

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>!</u>	MOTION
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					
Meeting Date: January 16, 2017					
Subject: Minutes of Regular I	Meeting of Development Authority November 21, 2016				
Recommendation:	That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on November 21, 2016 as presented.				
Background:	The minutes of the regular Municipal Planning Commission meeting held on November 21, 2016 are attached.				
Legislation / Authority:	Section 203 of the Municipal Government Act allows the Municipal Planning Commission to adopt minutes and perform other duties as delegated by Council.				
Strategic Plan Alignment:	N/A				
Financial Implication:	There is no financial implication for the creation of the minutes.				
Service Level / Staff Resource Implication:	Time was required by Administration to record the minutes of the Municipal Planning Commission's regular meeting.				
Justification:	Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission held on November 21, 2016.				
Alternative(s):	Alternative 1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on November 21, 2016 with amendments.				

MPC Meeting Minutes November 21, 2016

Attachment(s):



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

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

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:
 - 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

108/2016

Meeting Date 21/11/2016

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,

 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 57th Avenue, Lot 13, Block 3, Plan 8010818 with the following conditions:

- 1. The site is developed as per site plan submitted,
- 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 109/2016 Meeting D

Meeting Date 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 46th Avenue.

Councillor Strojwas moved that the Municipal Planning Commission renews the portable sign located at 5408 46th 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

 110/2016

 Meeting Date
 21/11/2016

the October 2016 building permit statistics as information.	
CARRIED UNA	NIMOUSLY
MEDIA INQUIRIES	
None.	
CLOSED SESSION	
N/A	
OPEN SESSION	
N/A	
CLOSE OF MEETING	
Moved by M. Garner that the Municipal Planning commissio meeting at 4:49pm.	n close the
CARRIED UNA	NIMOUSLY

CHAIRPERSON



Development Authority Request for Decision

Meeting Date: January 16, 2017

Subject: Portable Sign Renewal - 5705 64 St

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



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

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

RENEWAL

Application for Signs Planning and Economic Development

A-4900 50th St.

Office Use Only

Taber, Alberta T1G 1T1

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



onary Prohibited	Land Use District:	M-1	Roll No: 57 64150	
DP Fee: \$ 20.00	Off Cita Laure \$	7	Security Deposit: \$	
BP Fee: \$	SCC Levy: \$		Total Fees: \$	
(Minimum \$100.00) N/A	(minimum \$4.50)	N/A	20.00	
Date Advertised:	Permit Effective:		00.00	
or signs and any enlarg nt permit. This form mus g permit application mus apponent, an electric per or Safety Codes to confi Discretionary Use in yo g:	ement, relocations to be completed ust be submitted mit will also be norm the details not ur Land Use Dis	n, erection, coin addition to with the development of the development of the trict the sign	onstruction or alteration of a development permit Form A. elopment permit. licants or their agents are electrical permit.	
Tw. 1 = 1 = 1 = 1	C 4 CT			
Lot (Parcel): 15	Lot (Parcel): Block: 7		Plan: 0612098	
Name: Wil & Rhonda Klok ((PHYNIX SIGNS)	Email: Sale	es.phynixsigns@gmail.com	
Address: Box 203 Ba	rnwell, Alberta	TOK OBO		
		Postal Code: TOK 0B0		
Town: Barnwell, Alb	erta	Postal Code: T	OK 0B0	
Town: Barnwell, Alb	and the same of th	2000 CO 2000 PRO-2000 CO	OK 0B0 03)331-0577	
HD Second Security Second Management of SEA (Copies	1159	2000 CO 2000 PRO-2000 CO		
Phone Res: (403)223-	1159	200101020 1840-2000		
Phone Res: (403)223-	1159 /N001	Phone Cell: (4		
Phone Res: (403)223-7 Business License#: PHY Name: Address: 5705 - 6	1159 /N001	Phone Cell: (4	03)331-0577	
Phone Res: (403)223-7 Business License#: PHY Name: Address: 5705 - 6 Town:	1159 /N001	Phone Cell: (4		
Phone Res: (403)223-4 Business License#: PHY Name: Address: 5705 - (6)	1159 /N001	Phone Cell: (4	03)331-0577	
	BP Fee: \$ (Minimum \$100.00) N/A Date Advertised: N/A If from the requirement to be signs and any enlarge to permit. This form must permit. This form must permit application for Safety Codes to confidence in Safety Codes to Codes	BP Fee: \$ SCC Levy: \$ (Minimum \$100.00) N/A Date Advertised: N/A From the requirement to obtain a develor signs and any enlargement, relocation to permit. This form must be completed gpermit application must be submitted uponent, an electric permit will also be represented by the properties of the	DP Fee: \$ QO.OO Off-Site Levy: \$ N/A BP Fee: \$ SCC Levy: \$ (Minimum \$100.00) N/A Permit Effective: If from the requirement to obtain a development permore signs and any enlargement, relocation, erection, contributed in addition to graph application must be submitted with the development, an electric permit will also be required. Applor Safety Codes to confirm the details needed for the Discretionary Use in your Land Use District the sign of graph and existing sign san (3 copies) Kirks Tire S705-64 ST Lot (Parcel): 15	

