



## AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON JANUARY 16, 2017 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 REGULAR MEETING OF DEVELOPMENT AUTHORITY NOVEMBER 21, 2016	X
ITEM No. 5. BUSINESS ARISING FROM THE MINUTES	
ITEM No. 6. ACTION ITEMS	
ITEM No. 6.a. PORTABLE SIGN RENEWAL - 5705 64 ST	X
ITEM No. 6.b. PORTABLE SIGN PERMIT RENEWAL - 5614 64 ST	X
ITEM No. 6.c. PORTABLE SIGN RENEWAL - 5114 46 AVE	X
ITEM No. 6.d. PORTABLE SIGN RENEWAL - 5120 47 AVE	X
ITEM No. 6.e. PORTABLE SIGN RENEWAL - 5402 46 AVE	X
ITEM No. 6.f. PORTABLE SIGN APPLICATION - 5036 46 AVE	X
ITEM No. 6.g. BUILDING PERMIT STATISTICS NOVEMBER 2016	X
ITEM No. 6.h. BUILDING PERMIT STATISTICS DECEMBER 2016	X
ITEM No. 7. MEDIA INQUIRIES	
ITEM No. 8. CLOSED SESSION	
ITEM No. 9. OPEN SESSION	



**ITEM No. 10. CLOSE OF MEETING**

**X**



## Development Authority Request for Decision

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Minutes of Regular Meeting of Development Authority November 21, 2016	
<b>Recommendation:</b>	That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on November 21, 2016 as presented.
<b>Background:</b>	The minutes of the regular Municipal Planning Commission meeting held on November 21, 2016 are attached.
<b>Legislation / Authority:</b>	Section 203 of the Municipal Government Act 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 November 21, 2016.
<b>Alternative(s):</b>	Alternative 1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on November 21, 2016 with amendments.
<b>Attachment(s):</b>	MPC Meeting Minutes November 21, 2016



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



MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON NOVEMBER 21, 2016, AT 4:30 PM.

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**Chairperson**

Miles, Roger

**Members**

Brewin, Jack  
Garner, Mark  
Levagood, Ron  
Strojwas, Joe

**Staff**

Armfelt, Cory  
Hembrough, Emily  
Noble, Grace

**CALL TO ORDER**

Chair Miles called the regular Municipal Planning Commission Meeting to order at 4:32pm.

**ADOPTION OF THE AGENDA**

Moved by Councillor Strojwas that the agenda of the November 21, 2016 Municipal Planning Commission Meeting be adopted as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None.

**ADOPTION OF THE MINUTES**

107/2016

Meeting Date  
21/11/2016

## **Minutes of the regular MPC Meeting Oct 17**

Moved by R. Levagood that the minutes of the October 17, 2016 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

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

None.

### **ACTION ITEMS**

#### **Subdivision TT 16-0-009**

G. Noble presented the subdivision of 4 lots being subdivided from the Urban Reserve Parcel for a land exchange. A discussion regarding right-of-ways and access to the lots was had.

M. Garner moves to approve 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:

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 relevant utility companies and/or town for the provisions of services prior to final endorsement of the plan,

4. If new services are required to 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.

CARRIED UNANIMOUSLY

### **Home Occupation - Peter Wiebe**

G. Noble presented the Home Occupation 16-14 for a home office and parking stalls to park a large picker truck. A discussion was had as to the size of the picker, as well as the noise it would make in a residential area.

R. Levagood moves 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 the reasons that the noise level on a truck that size would be high in a residential area, as well as it would be a hazard to back out into an alley with that size of truck in the residential area.

CARRIED UNANIMOUSLY

### **DP 16-91 Secondary Garage**

G. Noble presented the DP 16-91 for a secondary garage. A discussion regarding the size of the proposed garage and the lot size was had.

Councillor Brewin moved that the Municipal Planning Commission approves the development permit 16-91 for a secondary garage located at 4505 57<sup>th</sup> 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

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21/11/2016

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.

CARRIED UNANIMOUSLY

### **Portable Sign Permit Renewal**

G. Noble presented the portable sign renewal located at 5408 46<sup>th</sup> Avenue.

Councillor Strojwas moved that the Municipal Planning Commission renews the portable sign located at 5408 46<sup>th</sup> Avenue, Lot 13, Block 20, Plan 6390L for a period of six months.

CARRIED UNANIMOUSLY

### **Building Permit Statistics October 2016**

G. Noble presented the October 2016 and Year to Date building permit statistics.

R. Levagood moves that the Municipal Planning Commissions accepts

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21/11/2016

the October 2016 building permit statistics as information.

CARRIED UNANIMOUSLY

**MEDIA INQUIRIES**

None.

**CLOSED SESSION**

N/A

**OPEN SESSION**

N/A

**CLOSE OF MEETING**

Moved by M. Garner that the Municipal Planning commission close the meeting at 4:49pm.

CARRIED UNANIMOUSLY

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CHAIRPERSON



## Development Authority Request for Decision

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Portable Sign Renewal - 5705 64 St	
<b>Recommendation:</b>	That the Municipal Planning Commission renews the Portable Sign located at 5705 64 <sup>th</sup> St., Lot 15, Block 7, Plan 0612098 for a period of six months.
<b>Background:</b>	Administration has received a portable sign renewal for a period of six months to remain located at 5705 64 <sup>th</sup> Street. Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approve the renewals of all portable signs.
<b>Legislation / Authority:</b>	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 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 of the approval of a subsequent development permit to allow the sign to remain for a predetermined time.
<b>Strategic Plan Alignment:</b>	Family/Community Goal 1: Build a Community that is affordable and attractive.
<b>Financial Implication:</b>	There is no financial implications at this time.
<b>Service Level / Staff Resource Implication:</b>	Maintaining a proper record of portable signs is an ongoing duty of Administration.
<b>Justification:</b>	This would ensure that portable signs in the Town of Taber are properly documented and permitted.
<b>Alternative(s):</b>	Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5705 64 St., Lot 15, Block 7, Plan 0612098 for a six month renewal.



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<b>Attachment(s):</b>	Kirk's Tire Portable Sign Renewal Application MDP - Signage LUB 14-2016 - Portable Signs
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	

RENEWAL

Application for Signs  
Planning and Economic Development



A-4900 50<sup>th</sup> St.

