaction of the development officer,
2. The applicant must obtain a building permit to ensure the development complies the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary building , plumbing, electrical and gas permits,
3. 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 to the Town of Taber,
4. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
5. 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,
6. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbors are not directly impacted by construction activity. This includes parking of construction vehicles, and storage of construction materials, debris, 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 site shall also be controlled by the applicant. Non-compliance of these items are subject to fines as indicated under bylaw 14-

2016. In addition, the addressing of the home is to remain clearly visible through all stages of construction.

7. 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,
8. 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.
9. 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.
10. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of the water meter 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,
11. The applicant will be required to submit a plan for the exterior finish of the building to satisfaction of the Municipal Planning Commission,
12. Prior to occupancy, the applicant will provide a Real Property Report to the Town of Taber.

CARRIED UNANIMOUSLY

Subdivision TT16-0-008

G. Noble presented the subdivision for the one established residential lot from the Urban Reserve Parcel. A discussion was had as to what the remaining Urban Reserve parcel would be used for.

Moved by M. Garner that the Municipal Planning Commission recommends the Subdivision Authority Approves Subdivision TT 16-0-008 of one established residential lot from the Urban Reserve parcel Plan 1166EP, NE ¼ Sec. 31-9-16 W4M with the following conditions:

110/2016

Meeting Date
17/10/2016

1. That approval shall apply to Urban Reserve Parcel Plan 1166EP, NE ¼ Sec. 31-9-16 W4M.
2. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes, if any, shall be paid to the Town of Taber prior to endorsement,
3. The subdivision shall be registered in a manner satisfactory to the Land Titles Office,
4. Easements or rights of way shall be registered against the land for the provision of gas, power and electrical utilities, all municipal services and waste management facilities, plus any other services, considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provisions or services prior to final endorsement of the plan,
5. If a Development Agreement is required for future servicing of Urban Reserve Parcel Plan 1166EP it will be registered on title by Caveat,
6. If new services are required 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,
7. An Area Structure Plan must be supplied prior to any development of the remaining Urban Reserve Parcel Plan 1166EP.

CARRIED UNANIMOUSLY

Building Permit Statistics September 2016

G. Noble presented the building permit statistics from September and the year to date.

Moved by Councillor Popadynetz that the Municipal Planning Commission accepts the September 2016 Building Permit Statistics as information.

CARRIED UNANIMOUSLY

Temporary Structures in the Taber RV Park

G. Noble presented the temporary structures in the Taber RV Park, and explained that there are structures being built with no permits. A discussion was had on whether the Town allows structures to be built in the park and how to enforce on it.

Moved by M. Garner that the Municipal Planning Commission does not direct administration to issue temporary development permits for the insulated covers over trailers in the Taber RV Park.

Councillor Strojwas requests a friendly amendment stating that the Municipal Planning Commission directs administration to enforce on existing structures in the Taber RV Park.

M. Garner accepts Councillor Strojwas' friendly amendment.

Moved by M. Garner that the Municipal Planning Commission does not direct administration to issue temporary development permits for the insulated covers over trailers in the Taber RV Park and that the Municipal Planning Commission directs administration to enforce on existing structures in the Taber RV Park.

CARRIED UNANIMOUSLY

MEDIA INQUIRIES

None.

CLOSED SESSION

Moved by Councillor Strojwas that the Municipal Planning Commission move into closed session.

CARRIED UNANIMOUSLY AT 5:18 PM.

FOIPP Act Section 16; Disclosure Harmful to Business Interests of Third Party

OPEN SESSION

Moved by R. Levagood that the Municipal Planning Commission move into Open Session.

CARRIED UNANIMOUSLY AT 5:33 PM

Moved by Councillor Strojwas that the Municipal Planning Commission directs Administration on an enforcement and permit approach for temporary portable signs in the Town of Taber as per the Land Use Bylaw 14-2016.

CARRIED UNANIMOUSLY AT 5:34 PM

CLOSE OF MEETING

Moved by R. Levagood to close the meeting of the Municipal Planning Commission.

CARRIED UNANIMOUSLY AT 5:35 PM

CHAIRMAN



Development Authority Request for Decision

Meeting Date: November 21, 2016

Subject: Subdivision TT 16-0-009

Recommendation:	<p>That the Municipal Planning Commission recommends the Subdivision Authority approves subdivision TT 16-0-009 of one urban reserve parcel being divided into 4 lots, Plan 7819AQ Block A Lot N/A, with the following conditions:</p> <ol style="list-style-type: none"> 1. Pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber prior to endorsement, 2. The subdivision shall be registered in a manner satisfactory to the Land Titles Office, 3. Easements or rights of way shall be registered against the land for the provision of gas, power, and electrical utilities, all municipal services and waste management facilities, plus any other services, considerations as required. The developer is responsible for making suitable arrangements with the relevant utility companies and/or town for the provisions or services prior to final endorsement of the plan, 4. If new services are required 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.
Background:	<p>Administration is submitting a subdivision of Town owned land for a land exchange.</p> <p>The application has been circulated to adjacent landowners as well as internal departments and relevant external agencies (their comments have been attached). The general consensus of the internal and external comments were that there were no concerns.</p>
Legislation / Authority:	<p>MGA Division 3 – Subdivision Authority Section 623(1). Bylaw A-356, Section 4 and Section 13 (b)(c).</p>
Strategic Plan Alignment:	<p>Strategic Family / Community Goal #1: Build a community that is affordable and attractive.</p>

Financial Implication:	This subdivision was not budgeted.
Service Level / Staff Resource Implication:	Administration time is required to advertise, and circulate to neighbours.
Justification:	This subdivision allows for more industrial lots in Taber.
Alternative(s):	<p>Alternative 1: That the Municipal Planning Commission does not recommend that the Subdivision Authority approve Subdivision TT 16-0-009 with reasons.</p> <p>Alternative 2: That the Municipal Planning Commission does recommend the Subdivision Authority approve subdivision TT 16-0-009 with amendments to the conditions.</p>

Attachment(s):	<p>Subdivision Application TT 16-0-009 Subdivision TT 16-0-009 Plan Internal Referral Comments External Agency Comments</p>
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APPROVALS:	
Originated By:	Emily Hembrough



Chief Administrative Officer (CAO) or Designate:	
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Application for Subdivision Approval

Planning and Economic Development

A-4900 50th St.
 Taber, Alberta T1G 1T1
 Phone: 403-223-6009
 Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: <u>UR</u>	Roll No: <u>8101633</u>	
Subdivision No: <u>TT16-0-009</u>	Subdivision Fee \$	Off-Site Levy: \$	Security Deposit: \$
Application Received:	Date Advertised:	Permit Effective:	Total Fees: \$

- The issuance of building permits cannot take place until certain conditions outlined by the subdivision approval process, including the requirements outlined by the Subdivision Servicing Agreement, have taken place.
- The parcel will not officially be subdivided until Land Titles registers the plan and creates the new **Certificate of Title**. It is the land owner's responsibility to initiate registration with Land Titles.
- Please attach the follow:
 - Application fee
 - Servicing Agreement (3 copies)
 - Current Copy of Certificate of Title
 - Tentative Plan of Subdivision prepared by an Alberta Land Surveyor (include a digital copy)

I/We hereby make application for Subdivision in accordance with the requirements of the Municipal Government Act and the Subdivision and Development Regulations.

Applicant:	Name: <u>TOWN OF TABER</u>		
	Address: <u>4900A 50th STREET</u>		
	Town: <u>TABER, AB</u>	Postal Code: <u>T1G 1T1</u>	
	Phone Res: <u>403-223-6009</u>	Phone Cell: <u>-</u>	
	Email: <u>Planning@taber.ca / emily.hembrough@taber.ca</u>		
	Business License#:		
Interest in the proposed subdivision, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:			
Registered Owner: (if different from applicant)	Name: <u>SAME</u>		
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
	Email:		
Legal Description of Land to be Subdivided:	All/Part of the ___ ¼ of Section ___ Township ___ Range ___ W4M		
	Being all/part of: Lot/Unit ___ Block <u>A</u> Plan <u>7819AQ</u>		
	Municipal Address (if applicable):		
Location of Land to be Subdivided:	The land is situated in the Municipality of: <u>TABER</u>		
	Is the land situated immediately adjacent to the municipal boundary?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, name of Municipality: <u>MD of TABER</u>
	Is the land situated within 0.8 kilometers of the right-of-way of a Highway?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No:
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:
	Is the proposed parcel within 1.5 kilometers of a sour gas facility?		<input type="checkbox"/> Yes <input type="checkbox"/> No
Use of Land to be Subdivided:	Total Number of lots to be created: <u>4</u>	Size of Lot(s) or range: <u>1.88 ha to 13.27 ha</u>	
	Describe the existing use of the land: <u>VACANT</u>		
	Describe the proposed use of the land:		
	Current land use designation: <u>URBAN RESERVE</u>		
	Proposed land use designation:		
Characteristics of the Land to be Subdivided	Describe any existing buildings: <u>NONE</u>		
	Will any structures be demolished or moved?	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, explain:

The personal information requested on this form is being collected for a Subdivision application and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.



Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	<u>FLAT</u>
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	<u>AGRICULTURAL</u>
Type of soil (sand, loam, clay, etc.):	<u>SANDY LOAM</u>
Describe the manner of providing water and sewage services:	<u>UNKNOWN AT THIS TIME</u>

I (we), _____ hereby certify that I am (we are)
Print full name(s)

- the registered owner(s)
- authorized to act on behalf of the registered owner(s)

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

Signed: _____ **Date:** _____
Applicant

Signed: _____ **Date:** _____
Registered Owner (If different than applicant)

Signed: _____ **Date:** _____
Development Officer

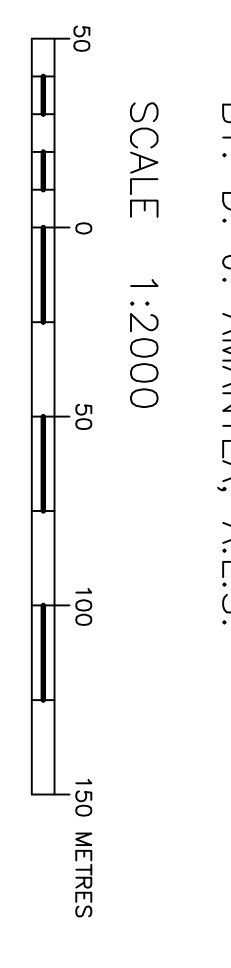
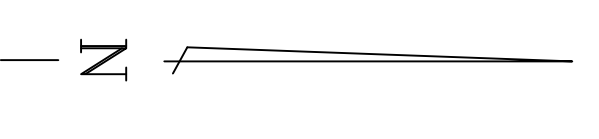
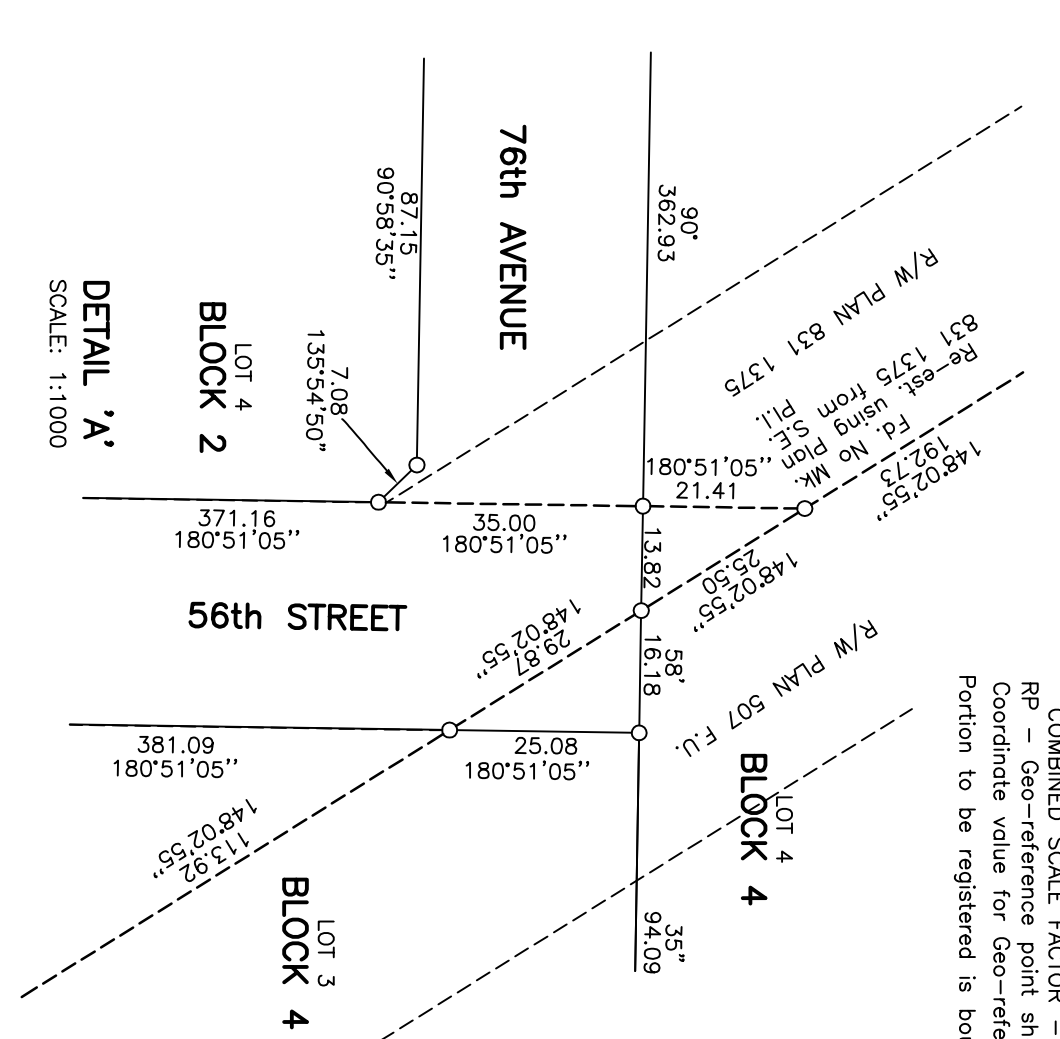
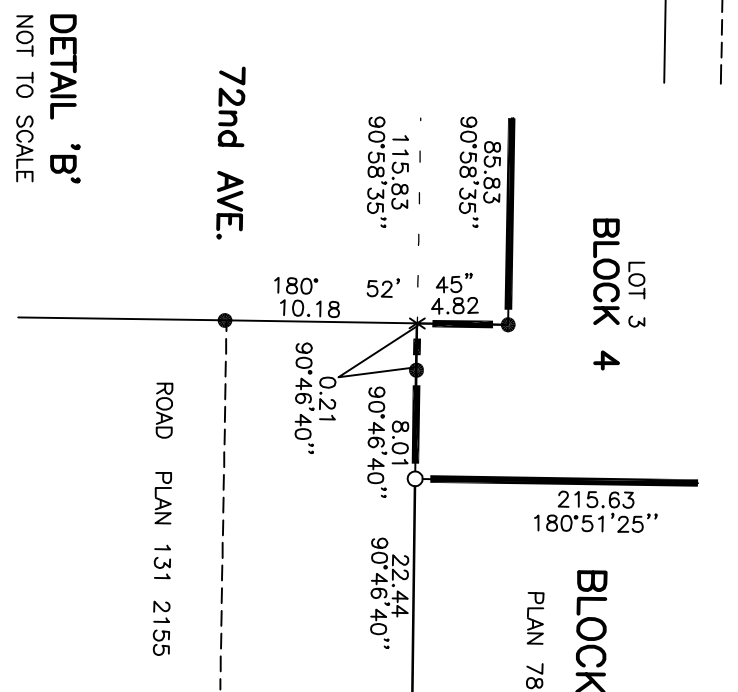
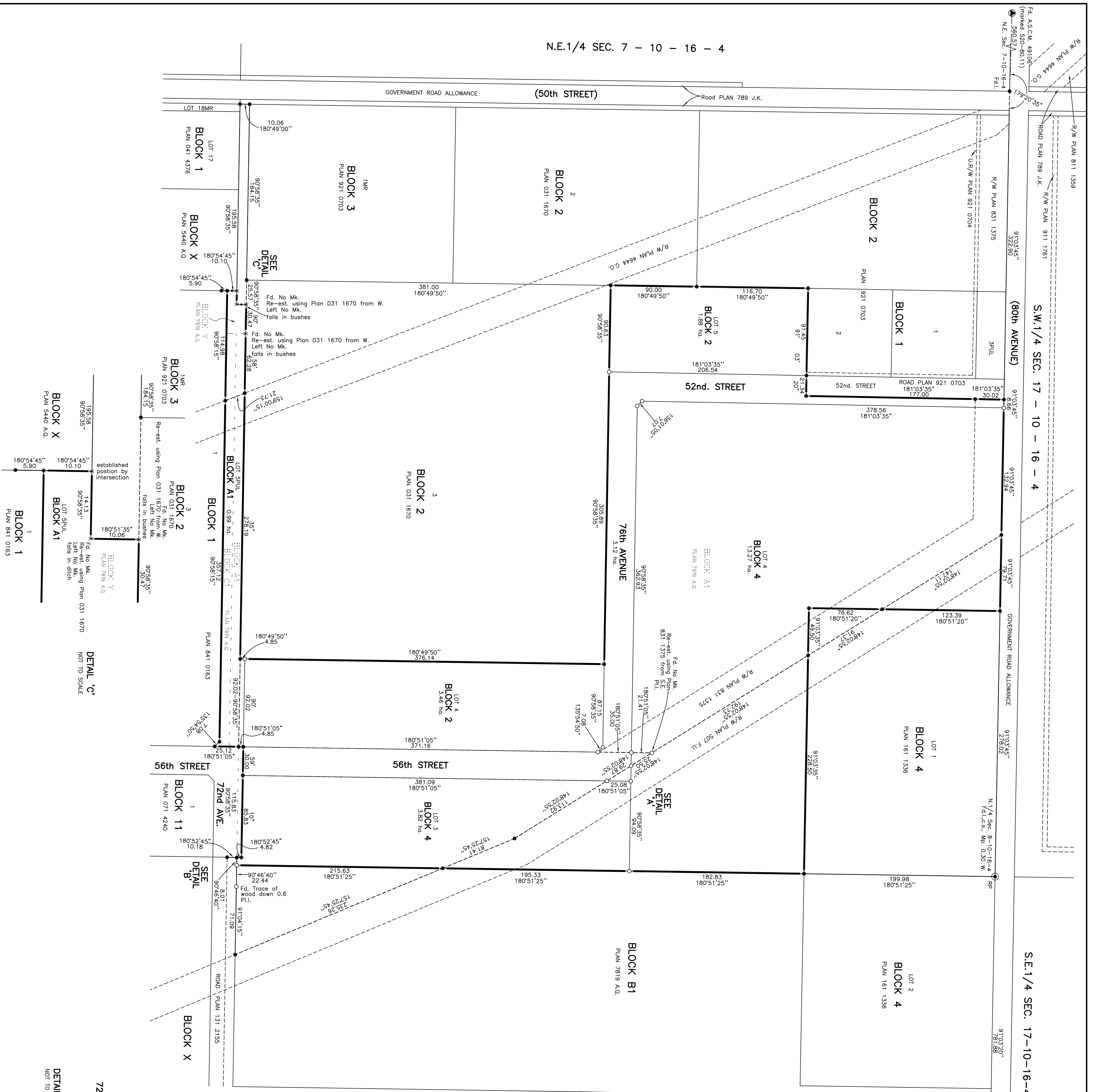
To be completed by the registered owner(s):

Right of Entry:

I, _____, hereby authorize representatives of the Town of Taber to enter my land for the purpose of conducting a site inspection in connection with my application for subdivision.

This right is granted pursuant to Section 653(2) of the *Municipal Government Act*.