Taber, Alberta T1G 1T1

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

Office Use Only			
Use: <input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: M-1	Roll No: 5764150	
Development Permit No:	DP Fee: \$ 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: Dec. 20, 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) (if applicable)
  - Building Permit Application (if applicable)
  - Damage Deposit
  - Development Permit Fee

Address of Sign:		Kirks Tire 5705-64 ST	
Legal Description:		Lot (Parcel): 15	Block: 7 Plan: 0612098
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 :	
		Address: 5705-64 St Taber	
		Town: Taber Postal Code: T1G 1Y8	
		Phone Res: (403)223-3441 Phone Cell:	
Type of Sign Proposed:		CLASS B	
CLASS A		CLASS C	
<input type="checkbox"/> Address Sign <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 (Sandwich) Sign		<input type="checkbox"/> Banner Sign <input type="checkbox"/> Fascia Sign <input type="checkbox"/> Canopy Sign <input type="checkbox"/> Projection Sign	
		<input type="checkbox"/> Projecting Sign <input type="checkbox"/> Roof Sign <input type="checkbox"/> Inflatable Sign	
		CLASS D <input type="checkbox"/> Billbord 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.



<b>Sign Dimensions:</b>	Length: 8 feet	Width: 7feet 5 inches	Height from ground: variable	Square footage: 60 ft2
<b>Sign Materials:</b>	Plywood, metal, concrete blocks, & plastic			
<b>Will the sign be illuminated or animated?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Are there any exiting signs on the lot?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, describe the type of illumination or animation:				
<b>If Portable:</b>	Date sign will be displayed: <u>Dec 15/16</u>		Date sign will be removed: <u>June 15/17</u>	
	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 type="checkbox"/> No	Name of event:	
<b>Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules</b>				
<ol style="list-style-type: none"> <li>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.</li> <li>2) Signs with flashing lights shall not be permitted in any District.</li> <li>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.</li> <li>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.</li> <li>5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.</li> <li>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.</li> <li>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"> <li>a) Is in such a state of disrepair that it is unsightly or constitutes a hazard;</li> <li>b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign.</li> </ol> </li> <li>8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.</li> </ol>				
<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"> <li>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.</li> <li>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.</li> </ol> <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:** 06/12/16  
**Signed:** Rhonda Keok **Date:** Dec 14/16  
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 m<sup>2</sup>
  - (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 m<sup>2</sup>
    - (ii) All Other Districts: 2.5 m<sup>2</sup>
  - (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: 1.5m<sup>2</sup>
    - (ii) All Other Districts: 3 m<sup>2</sup>
  - (b) Maximum Sign Height: 3 m<sup>2</sup>

#### 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

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Portable Sign Permit Renewal - 5614 64 St	
<b>Recommendation:</b>	That the Municipal Planning Commission renews the Portable Sign located at 5614 64 <sup>th</sup> St., Lot 4, Block 3, Plan 3042JK for a period of six months.
<b>Background:</b>	Administration has received a portable sign renewal for a period of six months to remain located at 5614 64 <sup>th</sup> St. Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approve the renewal of all portable signs.
<b>Legislation / Authority:</b>	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 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.
<b>Strategic Plan Alignment:</b>	Family/Community Goal 1: Build a Community that is affordable and attractive.
<b>Financial Implication:</b>	There are no financial implications at this time.
<b>Service Level / Staff Resource Implication:</b>	Maintaining a proper record of portable signs is an ongoing duty of Administration.
<b>Justification:</b>	This would ensure that portable signs in the Town of Taber are properly documented and permitted.
<b>Alternative(s):</b>	Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5614 64 <sup>th</sup> St., Lot 4, Block 3, Plan 3042JK for a six month period.



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<b>Attachment(s):</b>	Robertson Implements Portable Sign Renewal Application Sign Location Map MDP - Signage LUB 14-2016 - Portable Signs
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	



RENEWAL

Application for Signs  
Planning and Economic Development



A-4900 50<sup>th</sup> St.

Taber, Alberta T1G 1T1

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

Office Use Only			
Use: <input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District: M-1	Roll No: 5662040
Development Permit No:	DP Fee: \$ 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: Dec. 20, 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) (if applicable)
  - Building Permit Application (if applicable)
  - Damage Deposit
  - Development Permit Fee

<b>Address of Sign:</b>		Robertson Implements 5614-64St	
<b>Legal Description:</b>		Lot (Parcel): 4	Block: 3 Plan: 3042JK
<b>Sign Owner:</b>		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	
<b>Property Owner:</b> (if different than Sign Owner)		Name: Robertson Implements Email: susan.hajek@robertsonimplements.com	
Address: 5614-64St		Postal Code: T1G 1Y8	
Town: Taber		Phone Res: 403-223-4437	
Phone Cell:			
<b>Type of Sign Proposed:</b>			
<b>CLASS A</b>		<b>CLASS B</b>	
<input type="checkbox"/> Address Sign	<input type="checkbox"/> Election Sign	<input type="checkbox"/> Banner Sign	<input type="checkbox"/> Fascia Sign
<input type="checkbox"/> Pedestrian Sign	<input type="checkbox"/> Real Estate Sign	<input type="checkbox"/> Canopy Sign	<input type="checkbox"/> Projection Sign
<input type="checkbox"/> Window Sign	<input type="checkbox"/> Folding (Sandwich) Sign	<input type="checkbox"/> Projecting Sign	<input type="checkbox"/> Roof Sign
		<input type="checkbox"/> Inflatable 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.



<b>Sign Dimensions:</b>	Length: 8 feet	Width: 7feet 5 inches	Height from ground: variable	Square footage: 60 ft2
<b>Sign Materials:</b>	Plywood, metal, concrete blocks, & plastic			
<b>Will the sign be illuminated or animated?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Are there any exiting signs on the lot?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, describe the type of illumination or animation:				
<b>If Portable:</b>	Date sign will be displayed: Dec 17/16		Date sign will be removed: June 16/17	
	<b>Area sign will be located:</b>	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input type="checkbox"/> Town-owned Land	
	<b>Will the sign be advertising a community event?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of event:	
<b>Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules</b>				
<ol style="list-style-type: none"> <li>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.</li> <li>2) Signs with flashing lights shall not be permitted in any District.</li> <li>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.</li> <li>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.</li> <li>5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.</li> <li>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.</li> <li>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"> <li>a) Is in such a state of disrepair that it is unsightly or constitutes a hazard;</li> <li>b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign.</li> </ol> </li> <li>8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.</li> </ol>				
<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"> <li>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.</li> <li>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.</li> </ol> <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: \_\_\_\_\_

Signed: \_\_\_\_\_

Registered Owner (If different than applicant)