Signed: _____ **Date:** _____
Registered Owner



TOWN OF TABER
 PLAN SHOWING SURVEY OF
SUBDIVISION
 OF PART OF
BLOCKS A1; BLOCK C1 & BLOCK Y; PLAN 7819 A.Q.
 ALL WITHIN
N.W.1/4 SEC. 8; TWP. 10; RGE. 16; W.4 M.
 BY: **D. J. AMANTEA, A.L.S.**

REGISTRAR
 LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT NO.: _____
 A.D. REGISTRAR

A.S.C.M. - Alberta Survey Control Markers found shown thus marked 'FOOT'
 F.P.L. - Statutory Iron Posts found shown thus
 Temporary points placed shown thus
 c.s. stands for countersunk
 M.P. stands for Metal Marker Post
 M.P. stands for Metal Marker Post
 Bearings are QMB and are derived from GNSS observations
 PROJECTION - NAD83 (Original)
 DATUM - NAD83 (Original)
 COMBINED SCALE FACTOR - 0.999859
 RP - Geo-reference point shown thus
 Coordinate value for Geo-reference point is N: 5520327.78 E: -81918.33
 Portion to be registered is bound in heavy block lines and contains 2634 ha.

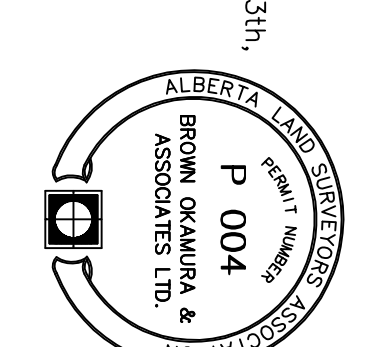
SURVEYOR
 NAME : D. J. AMANTEA, A.L.S.
 SURVEYED BETWEEN THE DATES OF SEPTEMBER 13th
 2016 AND ????, IN ACCORDANCE WITH
 THE PROVISIONS OF THE SURVEY ACT.

REGISTERED OWNER
 THE TOWN OF TABER

SUBDIVISION AUTHORITY
 NAME : ?????
 FILE NO. : ?????
 DATE APPROVED : ?????

DRAWING FILE : 16-13462.DWG
 CLIENT : TOWN OF TABER
 FILE NO. : 16-13462

CJB (6.0 sq.ft.)



October 26, 2016



File: TT16-0-009

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
Lot n/a Block A Plan 7819AQ

Proposed Subdivision: The Town of Taber proposes as follows: an application intended to subdivide four lots from the Urban Reserve Parcel (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

- Cory Armfelt, Acting CAO
- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

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

Your Comments:

- ABC 2014 APPLIES
- WATER FLOW REQ APPLY.
- ENERGY CODE APPLIES.

Please return comments to Planning Department by November 10, 2016

cc: Tax & Utility Clerk

October 26, 2016



File: TT16-0-009

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
Lot n/a Block A Plan 7819AQ

Proposed Subdivision: The Town of Taber proposes as follows: an application intended to subdivide four lots from the Urban Reserve Parcel (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

Cory Armfelt, Acting CAO
 Devon Wannop, DF
 Aline Holmen, DR
 Superior Safety Codes

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

Your Comments:

Support subdivision for the purpose
of a land swap addressing
an outstanding land use
compliance issue.
Additional benefit is the creation
of more industrial lots.

Please return comments to Planning Department by **November 10, 2016**

cc: Tax & Utility Clerk

received
Nov 3 / 16

October 26, 2016



File: TT16-0-009

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
Lot n/a Block A Plan 7819AQ

Proposed Subdivision: The Town of Taber proposes as follows: an application intended to subdivide four lots from the Urban Reserve Parcel (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

- Cory Armfelt, Acting CAO
- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

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

Your Comments:

From Public Works.
Verbally informed there are
no comments / concerns.

Please return comments to Planning Department by November 10, 2016

cc: Tax & Utility Clerk

received
Nov 3/16

October 26, 2016



File: TT16-0-009

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
Lot n/a Block A Plan 7819AQ

Proposed Subdivision: The Town of Taber proposes as follows: an application intended to subdivide four lots from the Urban Reserve Parcel (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

- Cory Armfelt, Acting CAO
- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

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

Your Comments:

Need to make sure that new utility accounts & tax roll will be set up for the new subdivision parcels.

Devon Wannop

Please return comments to Planning Department by November 10, 2016

cc: Tax & Utility Clerk



October 26, 2016



File: TT16-0-009

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
Lot n/a Block A Plan 7819AQ

Proposed Subdivision: The Town of Taber proposes as follows: an application intended to subdivide four lots from the Urban Reserve Parcel (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

- Cory Armfelt, Acting CAO
- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

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

Your Comments:

NO CONCERNS

Please return comments to Planning Department by November 10, 2016

cc: Tax & Utility Clerk

received
October 27/16

October 26, 2016



File: TT16-0-009

INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

Agent: Brown Okamura and Associates Ltd.

Subject: SUBDIVISION APPLICATION
Lot n/a Block A Plan 7819AQ

Proposed Subdivision: The Town of Taber proposes as follows: an application intended to subdivide four lots from the Urban Reserve Parcel (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

- Cory Armfelt, Acting CAO
- Devon Wannop, DF
- Aline Holmen, DR
- Superior Safety Codes

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

Your Comments:

- Existing Petroleum Leases: None.*
Existing Easement w/ TID: CIT 921 009 967+4
- Existing Lease on portions (until 2019):*
- 1) Plan 9210703, Block 2, Title 031, 183,262+2
 - 2) Plan 7819AQ, Block "A1", Title 071, 423,138+18.
 - 3) Plan 7819AQ, The most northerly 1320 ft of Blocks "X" and "B1", Title 791-159-250
 - 4) Plan 7819AQ, Ptn. of south 463 ft of north 1783 ft. of Block "X", which lies to the west of the extra roadway shown on Plan 66506T, Title 131,207,276.
 - 5) Plan 7819AQ, Ptn. of Block "B1", which lies to the south of north 1320 ft., and to east of west 6 ft, Title 131-210-504
 - 6) Plan 7819AQ, Ptn. of "X", which lies to south of the

Please return comments to Planning Department by **November 10, 2016**

cc: Tax & Utility Clerk

North 1783 ft. and north of the south 624 ft., to the west of the east 16.5 ft., Title 131-210-504

received
Nov 17/16

Municipal District of Taber

Administration Office



November 1, 2016

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

Attention: Department of Planning and Economic Development

**RE: Subdivision Application TT-16-0-009
Block A, Plan 7819AQ**

The Municipal District of Taber's Subdivision and Development Authority has reviewed the above captioned application and wishes to advise it has no concerns regarding this subdivision.

Sincerely,

A handwritten signature in black ink, appearing to read "John Sinclair".

John Sinclair
Development Officer

/jjb

received
Nov 2, 2016

Alberta Health Services

4326 50 Avenue Taber, AB T1G 1N9

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

LAND USE INSPECTION REPORT

Mail To: A - 4900 50 Street Taber, AB T1G 1T1	Our File Number: 541-0005257-42 Inspection Date: October 28, 2016 Report Date: November 1, 2016
Attention: Town of Taber	
Facility Inspected: Town of Taber Facility Contact: Town of Taber Site Phone: 403-223-5500 Site Fax: 403-223-5530	Site Address: A - 4900 50 Street Taber, AB T1G 1T1
Facility Category: Land Use, Development Inspection Type: Demand Inspection: Development Application Action(s) Taken: No Objection Delivery Method: Email	

File TT16-0-009; Lot n/a Block A Plan 7819AQ; Town of Taber

Attn: Emily Hembrough

After a review of the information provided, this office has no objections to the proposed subdivision provided that all applicable regulations, standards and bylaws are satisfied.

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



Theron White
Executive Officer

received
Nov 3 / 16

Hembrough, Emily

From: Zuidhof, Chris <czuidhof@epcor.com>
Sent: October-31-16 7:18 AM
To: Armfelt, Cory; Hembrough, Emily
Subject: File TT16-0-009

I have no problems with how the land is being subdivided. I don't see any plans for underground infrastructure though and please make sure that whoever builds on Lot 4 Block 4 and Lot 3 Block 4 that they are aware of the right of ways and do not build anything over those right of ways in case a sewer repair is needed to be made in the future.

Chris Zuidhof

Manager, Taber Operations | [EPCOR Water Services](#)

PO Box 4702, Taber AB Canada T1G 2E1

P: (403) 223-3860 | F: (403) 223-5552 | C: (403) 634-2460 | E: czuidhof@epcor.com



PROVIDING MORE

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Hembrough, Emily

From: Isabel.Solis@atco.com
Sent: November-07-16 9:23 AM
To: Hembrough, Emily
Subject: 16-3742 Response - TT 16-0-009 Subdivision Application
Attachments: External Agency Referral TT16-0-009 Signed.pdf

Good Morning,

ATCO PIPELINES has no objection.

Thank you☺

Isabel Solis
Administrative Coordinator | Gas Transmission
ATCO Pipelines | Global Pipelines & Liquids Business Unit
7210 42 Street NW | Edmonton, AB T6B 3H1
T. 780.420.3896 | F. 780.420.7411
Isabel.Solis@atco.com | www.ATCO.com

From: Hembrough, Emily [mailto:Emily.Hembrough@taber.ca]
Sent: Wednesday, October 26, 2016 11:19 AM
To: Solis, Isabel
Subject: TT 16-0-009 Subdivision Application

Hello,

Please see the attached documents for a recently received subdivision here in Taber, AB.

If you have any questions or concerns please don't hesitate to contact me.

Regards,

Emily Hembrough

Planning & Economic Development Clerk
Town of Taber
A-4900 50th Street
Taber AB T1G 1T1
Phone (403) 223-5500 ext. 5551
E-mail: emily.hembrough@taber.ca



November 17, 2016

**Emily Hembrough,
Planning & Economic Development Clerk
Town of Taber
A – 4900 50 St.
TABER, Alberta
T1G 1T1**

**Re: Subdivision Application within NW ¼ 8-10-16-W4M
Lon n/a Block A; Plan 7819 AQ
Taber, AB
Your File: TT16-0-009**

Dear Emily;

I apologize for the late reply. Fortunately, the plans for this work was discussed with Cory Armfelt and Kattie Schlamp in advance. The Taber Irrigation District (TID) has reviewed the above-referenced application and revised subdivision plan File No. 16-13462. If the subdivision is approved, TID requires the following:

1. The proposed subdivision will split the existing 58.0 acre irrigated parcel (current Block A), into multiple parcels and will thus require the separate parcels that will be irrigated to be included in a single irrigable unit. The point of delivery will remain in the SW corner of proposed Lot 4, Block 2 unless other arrangements are made and approved by TID.
2. If there is a change in the area under irrigation for the 2017 irrigation season, please provide the office with a plan of the new irrigated area and make arrangements to sell or transfer the reduced acres. TID will buy back these acres at \$950.00/acre or convert to the equivalent allocation for municipal use under a Water Conveyance Agreement.
3. Each subdivided parcel is to be subject to a water use agreement if irrigation water is intended to be used on them for a purpose other than irrigation.
4. The canal easement that runs along the south border of NW 8-10-16-4 is to be respected and protected. This canal serves a turnout in the SW corner of NE 8-10-16-4. The Town will need a crossing agreement for construction of 56th Street north of 72nd Avenue. Contact District Engineer Tony Wikkerink at our office to make arrangements.