Signed: \_\_\_\_\_

Development Officer

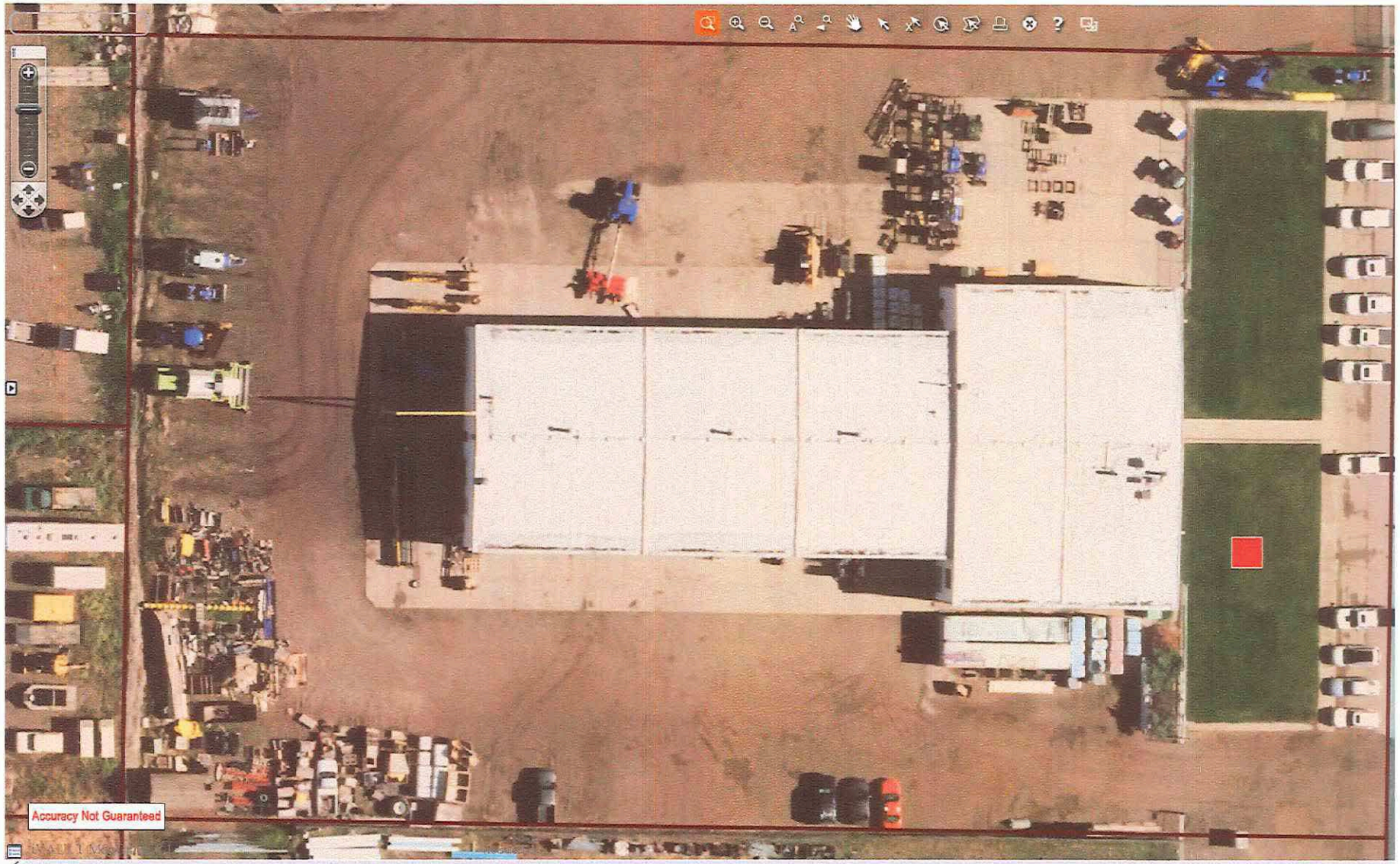
Date: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

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.





- 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 m<sup>2</sup>
  - (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 m<sup>2</sup>
    - (ii) All Other Districts: 2.5 m<sup>2</sup>
  - (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: 1.5m<sup>2</sup>
    - (ii) All Other Districts: 3 m<sup>2</sup>
  - (b) Maximum Sign Height: 3 m<sup>2</sup>

#### 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

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Portable Sign Renewal - 5114 46 Ave	
<b>Recommendation:</b>	That the Municipal Planning Commission renews the Portable Sign located at 5114 46 <sup>th</sup> Ave., Lot 6, block 18, Plan 6390L for a period of six months.
<b>Background:</b>	Administration has received a portable sign renewal for a period of six months to remain located at 5114 46 <sup>th</sup> Ave. Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approve the renewals of all portable signs.
<b>Legislation / Authority:</b>	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.
<b>Strategic Plan Alignment:</b>	Family/Community Goal 1: Build a Community that is affordable and attractive.
<b>Financial Implication:</b>	There is no financial implications at this time.
<b>Service Level / Staff Resource Implication:</b>	Maintaining a proper record of portable signs is an ongoing duty of Administration.
<b>Justification:</b>	This would ensure that portable signs in the Town of Taber are properly documented and permitted.
<b>Alternative(s):</b>	Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5114 46 Ave., Lot 6, Block 18, Plan 6390L for a six month period.



<b>Attachment(s):</b>	Oshos Portable Sign Renewal Application Sign Location Map MDP - Signage LUB 14-2016 - Portable Signs
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	

RENEWAL

Application for Signs  
Planning and Economic Development

A-4900 50<sup>th</sup> St.

Taber, Alberta T1G 1T1

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



Office Use Only			
Use: <input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District: CC	Roll No: 4551060
Development Permit No:	DP Fee: \$ 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: Dec. 30, 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
  -

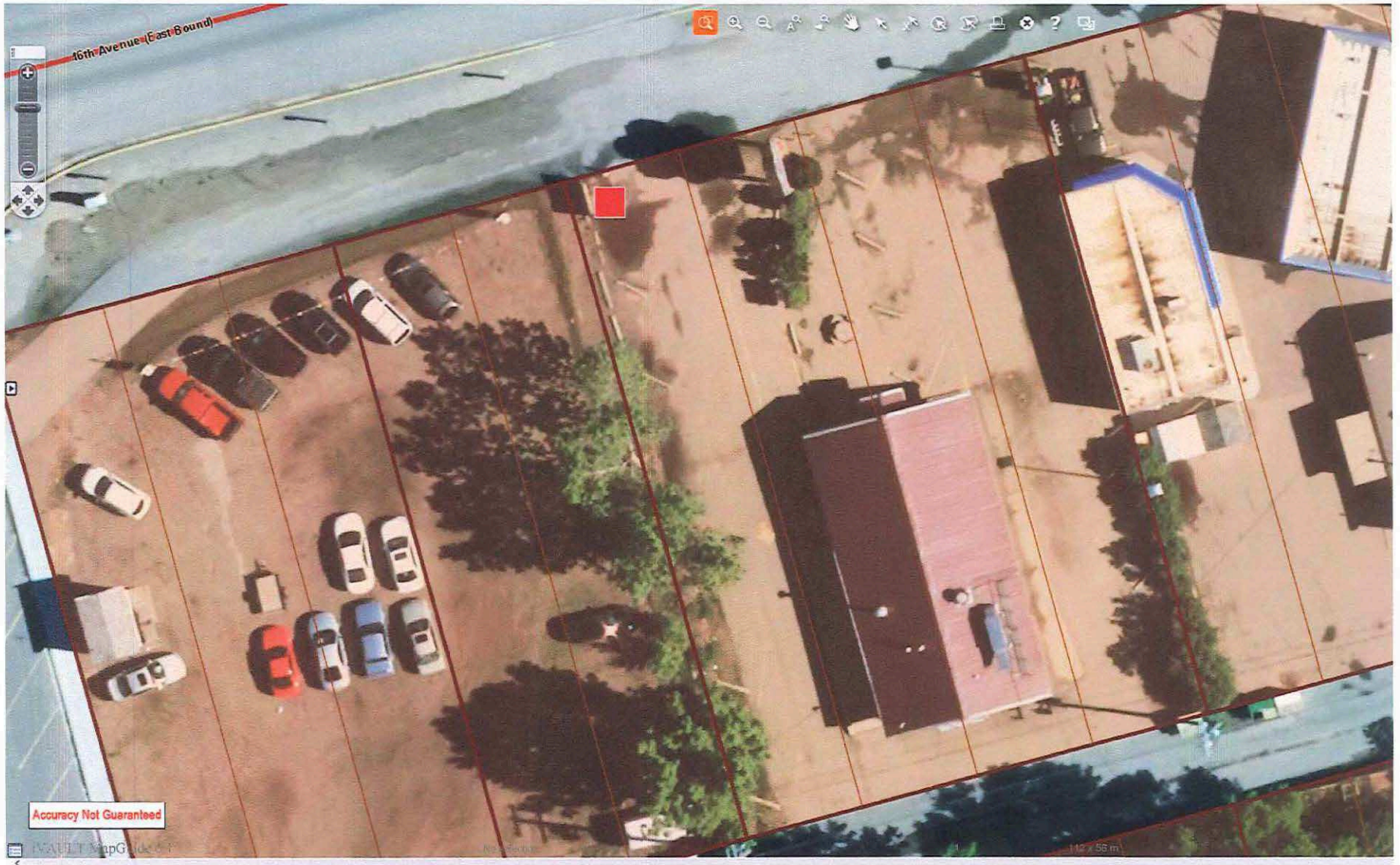
<b>Address of Sign:</b>		Oshos Japanese Restaurant 5114-46Ave	
<b>Legal Description:</b>		Lot (Parcel): 6	Block: 18 Plan: 6390L
<b>Sign Owner:</b>	Name: Wil & Rhonda Klok (PHYNIX SIGNS)		Email: sales.phynixsigns@gmail.com
	Address: Box 203 Barnwell, Alberta T0K 0B0		
	Town: Barnwell, Alberta		Postal Code: T0K 0B0
	Phone Res: (403)223-1159		Phone Cell: (403)331-0577
	Business License#: PHYN001		
<b>Property Owner:</b> (if different than Sign Owner)	Name: Gary Cheung		Email: osho.taber@gmail.com
	Address: 5114 - 46 Avenue		
	Town: Taber		Postal Code: T1G 2A7
	Phone Res: (403) 416-4226		Phone Cell: -
<b>Type of Sign Proposed:</b>	<b>CLASS B</b>	<b>CLASS C</b>	<b>CLASS D</b>
<b>CLASS A</b>	<input type="checkbox"/> Banner Sign <input type="checkbox"/> Fascia Sign <input type="checkbox"/> Canopy Sign <input type="checkbox"/> Projection Sign	<input type="checkbox"/> Projecting Sign <input type="checkbox"/> Roof Sign <input type="checkbox"/> Inflatable Sign	<input type="checkbox"/> Billboard Sign <input checked="" type="checkbox"/> Portable Sign
<input type="checkbox"/> Address Sign <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 (Sandwich) 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.









- 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.
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  - (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.
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      - (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.
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  - (ii) Not require the submission of a fee for that permit, and
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    - (ii) All Other Districts: 3 m<sup>2</sup>
  - (b) Maximum Sign Height: 3 m<sup>2</sup>

#### 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

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Portable Sign Renewal - 5120 47 Ave	
<b>Recommendation:</b>	That the Municipal Planning Commission renews the Portable Sign located at 5120 47 <sup>th</sup> Ave., Block 1, Plan 9210689 for a period of six months.
<b>Background:</b>	Administration has received a portable sign renewal for a period of six months to remain located at 5120 47 <sup>th</sup> Ave. Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approval the renewals of all portable signs.
<b>Legislation / Authority:</b>	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)(ii)(A) Where located in the Downtown District (DT), only be approved: 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.
<b>Strategic Plan Alignment:</b>	Family/Community Goal 1: Build a Community that is affordable and attractive.
<b>Financial Implication:</b>	There is no financial implications at this time.
<b>Service Level / Staff Resource Implication:</b>	Maintaining a proper record of portable signs is an ongoing duty of Administration.
<b>Justification:</b>	This would ensure that portable signs in the Town of Taber are properly documented and permitted.
<b>Alternative(s):</b>	Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5120 47 Ave., Block 1, Plan 9210689 for a six month period.



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<b>Attachment(s):</b>	New Life Church Portable Sign Renewal Application Portable Sign Location Map MDP - Signage LUB 14-2016 - Portable Signs
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	



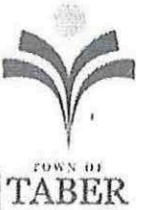
Renewal

Application for Signs  
Planning and Economic Development

A-4900 50<sup>th</sup> St.

Taber, Alberta T1G 1T1

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



Office Use Only			
Use: <input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District: DT	Roll No: 4650040
Development Permit No:	DP Fee: \$ 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: Dec. 20, 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:
  - o Site Pl. Identify proposed and existing sign san (3 copies)  o Damage Deposit
  - (if applicable)  o Building Permit Application (if applicable)  o Development Permit Fee
  -

New Life Church			
Address of Sign:		5120 47 Avenue, Taber, AB	
Legal Description:		Lot (Parcel):	Block: 1 Plan: 9210689
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 : New Life Church		Email: nlc.tlc@telus.net
	Address: 5120 47 Ave		
	Town: Taber		Postal Code: T1G 1C8
	Phone Res: 403-223-4557		Phone Cell:
Type of Sign Proposed:	CLASS B	CLASS C	CLASS D
<input type="checkbox"/> CLASS A	<input type="checkbox"/> Banner Sign <input type="checkbox"/> Fascia Sign	<input type="checkbox"/> Projecting Sign <input type="checkbox"/> Roof Sign <input type="checkbox"/> Inflatable Sign	<input type="checkbox"/> Billbord Sign <input checked="" type="checkbox"/> Portable Sign
<input type="checkbox"/> Election Sign	<input type="checkbox"/> Canopy Sign <input type="checkbox"/> Projection Sign		
<input type="checkbox"/> Pedestrian Sign			
<input type="checkbox"/> Real Estate Sign			
<input type="checkbox"/> Window Sign			
<input type="checkbox"/> Folding (Sandwich) 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.