5. The proponent is responsible for ensuring legal access and conveyance from the TID designated point of delivery to the point of use on each parcel for which irrigation water is intended to be used.
6. Copies of the new titles are to be sent to the Taber Irrigation District and the applicant is responsible for the cost to discharge or add any necessary instruments with respect to the new subdivision.
7. Any outstanding charges owing to the TID must be paid.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Gallagher", with a long horizontal flourish extending to the right.

Christopher W. Gallagher, P. Eng.
District Manager

cc: K. Ross, T. Wikkerink

**FORTIS
ALBERTA**

MISSION ZERO
Preventable
Injuries

Garry Simpson
Land Department

FortisAlberta Inc.
320 - 17 Ave SW
Calgary, AB
T2S 2V1
Phone# 403-514-4241
Cell# 0
www.fortisalberta.com
Email:
Garry.Simpson@fortisalberta.com

November 14, 2016

Town of Taber
4900A 50 Street
Taber, Alberta
T1G 1T1

FOR DEPOSIT ONLY
TO THE CREDIT OF THE
TOWN OF TABER
ACCT #00139-010-00-1309

Attention: Greg Birch

RE: FortisAlberta Condition for Subdivision Approval

FortisAlberta Reference No.: 320036156

MD File No.: TT16-0-009

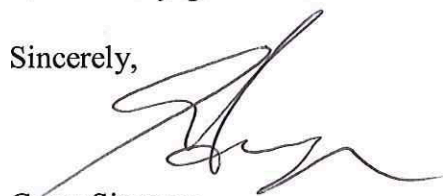
Location/Legal Description: block a plan 7819AQ

Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.

FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.

Please contact FortisAlberta land services at landserv@fortisalberta.com or by calling (403) 514-4783 for any questions.

Sincerely,



Garry Simpson

RE: 320036156



Development Authority Request for Decision

Meeting Date: November 21, 2016

Subject: Home Occupation - Peter Wiebe

Recommendation:

That the Municipal Planning Commission approves Home Occupation HO 16-14 for a home office that allows parking spaces for heavy vehicles located at 5017 56 Avenue, Taber, AB, Lot 4 Block 46 Plan 5319JK with the following conditions:

1. The development shall conform to the district requirements of the residential single and two dwelling district (R-2), the Home occupation conditions in the Town of Taber Land Use Bylaw 14-2016
 - a. A waiver shall be granted for the maximum gross vehicle weight of 4,500 kilograms to 12,000 kilograms,
2. Must conform to the health standards of Alberta Health Services. Applicant shall contact Alberta Health Services for more information:
 - a. Health Inspector – Theron White
Address – 4326 50th Avenue, Taber, AB T1G 1N9
Phone – (403) 223-7211
3. The approval shall be applicable only for the period of time the property is occupied by the applicant for such approved use;
4. Subject to the Town of Taber Business Licensing requirements and the Town of Taber Business License Bylaw 8-2008.

Background:

Administration has received a home occupation application for a home office and parking for heavy vehicles on a residential property for a contracting business located at 5017 56th Avenue, Taber AB.

A home occupation Class 2 is considered a discretionary use and a waiver is required for the size of vehicle the applicant wishes to park on the property.

Legislation / Authority:

Land Use Bylaw 14-2016 Section 1.6.2(2) “The development officer may refer any development permit application to the Municipal Planning Commission acting as the Development Authority for advice or a decision on the application.”



Strategic Plan Alignment:	Economic: Created conditions for business success and economic development.
Financial Implication:	The applicant has paid the appropriate \$150.00 discretionary home occupation permit fee.
Service Level / Staff Resource Implication:	Administration's time is required to advertise and circulate the home occupation permit.
Justification:	The applicant will have no clients coming to the home. The applicant needs a waiver to park his picker truck on his property.
Alternative(s):	<p>Alternative #1: That the Municipal Planning Commission approves Home Occupation HO 16-14 for a home office and parking stalls at 5017 56 Avenue, lot 4 block 46 plan 2319JK with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Home Occupation HO 16-14 for a home office and parking stalls at 5017 56 Avenue, lot 4 block 46 plan 2319JK for reasons.</p>

Attachment(s):	Home Occupation Application ORRSC Capture Yard Plan Picker Truck Example Picture
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APPROVALS:	
Originated By:	Emily Hembrough



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



Application for Home Occupation
 Planning and Economic Development
 A-4900 50th St.
 Taber, Alberta T1G 1T1
 Phone: 403-223-6009
 Fax: 403-223-5530

PAID
 Nov 8 / 2016

Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: R-2	Roll No: 5650040	
Home Occupation No: 26876-A	HO Fee: \$150.00	Application Received: NOV 3	Permit Effective:
Business License No:	Date Advertised:	Total Fees: \$150.00	

- It is recommended you review *Land Use Bylaw* requirements prior to submitting an application.
- You may attach additional details if you require more space than what is provided.
- Please attach the following:
 - Site plan or floor plan

I/We hereby make application for a home occupation development permit under the provisions of Land Use Bylaw 14-2016 in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Municipal Address:	5017 56 AVE			
Legal Description of Property:	Lot (Parcel): 4	Block: 46	Plan: 2319JK	
Applicant:	Name: Peter Wiebe	Email: plcl-wiebe@hoema1.com		
	Address: 5017 56 Ave			
	Town: Taber AB	Postal Code: T1G1L6		
	Phone Res: 403 2231354	Phone Cell: 403 9152503		
Registered Owner: (if different from applicant)	Name: same	Email:		
	Address:			
	Town:	Postal Code:		
	Phone Res:	Phone Cell:		
Business:	Name:	Business License#:		
	On-Site <input type="checkbox"/> Off-Site/Mobile <input type="checkbox"/>	Hours of operation: 7 - 6		
	Will there be clients coming to your home?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, how many?	How often?
	Will there be deliveries to your home?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what type?	How often?
	Do you employ anyone else, other than family?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, where will they work from? ON SITE,	
	Are any signs proposed for the business?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Specify number, type, and size and indicate on site plan: ON TRUCKS.	
	Have you made your neighbors aware of your proposed Home Occupation?	Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/>	How much off-street parking is provided?	4 stalls
	Describe in detail what the business entails:	-> IRROGATION PIVOTS. REPAIR, INSTALL. -> SOMETIMES POUR PIVOT PADS (CONCRETE)		

The personal information requested on this form is being collected for a home occupation permit and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

<p>What work will be done on the premises and where? (attach additional details if necessary)</p>	<p>→ OIL CHANGES → CLEANING TRUCK</p>
<p>List the types and size of any vehicles, trailers, etc. that are used in the business and where they are stored/parked:</p>	<p>PICKER TRUCK - (11,700 KG) VAN - 3/4 TONNE</p>
<p>Will there be any external indication to the public of this Home Occupation? (noise, dust, odours, traffic, etc.)</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>JUST THE TRUCK RUNNING</p> <p>If yes, please provide details:</p>
<p>Will stock, goods, materials, and/or equipment be stored inside the home?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>If yes, what will be stored and where will it be stored?</p>
<p>Will stock, goods, materials, and/or equipment be stored outside the home?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>If yes, what will be stored and where will it be stored?</p>
<p>Will there be any flammable and/or hazardous materials on the premises for the business? (paint thinners, special cleaners, etc.)</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>If yes, what material, how much is being kept on the premises, and where is it stored?</p>

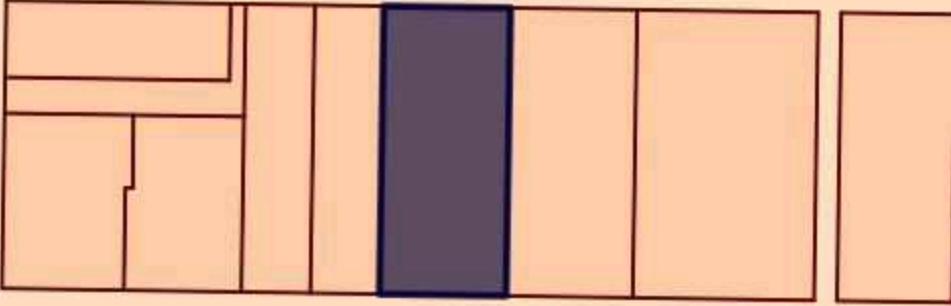
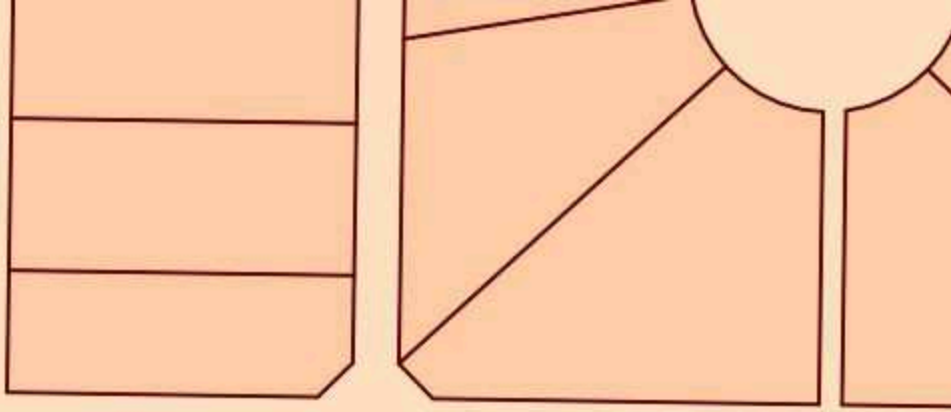
Signed: Pet Uisla Date: _____
Applicant

Signed: _____ Date: _____
Registered Owner (If different than applicant)