<b>Sign Dimensions:</b>	Length: 8 feet	Width: 7 feet 6 inches	Height from ground: variable	Square footage: 60 ft <sup>2</sup>
<b>Sign Materials:</b>	Plywood, metal, concrete blocks, & plastic			
Will the sign be illuminated or animated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are there any existing signs on the lot?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe the type of illumination or animation:				
<b>If Portable:</b>	Date sign will be displayed: Jan 1, 2017		Date sign will be removed: June 30, 2017	
	Area sign will be located:	<input 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 type="checkbox"/> No	Name of event:	
<b>Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules</b>				
<ol style="list-style-type: none"> <li>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.</li> <li>2) Signs with flashing lights shall not be permitted in any District.</li> <li>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.</li> <li>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.</li> <li>5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.</li> <li>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.</li> <li>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"> <li>a) Is in such a state of disrepair that it is unsightly or constitutes a hazard;</li> <li>b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign.</li> </ol> </li> <li>8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.</li> </ol>				
<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"> <li>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.</li> <li>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.</li> </ol> <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: Phonda Keak  
Signed: [Signature]  
Registered Owner (If different than applicant)

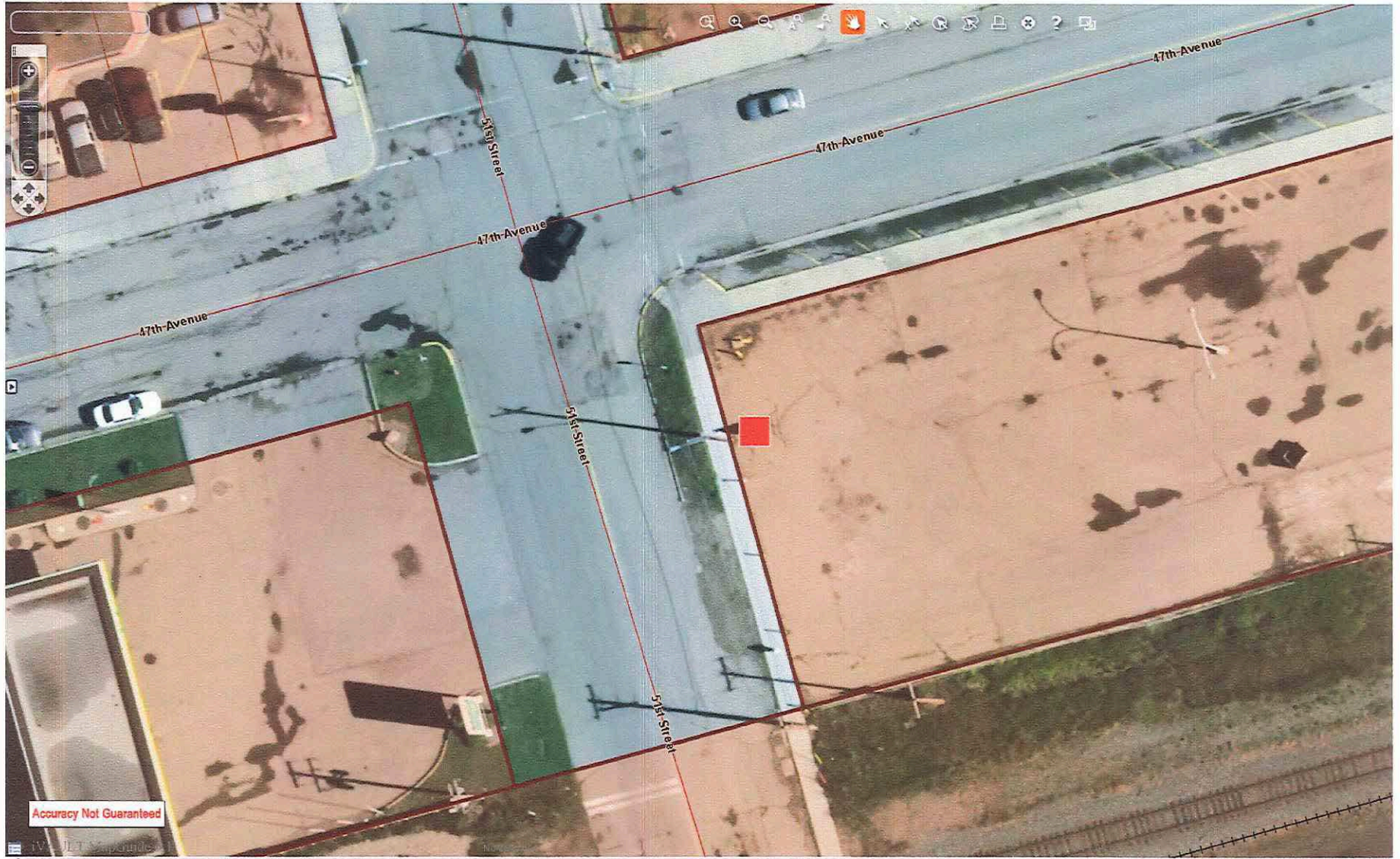
Date: Dec 20/16  
Date: Dec 15/16

Signed: \_\_\_\_\_  
Development Officer

Date: \_\_\_\_\_

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.





- 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 m<sup>2</sup>
  - (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 m<sup>2</sup>
    - (ii) All Other Districts: 2.5 m<sup>2</sup>
  - (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: 1.5m<sup>2</sup>
    - (ii) All Other Districts: 3 m<sup>2</sup>
  - (b) Maximum Sign Height: 3 m<sup>2</sup>

#### 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

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Portable Sign Renewal - 5402 46 Ave	
<b>Recommendation:</b>	That the Municipal Planning Commission renews the Portable Sign located at 5402 46 Ave., Lots 1-10, Block 20, Plan 6390L for a period of six months providing the sign is relocated onto the subject property.
<b>Background:</b>	Administration has received a portable sign renewal for a period of six months to remain located at 5402 46 <sup>th</sup> Ave. However, the sign is actually sitting on Municipal Property at the moment and any renewal would have to see the sign relocated on the privately owned property. Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approve the renewals of all portable signs.
<b>Legislation / Authority:</b>	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 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.
<b>Strategic Plan Alignment:</b>	Family/Community Goal 1: Build a Community that is affordable and attractive.
<b>Financial Implication:</b>	There is no financial implications at this time.
<b>Service Level / Staff Resource Implication:</b>	Maintaining a proper record of portable signs is an ongoing duty of Administration.
<b>Justification:</b>	This would ensure that portable signs in the Town of Taber are properly documented and permitted.