Signed: _____ Date: _____
Development Officer

The personal information requested on this form is being collected for a home occupation permit and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

50th Street



56th Avenue

56th Avenue

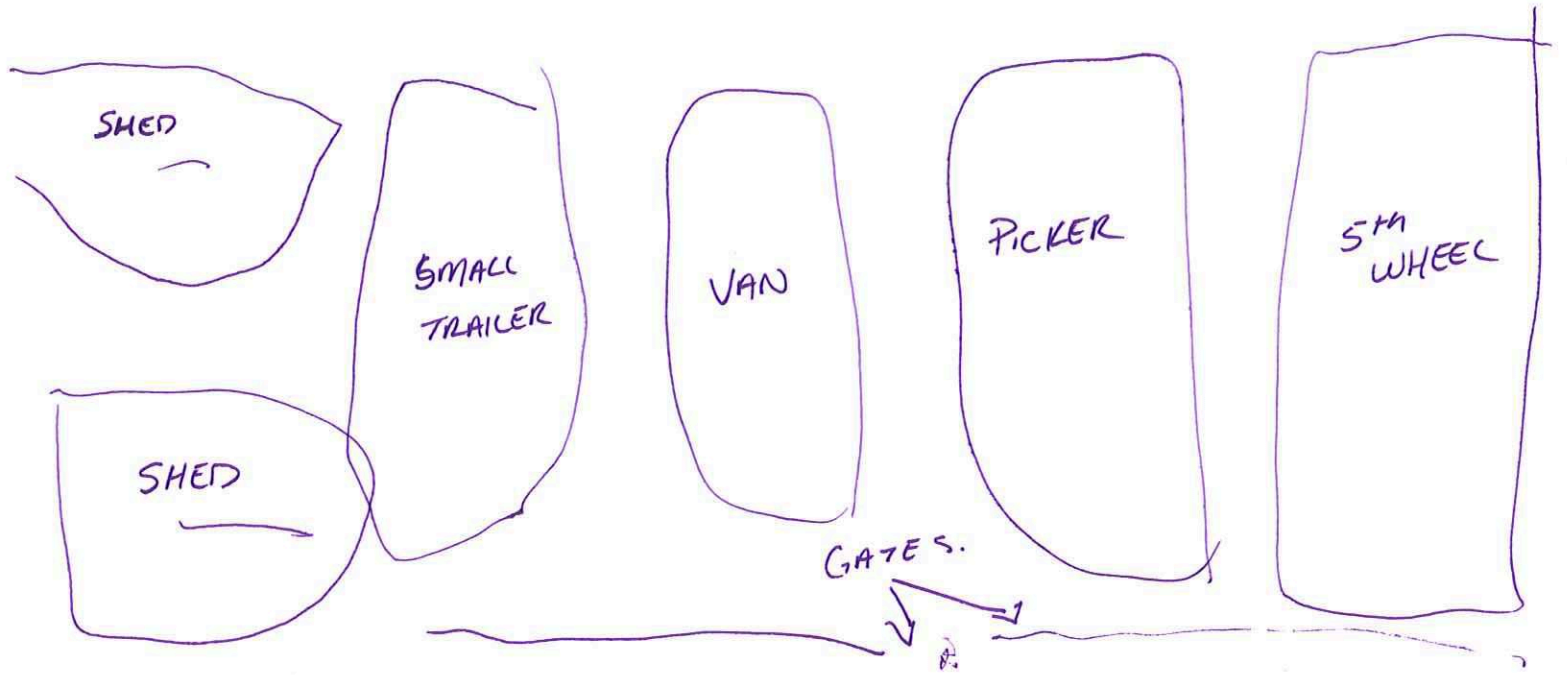
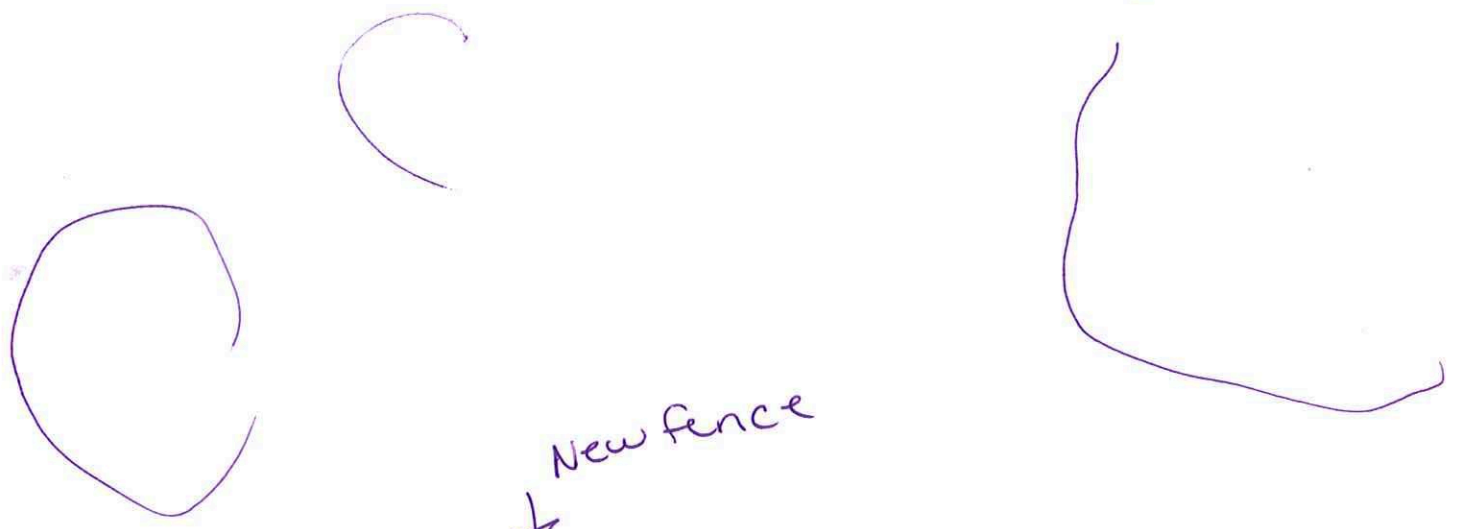
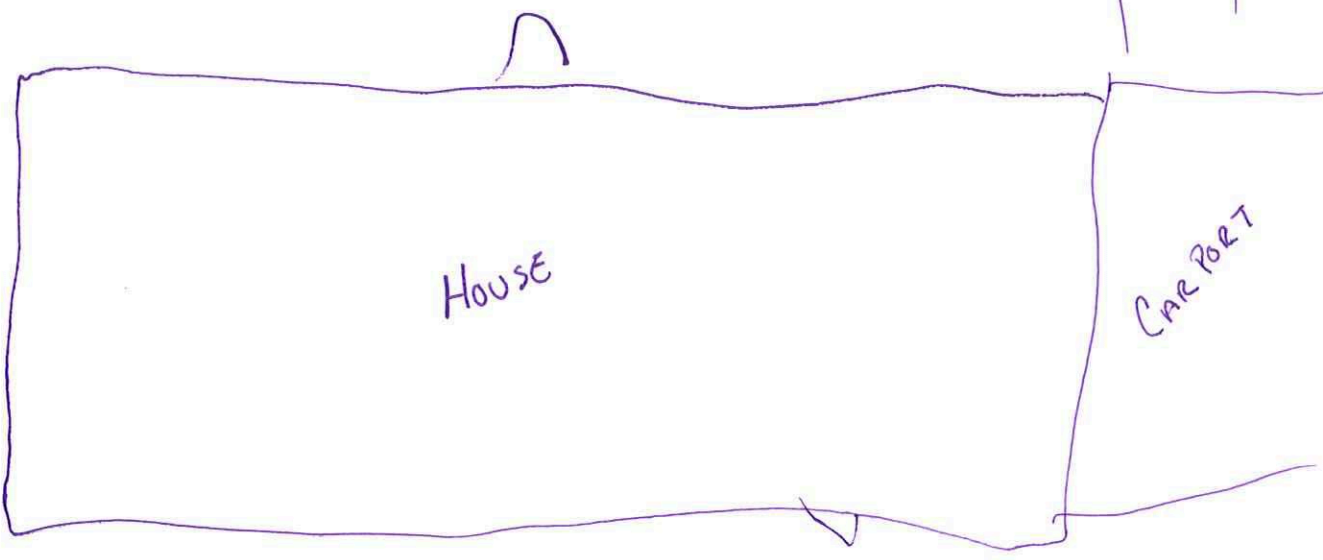
50th Street



-▷ 5017 56th AVE.
-▷ PETER WIEBE.
-▷



DRIVEWAY







Development Authority Request for Decision

Meeting Date: November 21, 2016

Subject: DP 16-91 Secondary Garage

Recommendation:

That the Municipal Planning Commission approves the development permit 16-91 for a secondary garage located at 4505 57th Avenue, Lot 13, Block 3, Plan 8010818 with the following conditions:

1. The site is developed as per site plan submitted,
2. The applicant must obtain a Building permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary building, plumbing, electrical and gas permits,
3. The detached garage must be accessed from the lane,
4. 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 neighbouring 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),
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 an updated real property report to the Town of Taber.

Background:

The applicant wishes to have a secondary garage that can be accessed from the lane for additional parking of their personal vehicles. This application is similar to the other secondary garage permit that have been brought before the Municipal Planning Commission.

Legislation / Authority:

Land Use Bylaw 14-2016 Sec. 3.1.2(9) "Where more than one garage is proposed on a lot, the development permit shall be referred to the Municipal Planning Commission for a decision."