<b>Alternative(s):</b>	Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5402 46 Ave., Lot 7, Block 20, Plan 6390L for a six month period.
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<b>Attachment(s):</b>	Taber Motel Portable Sign Renewal Application Taber Motel - Current Sign Location MDP - Signage LUB 14-2016 - Portable Signs
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	

**RENEWAL**

**Application for Signs  
Planning and Economic Development**



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: <b>CC</b>	Roll No: <b>4554010</b>
Development Permit No:	DP Fee: \$ <b>20.00</b>	Off-Site Levy: \$ <b>N/A</b>	Security Deposit: \$ <b>N/A</b>
Building Permit No: <b>N/A</b>	BP Fee: \$ (Minimum \$100.00) <b>N/A</b>	SCC Levy: \$ (minimum \$4.50) <b>N/A</b>	Total Fees: \$ <b>20.00</b>
Application Received: <b>Jan. 12, 2017</b>	Date Advertised: <b>N/A</b>	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
  -

<b>Address of Sign:</b>		TABER MOTEL 5402 46 AVE HWY#3	
<b>Legal Description:</b>		Lot (Parcel): <b>1-10 (7)</b>	Block: 20 Plan: 6390L
<b>Sign Owner:</b>	Name: <b>Wil &amp; Rhonda Klok (PHYNIX SIGNS)</b>		Email: <b>sales.phynixsigns@gmail.com</b>
	Address: <b>Box 203 Barnwell, Alberta T0K 0B0</b>		
	Town: <b>Barnwell, Alberta</b>		Postal Code: <b>T0K 0B0</b>
	Phone Res: <b>(403)223-1159</b>		Phone Cell: <b>(403)331-0577</b>
	Business License#: <b>PHYN001</b>		
<b>Property Owner:</b> (if different than Sign Owner)	Name: <b>ARVIN SINGH TABER MOTEL</b>		Email:
	Address: <b>5402 46 AVE</b>		
	Town: <b>TABER</b>		Postal Code: <b>T1G 2A9</b>
	Phone Res: <b>403-223-4411</b>		Phone Cell:
<b>Type of Sign Proposed:</b>			
<b>CLASS A</b>			
<input type="checkbox"/> Address Sign	<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	(Sandwich) Sign	
<b>CLASS B</b>			
<input type="checkbox"/> Banner Sign	<input type="checkbox"/> Fascia Sign	<input type="checkbox"/> Canopy Sign	<input type="checkbox"/> Projection Sign
<b>CLASS C</b>			
<input type="checkbox"/> Projecting Sign	<input type="checkbox"/> Roof Sign	<input type="checkbox"/> Inflatable Sign	
<b>CLASS D</b>			
<input type="checkbox"/> Billbord Sign		<input checked="" type="checkbox"/> Portable Sign	

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<b>Sign Dimensions:</b>	Length: 8 feet	Width: 7feet 5 inches	Height from ground: variable	Square footage: 60 ft2
<b>Sign Materials:</b>	Plywood, metal, concrete blocks, & plastic			
<b>Will the sign be illuminated or animated?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Are there any exiting signs on the lot?</b>		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, describe the type of illumination or animation:				
<b>If Portable:</b>	Date sign will be displayed: JANUARY 10, 2017		Date sign will be removed: JUNE 9, 2017	
	<b>Area sign will be located:</b>	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input type="checkbox"/> Town-owned Land	
	<b>Will the sign be advertising a community event?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of event: GENERAL ADVERTISING	
<b>Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules</b>				
<ol style="list-style-type: none"> <li>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.</li> <li>2) Signs with flashing lights shall not be permitted in any District.</li> <li>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.</li> <li>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.</li> <li>5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.</li> <li>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.</li> <li>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"> <li>a) Is in such a state of disrepair that it is unsightly or constitutes a hazard;</li> <li>b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign.</li> </ol> </li> <li>8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.</li> </ol>				
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Signed: Rhonda Kyok Date: January 4, 2017  
Signed: [Signature] Date: \_\_\_\_\_  
Registered Owner (If different than applicant)  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Development Officer

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      - (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.
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  - (ii) Not require the submission of a fee for that permit, and
  - (iii) Be approved by a Development Officer.

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  - (a) Maximum Sign Area:
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    - (ii) All Other Districts: 2.5 m<sup>2</sup>
  - (b) Clear Height: 2.4 m
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  - (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.

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  - (b) Maximum Sign Height: 3 m<sup>2</sup>

#### 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

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Portable Sign Application - 5036 46 Ave	
<b>Recommendation:</b>	<p>That the Municipal Planning Commission approves Development permit 17-01 of a portable sign located at 5036 46 Avenue Lots 13-14, Block 17, Plan 6390L with the following conditions:</p> <ol style="list-style-type: none"> <li>1. The permit is for the portable sign shown in the attached application,</li> <li>2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,</li> <li>3. The sign must be erected according to the attached site plan,</li> <li>4. The permit is to be reviewed for renewal in 180 days by the Municipal Planning Commission.</li> </ol> <p style="text-align: center;">All regulations noted on the attached application are considered to be conditions of the permit.</p>
<b>Background:</b>	Administration has received a portable sign application (see attached) for Luigi's Pizza located at 5036 46 Avenue for a period of 6 months.
<b>Legislation / Authority:</b>	<p>Taber Land Use Bylaw 14-2016 Section 2.6.16(2)(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.</p> <p>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.</p>
<b>Strategic Plan Alignment:</b>	Family/ Community Goal 1: Build a community that is affordable and attractive.
<b>Financial Implication:</b>	There is no financial implication at this time.



<b>Service Level / Staff Resource Implication:</b>	Maintaining a proper record of portable signs is an ongoing duty of Administration.
<b>Justification:</b>	This would ensure that portable signs in the Town of Taber are properly documented and permitted.
<b>Alternative(s):</b>	<p>Alternative 1: The Municipal Planning Commission could deny the request for a portable sign located at 5036 46 Avenue with reasons.</p> <p>Alternative 2: The Municipal Planning Commission could approve the request for a portable sign located at 5036 46 Avenue with amendments to the conditions.</p>

<b>Attachment(s):</b>	Site Plan Application Form LUB 14-2016 - Portable Signs MDP - Signage
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Emily Hembrough
<b>Chief Administrative Officer (CAO) or Designate:</b>	







**Application for Signs**  
**Planning and Economic Development**  
 A-4900 50<sup>th</sup> St.  
 Taber, Alberta T1G 1T1  
 Phone: 403-223-6009  
 Fax: 403-223-5530

**received**  
**DECEMBER 20/16**

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: <b>CC</b>	Roll No: <b>4550170</b>	
Development Permit No: <b>01-17</b>	DP Fee: \$ <b>150.00</b>	Off-Site Levy: \$	Security Deposit: \$
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$ <b>150.00</b>
Application Received:	Date Advertised:	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 Plan (3 copies)
  - Identify proposed and existing signs
  - Building Permit Application (if applicable)
  - Damage Deposit (if applicable)
  - Development Permit Fee