Strategic Plan Alignment:	Family/ Community: Build a community that is affordable and attractive.
Financial Implication:	The applicant has paid the appropriate development and building permit application fees.
Service Level / Staff Resource Implication:	Administration's time is required to advertise and circulate the Development Permit.
Justification:	The proposed development is similar to other residential developments.
Alternative(s):	<p>Alternative #1: That the Municipal Planning Commission approves DP 16-91 for a secondary garage located at 4505 57th Avenue with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve the DP 16-91 located at 4505 57th Avenue with reasons.</p>

Attachment(s):	ORRSC Photo DP 16-91 Application form Elevation Drawings Site Plan
-----------------------	---

APPROVALS:	
Originated By:	Emily Hembrough
Chief Administrative Officer (CAO) or Designate:	







**Application for Residential Development
Planning and Economic Development**

A-4900 50th St.
Taber, Alberta T1G 1T1
Phone: 403-223-6009
Fax: 403-223-5530

Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: R-1	Roll No: 5745130	
Development Permit No: 16-91	DP Fee: \$	Off-Site Levy: \$	Security Deposit: \$
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$
Application Received:	Date Advertised:	Permit Effective:	

Development Permit – ensures the use, setbacks, and size of your project comply with the *Land Use Bylaw*.
Building Permit – ensures that your project is completed safely and is a requirement of the *Safety Codes Act*.
 It is recommended you review *Land Use Bylaw* requirements prior to submitting an application.
 Electrical, gas, and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).
 If you are buying a garage package, please include those documents.
 During construction it is your responsibility to contact the building inspector for required inspections.
 After the building inspector has reviewed and approved your plans you can begin construction.
 At the completion of the project, you will be required to update your *Real Property Report* to verify the project has been constructed in the correct location.

Please attach the following:

- | | | | |
|---|--------------------------|---|--------------------------|
| Site Plan (3 copies) | <input type="checkbox"/> | New Home Warranty Documentation (if applicable) | <input type="checkbox"/> |
| Building Plan (3 copies) | <input type="checkbox"/> | Security Deposit (if applicable) | <input type="checkbox"/> |
| Elevation/ Drainage/ plot Plan (3 copies) | <input type="checkbox"/> | Architect Controls Approval | <input type="checkbox"/> |

I / We hereby make application under the provisions of Land Use Bylaw No. 14-2016 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Municipal Address:	4505 - 57 AVENUE		
Legal Description of property to be developed:	Lot (Parcel): 13	Block: 3	Plan: 8010818
Applicant:	Name: TERRY MAROSE	Email:	
	Address: 4505 - 57 AVE		
	Town: TABER	Postal Code:	
	Phone Res: 403-223-2960	Phone Cell: 403 915 6177	
	Business License#:		
Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:			
Registered Owner: (if different from applicant)	Name: SAME	Email:	
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
Type of Development Proposed:			
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Waiver	<input type="checkbox"/> Change of Use	
<input type="checkbox"/> Discretionary Use	<input type="checkbox"/> Renovation	<input type="checkbox"/> Moved in Building	
<input type="checkbox"/> Addition	<input type="checkbox"/> Other explain:		

The personal information requested on this form is being collected for a development permit and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

Lot Dimensions	Width: <u>70</u>	Depth: <u>132</u>	Area: <u>8712</u>	
Lot Coverage	By proposed build (%): <u>576</u>	Total site coverage (%): <u>2170</u>	Landscaped open space (%): <u>6542</u>	
Proposed setback from property lines:	Front: <u>103'</u>	Side 1: <u>5'</u>	Side 2: <u>34'</u> Rear: <u>5'</u>	
Additional Information:	Number of Units:			
	Number of Off Street Parking Spaces:			
	Driveway Width:			
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:	<u>\$15,000.00</u>	
If development is temporary, state for what period:	_____			
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.	<u>HOUSE WITH GARAGE 2 SHEDS TO BE REMOVED</u>			
Proposed Use of Site: Describe in detail - attach additional information if necessary.	<u>Adding additional rear garage.</u>			
Services:		Existing	Proposed	N/A
Water Supply	Municipally owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned & operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signed: 
Applicant

Date: NOV 17 / 16

Signed: _____
Registered Owner (If different than applicant)

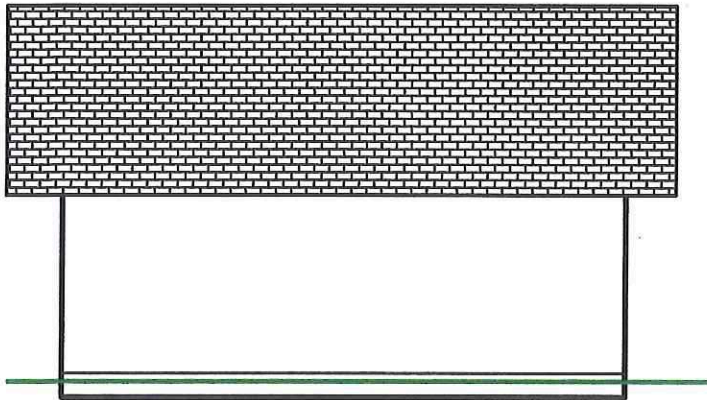
Date: _____

Signed: _____
Development Officer

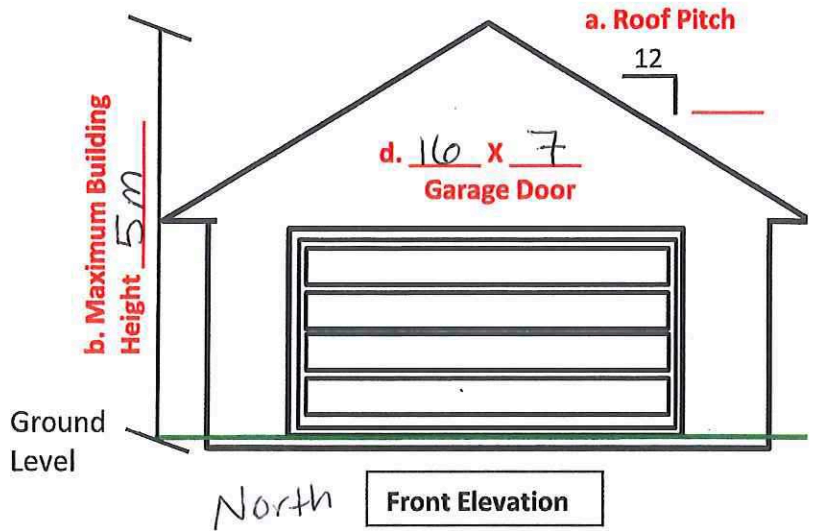
Date: _____

The personal information requested on this form is being collected for a development permit and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