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

<b>Address of Sign:</b>	<b>Luisis Pizzeria - 5036-46 Ave - Taber.</b>		
<b>Legal Description:</b>	Lot (Parcel): <b>13-1A</b>	Block: <b>17</b>	Plan: <b>6390L</b>
<b>Sign Owner:</b>	Name: <b>Portable sign</b>	Email:	
	Address: <b>Leith bridge.</b>		
	Town:	Postal Code:	
	Phone Res:	Phone Cell: <b>403-394-4676</b>	
	Business License#: <b>L416002</b>		
<b>Property Owner:</b> (if different than Sign Owner)	Name: <b>Samir Halabi</b>	Email:	
	Address: <b>5036-46 Ave</b>		
	Town: <b>Taber AB</b>	Postal Code: <b>T1G-2A6</b>	
	Phone Res: <b>403-223-8887</b>	Phone Cell: <b>587-370-1969</b>	
<b>Type of Sign Proposed:</b>	<b>CLASS A</b>	<b>CLASS B</b>	<b>CLASS C</b>
	<input type="checkbox"/> Address Sign <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 (Sandwich) Sign	<input type="checkbox"/> Banner Sign <input type="checkbox"/> Fascia Sign <input type="checkbox"/> Canopy Sign <input type="checkbox"/> Projection Sign	<input type="checkbox"/> Projecting Sign <input type="checkbox"/> Roof Sign <input type="checkbox"/> Inflatable Sign
			<b>CLASS D</b> <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.

<b>Sign Dimensions:</b>	Length: 5x10	Width: 5x10	Height from ground: 102"	Square footage: 50
<b>Sign Materials:</b>	Aluminum			
<b>Will the sign be illuminated or animated?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Are there any exiting signs on the lot?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, describe the type of illumination or animation:				
<b>If Portable:</b>	Date sign will be displayed:		Date sign will be removed:	
	<b>Area sign will be located:</b>	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input type="checkbox"/> Town-owned Land	
	<b>Will the sign be advertising a community event?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of event:	
<b>Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules</b>				
<ol style="list-style-type: none"> <li>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.</li> <li>2) Signs with flashing lights shall not be permitted in any District.</li> <li>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.</li> <li>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.</li> <li>5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.</li> <li>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.</li> <li>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"> <li>a) Is in such a state of disrepair that it is unsightly or constitutes a hazard;</li> <li>b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign.</li> </ol> </li> <li>8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.</li> </ol>				
<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"> <li>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.</li> <li>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.</li> </ol> <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:** Zaki Halabi **Date:** Dec 13/2016  
Applicant

**Signed:** \_\_\_\_\_ **Date:** Dec 13/2016  
Registered Owner (If different than applicant)

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Development Officer

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.

## 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 m<sup>2</sup>
  - (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 m<sup>2</sup>
    - (ii) All Other Districts: 2.5 m<sup>2</sup>
  - (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: 1.5m<sup>2</sup>
    - (ii) All Other Districts: 3 m<sup>2</sup>
  - (b) Maximum Sign Height: 3 m<sup>2</sup>

#### 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;

- 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.





## Development Authority Request for Decision

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Building Permit Statistics November 2016	
<b>Recommendation:</b>	That the Municipal Planning Commission accepts the November 2016 Building Permits as information.
<b>Background:</b>	Building Permit Statistics for the month of November have 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 November as information.
<b>Attachment(s):</b>	November 2016 Building Permit Stats



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



TOWN OF TABER

## BUILDING PERMIT STATISTICS

Nov-16

	2016 NOVEMBER			2015 NOVEMBER		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	3	3	507,000	1	1	75,398
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	5		57,700	1		10,745
GARAGES & CARPORTS	1		10,000	1		31,500
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		22,500	1		5,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	1		600,000	1		122,040
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				1		48,198
	<b>12</b>	<b>3</b>	<b>1,197,200</b>	<b>6</b>	<b>1</b>	<b>292,881</b>

	2016 YEAR TO DATE (11 2016)			2015 YEAR TO DATE (11 2015)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	24	24	6,648,235	18	18	3,259,949
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.	25		260,290	48		670,553
GARAGES & CARPORTS	10		224,300	14		379,840
MANUFACTURED HOMES						
SWIMMING POOLS				1		5,000
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	10		1,285,883	5		78,860
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	2		820,000	7		514,640
MOBILE HOME PARK						
DEMOLITIONS	5		15,750	8		40,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		100,000	3		74,198
	<b>89</b>	<b>34</b>	<b>13,227,826</b>	<b>119</b>	<b>26</b>	<b>7,306,836</b>

**November 2016 Month End Approved Permits - Construction Values**

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
9160066	23/11/2016	RES	RES ADDS	Approved	4848050	THE OWNERS CONDO PL. 9711092	WELL-TECH ENERGY SERVICES INC.	4800A	48 AVE.	18,900.00
9160068	02/11/2016	RES	GARAGES	Approved	5654110	GUENTHER, JOHAN	GUENTHER, JOHAN	5603	54 AVE.	10,000.00
9160073	30/11/2016	RES-D	RES MOV	Approved	7819802	SAFE HAVEN WOMEN'S SHELTER	SAVE HAVEN WOMEN'S SHELTER	6411	56 ST.	107,000.00
9160076	16/11/2016	RES	SF DWELL	Approved	5344049	1338768 ALBERTA LTD.	REIMER, HENRY	4411	53 AVE.	250,000.00
9160078	16/11/2016	RES	RES ADDS	Approved	5843480	GOUW, TAYLOR	PAW PEDERSEN	26	PRAIRIE LAKE SUNSET AVE.	5,000.00
9160079	02/11/2016	RES	RES ADDS	Approved	6246110	JENNISON, ERIC MILES	JENNISON, ERIC MILES	6206	46 A ST.	3,800.00
9160081	16/11/2016	COMM	COMM ADDS	Approved	4750150	617271 SASKATCHEWAN LTD.	VENTURE HOLDINGS LTD.	5003	47 AVE.	12,500.00
9160082	30/11/2016	INST	INS ADDS	Approved	4650050	TABER SPECIAL NEEDS SOCIETY	TABER SPECIAL NEEDS SOCIETY	5206	47 AVE.	600,000.00
9160083	23/11/2016	COMM	COMM ADDS	Approved	4752220	POTIUK, DAVID	POTIUK, DAVID	5213	47 AVE.	10,000.00
9160084	23/11/2016	RES	SF DWELL	Approved	5343020	DOMENIC CONSTRUCTION LTD.	DOMENIC CONSTRUCTION LTD.	4306	53 AVE.	150,000.00
9160086	30/11/2016	RES	RES ADDS	Approved	5343007	1338768 ALBERTA LTD.	PAHL FIRE PROTECTION LTD.	5316	43 ST.	10,000.00
9160088	23/11/2016	RES	RES ADDS	Approved	5343540	1338768 ALBERTA LTD.	DUNCAN MCGREGOR HOMES LTD.	4313	53 AVE.	20,000.00