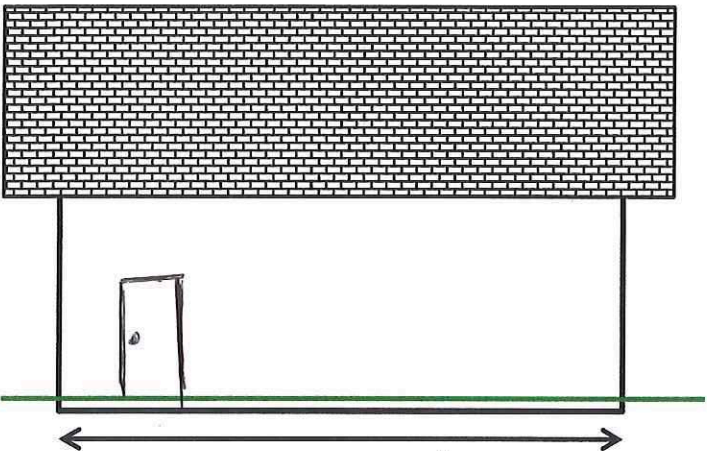
DETACHED GARAGE - ELEVATIONS ONLY



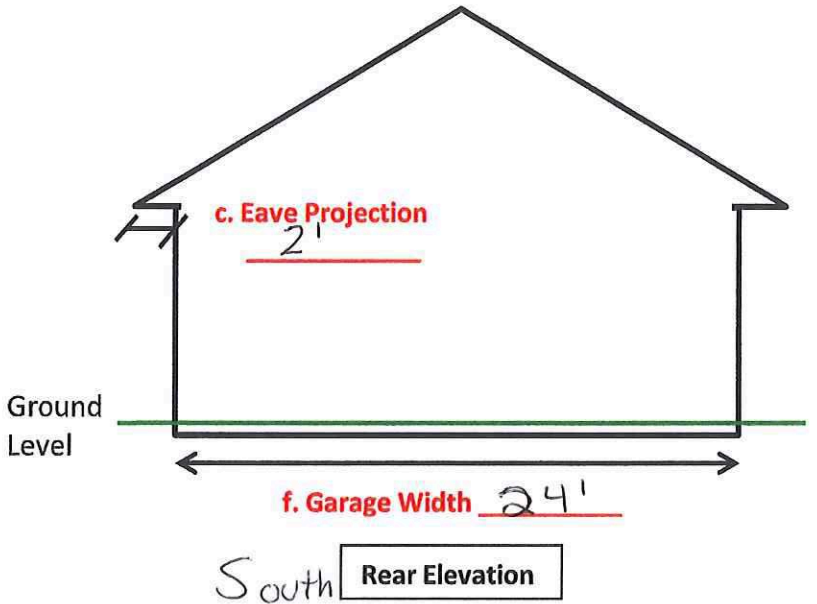
Right Elevation



Front Elevation



Left Elevation



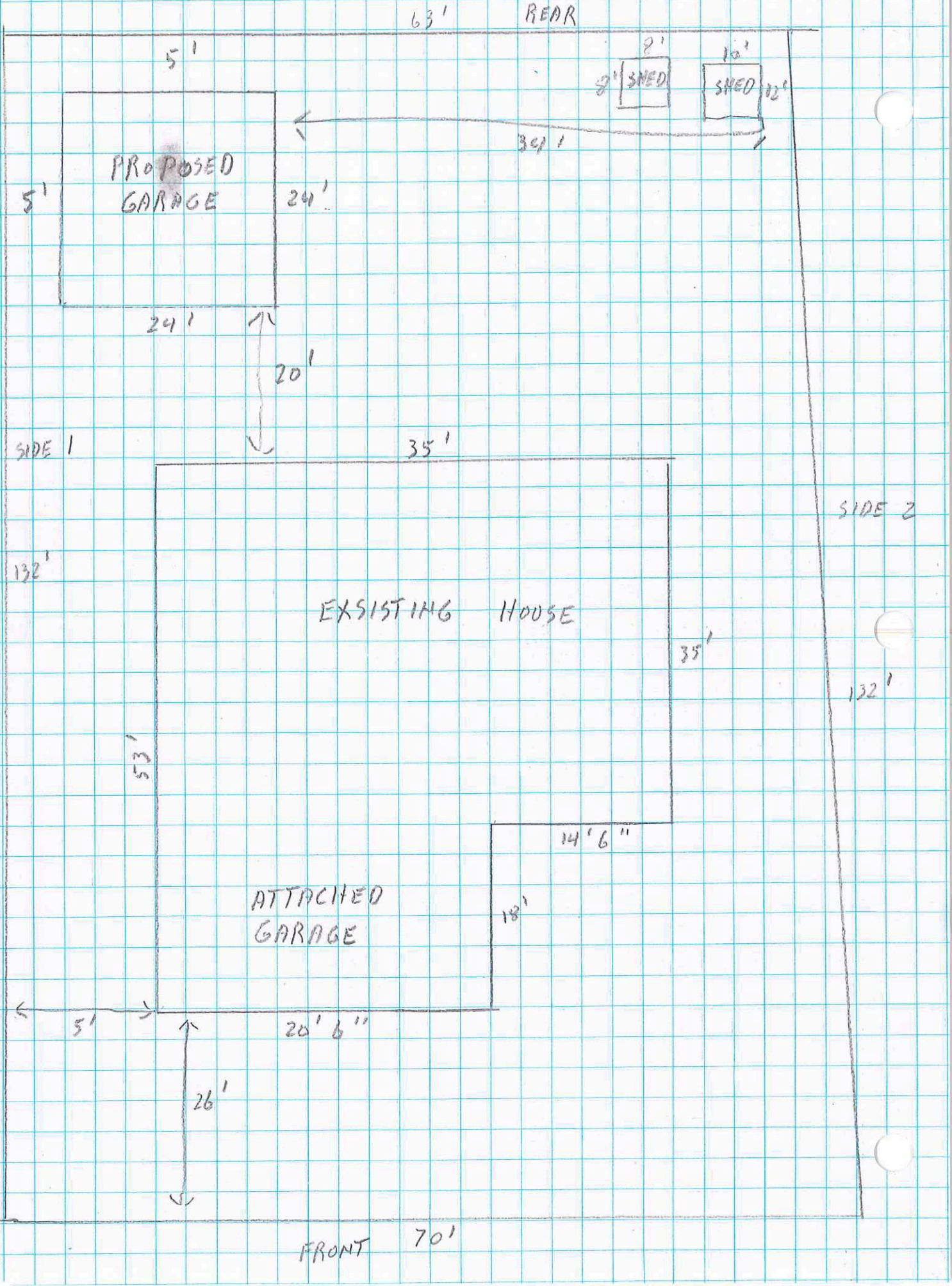
Rear Elevation

1. Please indicate on all elevations the location of:

- Windows
- Doors

2. Please complete items **(marked in red)**:

- a. Roof Pitch
- b. Maximum Building Height
- c. Eave Projection
- d. Overhead Garage Door Size
- e. Garage Length
- f. Garage Width





Development Authority Request for Decision

Meeting Date: November 21, 2016	
Subject: Portable Sign Permit Renewal	
Recommendation:	That the Municipal Planning Commission renews the Portable Sign located at 5408 46 th Ave., Lot 13, Block 20, Plan 6390L for a period of six months.
Background:	Administration has received a portable sign renewal for a period of six months to remain located at 5408 46 th Ave. Under Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approval the renewal of all portable signs.
Legislation / Authority:	Town of Taber Municipal Development Plan Sec. 3.4(b) Implement appropriate signage along Highway 3 to establish a branding and theme for the Town and to encourage travellers to stop in Taber. Town of Taber Land Use Bylaw 14-2016 Sec. 2.6.16(i)(i) Where located along a highway in a Commercial District or Industrial District, except for the Downtown District (DT), only be approved by the Municipal Planning Commission for a maximum six month period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined time.
Strategic Plan Alignment:	Family/Community Goal #1: Build a Community that is affordable and attractive.
Financial Implication:	There is no financial implications at this time.
Service Level / Staff Resource Implication:	Maintaining a proper record of portable signs is an ongoing duty of Administration.
Justification:	This would ensure that portable signs in the Town of Taber are properly documented and permitted.



Alternative(s):	Alternative #1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5408 46 th Ave., Lot 13, Block 20, Plan 6390L for a six month period.
------------------------	--

Attachment(s):	Portable Sign Renewal Application MDP - Signage LUB 14-2016 - Portable Signs
-----------------------	--

APPROVALS:	
Originated By:	Grace Noble
Chief Administrative Officer (CAO) or Designate:	

Renewal

**Application for Signs
Planning and Economic Development**



A-4900 50th St.

Taber, Alberta T1G 1T1

Phone: 403-223-6009 Fax: 403-223-5530

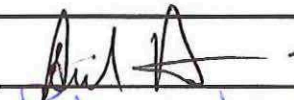
Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District: CC	Roll No: 4554115
Development Permit No: N/A	DP Fee: \$ N/A \$20.00	Off-Site Levy: \$ N/A	Security Deposit: \$ N/A
Building Permit No: N/A	BP Fee: \$ (Minimum \$100.00) N/A	SCC Levy: \$ (minimum \$4.50) N/A	Total Fees: \$ \$20.00
Application Received: Nov. 7, 2016	Date Advertised: N/A	Permit Effective:	

- Unless specifically exempt from the requirement to obtain a development permit in Section 2.6.2 of the *Land Use Bylaw*, all structures for signs and any enlargement, relocation, erection, construction or alteration of a sign, require a development permit. This form must be completed in addition to development permit Form A.
- When necessary, a building permit application must be submitted with the development permit.
- If there is an electrical component, an electric permit will also be required. Applicants or their agents are advised to contact Superior Safety Codes to confirm the details needed for the electrical permit.
- If the sign is considered a Discretionary Use in your Land Use District the sign must go through an appeal period.
- Please submit the following:
 - Site Pl. Identify proposed and existing sign san (3 copies) Damage Deposit
 - (if applicable) Building Permit Application (if applicable) Development Permit Fee
 -

Address of Sign:		Taber Motel/Hong Kong 5408-46 Ave.	
Legal Description:		Lot (Parcel): 11	Block: 20
		Plan: 6390L	
Sign Owner:	Name: Wil & Rhonda Klok (PHYNIX SIGNS)		Email: sales.phynixsigns@gmail.com
	Address: Box 203 Barnwell, Alberta T0K 0B0		
	Town: Barnwell, Alberta		Postal Code: T0K 0B0
	Phone Res: (403)223-1159		Phone Cell: (403)331-0577
	Business License#: PHYN001		
Property Owner: (if different than Sign Owner)	Name : Arvin Singh		Email:
	Address: 5402-46 Ave		
	Town: Taber		Postal Code: T1G 2A9
	Phone Res: 403-915-8000		Phone Cell:
Type of Sign Proposed:			
CLASS A			
<input type="checkbox"/> Address Sign <input type="checkbox"/>			
<input type="checkbox"/> Election Sign			
<input type="checkbox"/> Pedestrian Sign			
<input type="checkbox"/> Real Estate Sign			
<input type="checkbox"/> Window Sign			
<input type="checkbox"/> Folding			
<input type="checkbox"/> (Sandwich) Sign			
CLASS B			
<input type="checkbox"/> Banner Sign <input type="checkbox"/>			
<input type="checkbox"/> Fascia Sign			
<input type="checkbox"/> Canopy Sign			
<input type="checkbox"/> Projection Sign			
CLASS C			
<input type="checkbox"/> Projecting Sign			
<input type="checkbox"/> Roof Sign			
<input type="checkbox"/> Inflatable Sign			
CLASS D			
<input type="checkbox"/> Billboard Sign			
<input checked="" type="checkbox"/> Portable Sign			

The personal information requested on this form is being collected for a sign permit and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

Sign Dimensions:	Length: 8 feet	Width: 7feet 5 inches	Height from ground: variable	Square footage: 60 ft2
Sign Materials:	Plywood, metal, concrete blocks, & plastic			
Will the sign be illuminated or animated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are there any exiting signs on the lot?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, describe the type of illumination or animation:				
If Portable:	Date sign will be displayed: Nov 1, 2016		Date sign will be removed: April 30, 2017	
	Area sign will be located:	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input type="checkbox"/> Town-owned Land	
	Will the sign be advertising a community event?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of event: General Advertising	
Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules				
<ol style="list-style-type: none"> 1) No person shall erect or place a sign, so that it would be a traffic hazard or obstruct the vision of pedestrian or vehicular traffic. 2) Signs with flashing lights shall not be permitted in any District. 3) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process. 4) A sign, or part of a sign, shall not be placed on or project over Town property or right-of-ways, unless written approval has been granted by the Town. 5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising. 6) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements, and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material. 7) The Development Officer may require the removal of any sign which in the opinion of the Development Officer: <ol style="list-style-type: none"> a) Is in such a state of disrepair that it is unsightly or constitutes a hazard; b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign. 8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place. 				
<p>I have read the conditions listed on this form, and I am fully aware that any permit approved and issued is subject to revocation at any time. Where any portable sign is found to be in contravention of any one of the provisions of the conditions, the development officer shall:</p> <ol style="list-style-type: none"> a) Give notice in writing to the sign owner or owner of the parcel of land upon which the sign is located directing rectification of the contravention. b) Have removed the said sign in the event the sign continues to contravene the provisions of the conditions 24 hours after receipt of the notification. Costs for sign removal shall be borne by the sign owner. <p>The Town shall not be liable nor responsible in any way for any loss of, or damage or injury to, any property belonging to the Grantee, or to any Agent, or Employee of the Grantee, or to any person, nor shall the Town be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Grantee, or any Agent or Employee of the Grantee, or any other person who may be or come upon the said lands. The Grantee shall indemnify and save harmless the Town of and from all liabilities, fines, suits, claims, demands and actions of any kind or nature which may be brought against the Town, its Agents or Employees, arising from this permit whether arising by reason of any breach, violation or non-performance by the Grantee of any of the covenants, terms or provisions hereof, or arising by reason of the act or neglect of either the grantee, it's this permit, notwithstanding anything herein contained to the contrary.</p>				

Signed:  Date: October 29, 2016
Signed: Rhonda Keok Date: Nov 7, 2016
Registered Owner (If different than applicant)

Signed: _____ Date: _____
Development Officer

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- c. Downtown should be identified as the arts and cultural hub of Taber. Sample strategies could include identifying a central location within the Downtown for the Farmer's Market.
- d. New buildings or renovations to existing buildings within close proximity to historic buildings should be sensitive to the character of the historic building to create a compatible streetscape.
- e. The Town shall encourage proposed developments to include public art, street furniture or distinct signage as part of their development to beautify the downtown.
- f. The Town should encourage the adaptive reuse or preservation of historic, culturally or architecturally significant buildings within Downtown. Grant funding initiatives should be encouraged to support upgrades to historic Downtown buildings.
- g. Drive-thrus are a discretionary use within the Downtown.
- h. Town Administration shall consistently enforce bylaws related to unoccupied properties.