**1,197,200.00**

*Town of Taber Building Permits November 2016*

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0066 16 MU	19-Nov-16	THE OWNERS CONDO PLAN 9711092	WELL-TECH ENERGY	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4800A 48 AVE		RESIDENTIAL RENOVATIONS	\$18,900.00	4848050

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0068 16 MU	02-Nov-16	JOHAN GUENTHER	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5603 54 AVE		CARPORT	\$10,000.00	5654110

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0073 16 MU	30-Nov-16	SAFE HAVEN WOMEN'S SHELTER	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6411 56 STREET		MOVE ON HOME TO ACT AS OFFICE SPACE	\$107,000.00	7819802

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0076 16 MU	16-Nov-16	1338768 ALBERTA LTD.	SILVER STAR CUSTOM HOMES	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4411 53 AVE		NEW SINGLE FAMILY DWELLING	\$250,000.00	5344049

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0078 16 MU	16-Nov-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		REAR DECK	\$5,000.00	5843480

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0079 16 MU	02-Nov-16	ERIC MILES JENNISON	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6206 46 A STREET		RESIDENTIAL RENOVATIONS	\$3,800.00	6246110



<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0081 16 MU	16-Nov-16	617271 SASKATCHEWAN LTD.	VENTURE HOLDINGS LTD.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5003 47 AVE		COMMERCIAL RENOVATIONS	\$12,500.00	4750150

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0082 16 MU	30-Nov-16	TABER SPECIAL NEEDS SOCIETY	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5206 47 AVE		INSTITUTIONAL RENOVATIONS	\$600,000.00	4650050

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0083 16 MU	23-Nov-16	DAVID POTIUUK	JUNA T. CIPRIANO	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5213 47 AVE		COMMERCIAL RENOVATIONS	\$10,000.00	475220

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0084 16 MU	23-Nov-16	DOMENIC CONSTRUCTION LTD.	1101953 ALBERTA LTD.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4306 53 AVE		RESIDENTIAL RENOVATIONS	\$150,000.00	5343020

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0086 16 MU	30-Nov-16	1338768 ALBERTA LTD.	PAHL FIRE PROTECTION	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5316 43 STREET		FIRE SPRINKLER SYSTEM	\$10,000.00	5343007

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0088 16 MU	23-Nov-16	1338768 ALBERTA LTD.	DUNCAN MCGREGOR HOMES	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4313 53 AVE		RESIDENTIAL RENOVATIONS	\$20,000.00	5343540



## Development Authority Request for Decision

<b>Meeting Date:</b> January 16, 2017	
<b>Subject:</b> Building Permit Statistics December 2016	
<b>Recommendation:</b>	That the Municipal Planning Commission accepts the December 2016 Building Permit Statistics as information.
<b>Background:</b>	Building Permit Statistics for the month of December have 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 December as information.
<b>Attachment(s):</b>	December 2016 Building Permit Stats



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



TOWN OF TABER  
**BUILDING PERMIT STATISTICS**  
 Dec-16

	2016 DECEMBER			2015 DECEMBER		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	180,000	4	4	596,960
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	3		12,850	3		20,639
GARAGES & CARPORTS						
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		125,000			
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER	1		5,000			
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS				1		8,400
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	<b>6</b>	<b>1</b>	<b>322,850</b>	<b>8</b>	<b>4</b>	<b>625,999</b>

	2016 YEAR TO DATE (12 2016)			2015 YEAR TO DATE (12 2015)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	25	25	6,828,235	23	23	3,856,909
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.	28		273,140	50		680,447
GARAGES & CARPORTS	10		224,300	14		379,840
MANUFACTURED HOMES						
SWIMMING POOLS				1		5,000
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	11		1,410,883	5		78,860
NEW INDUSTRIAL	1		450,000	2		778,900
INDUSTRIAL ADDITIONS/ALTER	2		30,000	9		825,513
NEW INSTITUTIONAL	4		2,542,560			
INSTITUTIONAL ADDITIONS/ALTER	2		820,000	7		514,640
MOBILE HOME PARK						
DEMOLITIONS	5		15,750	9		48,400
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS	4		100,000	3		74,198
	<b>95</b>	<b>35</b>	<b>13,550,676</b>	<b>127</b>	<b>31</b>	<b>7,922,090</b>

**December 2016 Month End Approved Permits - Construction Values**

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
9160080	07/12/2016	COMM	COMM ADDS	Approved	4853120	1978083 ALBERTA CORP.	SUMANTLAL AND SONS CORPORATION	5324	49 AVE.	125,000.00
9160085	07/12/2016	RES	RES ADDS	Approved	4150390	REIMER, BRIAN	REIMER, BRIAN	5031	41 AVE.	2,000.00
9160087	07/12/2016	RES	RES ADDS	Approved	5041040	HEIDINGER, ROBERT	HEIDINGER, ROBERT	58	WESTVIEW BLVD	3,000.00
9160089	14/12/2016	IND	IND ADDS	Approved	5758030	SPITFIRE INVESTMENTS LTD.	SPITFIRE INVESTMENTS LTD.	5806	60 ST.	5,000.00
9160090	21/12/2016	RES	SF DWELL	Approved	5142340	SUNLAND VENTURES INC.	SUNLAND VENTURES INC.	18	WESTVIEW PLACE	180,000.00
9160091	14/12/2016	RES	RES ADDS	Approved	5443590	1338768 ALBERTA LTD.	GENTEK, KEN	4304	54 AVE.	7,850.00

322,850.00
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**Town of Taber Building Permits December 2016**

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0080 16 MU	07-Dec-16	1978083 ALBERTA CORP.	RC CONSTRUCTION	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5324 49 AVE		COMMERCIAL RENOVATIONS	\$125,000.00	4853120

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0085 16 MU	07-Dec-16	BRIAN REIMER	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5031 41 AVE		RESIDENTIAL - SHED	\$2,000.00	4150390

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0087 16 MU	07-Dec-16	ROBERT HEIDINGER	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
58 WESTVIEW BLVD		RESIDENTIAL - SHED	\$3,000.00	5041040

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0089 16 MU	14-Dec-16	SPITFIRE INVESTMENTS LTD.	BRIAN REIMER	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5806 60 STREET		INDUSTRIAL RENOVATIONS	\$5,000.00	5758030

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0090 16 MU	21-Dec-16	SUNLAND VENTURES INC.	GENICA DEVELOPMENTS	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
18 WESTVIEW PLACE		NEW SINGLE FAMILY DWELLING	\$180,000.00	5142340

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0091 16 MU	14-Dec-16	1338768 ALBERTA LTD.	FIRE SAFETY SERVICES	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4304 54 AVE		RESIDENTIAL - FIRE SPRINKLER SYSTEM	\$7,850.00	5443590