4. Signage

- a. The Town shall create downtown signage policies. These policies should limit the use of temporary and portable signs. Advertising of community events will be undertaken by an electronic display terminal along 50th St.
- b. Implement appropriate signage along Highway 3 to establish a branding and theme for the Town and to encourage travellers to stop in Taber.

5. Parking

- a. The Town shall review parking requirements for Downtown to balance the need for an attractive and pedestrian-oriented streetscape with the need for reasonable parking for customers, employees and visitors. Bylaw policies should ensure reasonable parking standards, permitted locations and requirements for off-site parking.
- b. The Town will identify locations and operating hours where food trucks can park without impeding traffic flow.
- c. The Town should review the potential for providing additional public parking in the Downtown to support business growth. Land for public parking could be obtained through purchase or other lease agreements. Potential locations for additional offsite parking may include the use of shared parking with existing institutional facilities.

2.6.16 Portable Sign

- (1) **Definition:** A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.
- (2) **Rules:**
 - (a) Maximum Sign Area: 4.5 m²
 - (b) Maximum Sign Height: 3.5 m
 - (c) Number of Signs: 1 per parcel
 - (d) A Portable Sign must be at least 45 m from a Residential District, 45 m from any other portable sign, and at least 0.6 m from a property line.
 - (e) A Portable Sign shall not be placed on any Town property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw.
 - (f) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
 - (g) A Portable Sign must be anchored or secured, and changeable copy on Portable signs must be secured to prevent vandalism.
 - (h) A development permit application for a portable sign to be located on Town-owned land:
 - (i) Shall only be considered by the Municipal Planning Commission if a lease or license has been previously approved by Council; and
 - (ii) May be approved in any Land Use District.
 - (i) Subject to Section 2.6.2(1), a development permit application for a portable sign to be located on privately-owned land shall:

Not be approved in a Residential District:

 - (i) Where located along a highway in a Commercial District or Industrial District, except for the Downtown District (DT), only be approved by the Municipal Planning Commission for a maximum six month period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined period;
 - (ii) Where located in the Downtown District (DT), only be approved:
 - (A) By the Municipal Planning Commission for a maximum six month period, subject to removal or approval of a subsequent development permit to allow the sign to remain for a predetermined time period; or
 - (B) By the Development Officer for a maximum four month period, subject to removal of the sign with no reapplication for a development permit allowed for the sign in the same or a similar location for a minimum of 30 days;

- (iii) Where located in any other district or situation, subject to the discretion of the Development Authority.
- (j) Where a development permit for a portable sign is approved on private land in a Commercial District or Industrial District for a limited period, the development permit shall be subject to revocation at any time by the Development Authority subject to 30 days notification whereupon the sign shall be removed with no reapplication for a development permit allowed for a portable sign in the same or a similar location for a minimum of 30 days.
- (k) All portable signs shall be kept in good repair at all times.
- (l) A portable sign shall be removed on or before the expiry date.
- (m) A portable sign not kept in good repair, not approved by the Town or not removed on the expiry date will be removed by the Development Authority or their designate.
- (n) A portable sign on private land that is for a community event and will be removed within 14 days of its placement shall
 - (i) Require a development permit,
 - (ii) Not require the submission of a fee for that permit, and
 - (iii) Be approved by a Development Officer.

2.6.17 Projecting Sign

- (1) **Definition:** A sign that is attached to a wall of a building and horizontally extends more than 0.3m from the building face but excludes a Canopy Sign.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Commercial and Industrial Districts: 4.5 m²
 - (ii) All Other Districts: 2.5 m²
 - (b) Clear Height: 2.4 m
 - (c) Maximum Projection from Building: 1.5 m
 - (d) Number of Signs: 1.0 per street frontage on a building
 - (e) No Projecting Sign shall extend above the roof line or a parapet wall of the building.

2.6.18 Real Estate Sign

- (1) **Definition:** A sign which is used for the purpose of advertising the sale, lease or rental of the property on which the sign is located.
- (2) **Rules:**
 - (a) Maximum Sign Area:
 - (i) Residential District: 1.5m²
 - (ii) All Other Districts: 3 m²
 - (b) Maximum Sign Height: 3 m²

2.6.19 Roof Sign

- (1) **Definition:** A sign erected upon, against, or directly above a roof of a building, and may include a sign placed above the parapet of a building;



Development Authority Request for Decision

Meeting Date: November 21, 2016	
Subject: Building Permit Statistics October 2016	
Recommendation:	That the Municipal Planning Commission accepts the October 2016 Building Permit Statistics as information.
Background:	Building Permit Statistics for the month of October have been compiled and are attached.
Legislation / Authority:	Bylaw 1-356(14)(j)
Strategic Plan Alignment:	N/A
Financial Implication:	There is no financial implication at this time.
Service Level / Staff Resource Implication:	The compiling of the building permit statistics is a requirement for the Planning and Economic Development Department.
Justification:	The statistical records are an important tool to monitor building activity within the Town of Taber.
Alternative(s):	Alternative #1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of October.
Attachment(s):	October 2016 Stats Package



APPROVALS:	
Originated By:	Grace Noble
Chief Administrative Officer (CAO) or Designate:	



TOWN OF TABER

BUILDING PERMIT STATISTICS

Oct-16

	2016 OCTOBER			2015 OCTOBER		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	3	3	1,064,000	2	2	304,721
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	2		14,900	5		43,770
GARAGES & CARPORTS	2		69,320			
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER						
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL	1		5,000			
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS				1		5,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	8	3	1,153,220	8	2	353,491

	2016 YEAR TO DATE (10 2016)			2015 YEAR TO DATE (10 2015)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	21	21	6,141,235	17	17	3,184,551
2 FAMILY DWELLING				1	2	265,160
SEMI DETACHED DWELLING	1	2	520,000	2	2	299,890
MULTI FAMILY DWELLING	2	8	335,808	1	4	114,333
RESIDENTIAL ADDITIONS & ACCESS.	20		202,590	47		659,808
GARAGES & CARPORTS	9		214,300	13		348,340
MANUFACTURED HOMES						
SWIMMING POOLS				1		5,000
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	8		1,263,383	4		73,860
NEW INDUSTRIAL	1		450,000	2		778,900
INDUSTRIAL ADDITIONS/ALTER	1		25,000	9		825,513
NEW INSTITUTIONAL	4		2,542,560			
INSTITUTIONAL ADDITIONS/ALTER	1		220,000	6		392,600
MOBILE HOME PARK						
DEMOLITIONS	5		15,750	8		40,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		100,000	2		26,000
	77	31	12,030,626	113	25	7,013,955

October 2016 Month End Approved Permits - Construction Values

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
9160055	19/10/2016	RES	RES ADDS	Approved	5652140	MACKENZIE, JARROD	MACKENZIE, JARROD	5618	53 ST.	13,400.00
9160069	26/10/2016	RES	SF DWELL	Approved	5843540	SOUTH ALTA TRADING CO. LTD.	SOUTH ALTA TRADING CO. LTD.	2	PRAIRIE LAKE SUNSET AVE.	220,000.00
9160070	05/10/2016	RES	SF DWELL	Approved	5943040	CONRAD, WILLIAM A.	VENTURE HOLDINGS LTD.	5811	43 ST.	560,000.00
9160071	12/10/2016	INST-D	GARAGES	Approved	4745201	ALBERTA HOUSING CORP.	TABER & DIST. HOUSING FOUND.	4710	50 AVE.	40,320.00
9160072	12/10/2016	RES	GARAGES	Approved	5749260	JEFFREY, JUSTIN	JEFFREY, JUSTIN	4921	57 AVE.	29,000.00
9160074	26/10/2016	INST	NEW INS	Approved	5450010	HOLY SPIRIT CATHOLIC DIV. #4	HOLY SPIRIT CATHOLIC DIV. #4	5427	50 ST.	5,000.00
9160075	26/10/2016	RES	RES ADDS	Approved	5652140	MACKENZIE, JARROD	MACKENZIE, JARROD	5618	53 ST.	1,500.00
9160077	26/10/2016	RES	SF DWELL	Approved	5843480	GOUW, TAYLOR	PAW PEDERSEN	26	PRAIRIE LAKE SUNSET AVE.	284,000.00

1,153,220.00

Town of Taber Building Permits October 2016

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0043 16 MU	19-Oct-16	JARROD MACKENZIE	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5618 53 STREET		RESIDENTIAL ADDITION	\$13,400.00	5652140

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0069 16 MU	26-Oct-16	SOUTH ALTA TRADING CO. LTD.	BOS BUILDERS INC.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
2 PRAIRIE LAKE SUNSET AVE		NEW SINGLE FAMILY DWELLING	\$220,000.00	5843540

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0070 16 MU	05-Oct-16	WILLIAM A. CONRAD	VENTURE HOLDINGS LTD.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5811 43 STREET		NEW SINGLE FAMILY DWELLING	\$560,000.00	5943040

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0071 16 MU	12-Oct-16	ALBERTA HOUSING CORP.	TABER & DIST. HOUSING FOUND.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4710 50 AVE		MAINTENANCE GARAGE	\$40,320.00	4745201

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0072 16 MU	12-Oct-16	JUSTIN JEFFREY	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4921 57 AVE		GARAGE	\$29,000.00	5749260

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0074 16 MU	26-Oct-16	HOLY SPIRIT CATHOLIC DIV. #4	TOTAL CONSTRUCTION	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5427 50 STREET		OUTDOOR CLASSROOM	\$5,000.00	5450010

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0075 16 MU	26-Oct-16	JARROD MACKENZIE	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5618 53 STREET		RESIDENTIAL RENOVATIONS	\$1,500.00	5652140

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0077 16 MU	26-Oct-16	TAYLOR GOUW	MAPLE LEAF CONSTRUCTION	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
26 PRAIRIE LAKE SUNSET AVE		NEW SINGLE FAMILY DWELLING	\$284,000.00	5843480