Sign Dimensions:	Length 8 feet	:	Width: 7feet 5 inches	Height variable	from ground:	Square 60 ft2	footage:
Sign Materials:	Plyv	vood, m	netal, concret	e blocks,	& plastic		
Will the sign be illuminate animated?	d or	□Yes No	Are t		xiting signs o	on the	☐ Yes No
If yes, describe the type of illimunation	or animat	ion:					
		75.0	ll be displayed:		Date sign will	be remove	
If Portable:		sign wi located:	☐ Resi	dential I	□ Industrial □ Town-owne	ed Land	
	Will the sign be adver a community even						
 No person shall erect of vehicular traffic. Signs with flashing light All applications for sign provincial requirements A sign, or part of a sign approval has been grare No sign, other than a conthird party advertising. The owner of a sign shall structural elements, and clean and free of overgence The Development Officiant is in such a state of control of the con	ts shall nos abutting and reg in shall no inted by the community all mainted d/or guy rown veger may redisrepair o a busin	Section sign, so ot be per graph a high valuations at the place to the property of the sign of the sig	rmitted in any D vay right-of-way are respected in ced on or project coard erected be gn in a proper se properly attach and free from re e removal of an unsightly or con nt, product or co	al Sign Rul e a traffic ha istrict. e shall be re t the approx t over Town y the Town tate of repa ned and tha efuse mater y sign whic stitutes a h commodity lo	es izard or obstru- eferred to Albertal process. In property or ri- or an approve air and shall eit the area aro ial. In in the opinicazard; ocated on the	erta Trans ight-of-w ed Sign – nsure tha und the s on of the l same pa	sportation to ensure that ays, unless written Class D, may display at all sign supports, sign structure is kept Development Officer:
rectification of the contr	e any por fficer sha o the sig ravention sign in the ication. or respon- t, or Emp y person- r any oth the Town- against the	table signall: In owner In owner In e event Costs for Insible in a Ins	or owner of the sign continue sign removal sany way for any the Grantee, or death that man who may be coron all liabilities its Agents or Euroce by the Grantee or the Gran	e parcel of es to contra hall be born loss of, or to any per er come upon fines, suit imployees, intee of any	land upon what we have the prome the sign damage or injustion, nor shall ed or sustained or the said lars, claims, denarising from the fithe covena	visions of owner. jury to, and the Towner ed by the ands. The mands and is permit ants, termit	e provisions of the sign is located directing of the conditions 24 hours by property belonging to be liable nor Grantee, or any Agent Grantee shall ad actions of any kind or to whether arising by as or provisions hereof,
Signed: Rhond	مرحا	400	<u> </u>	_Date: _(Date:	26/1 Dec 1	2/	16.
Registered Owner (If d	ifferent tha	n applicar	nt)				_
Signed:	ent Officer	74.		Date:			-
Developin	OHIL OHILLE						

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

4. Signage

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

5. Parking

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

2.6.16 Portable Sign

(1) Definition: A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.

(2) Rules:

- (a) Maximum Sign Area: 4.5 m²
- (b) Maximum Sign Height: 3.5 m
- (c) Number of Signs: 1 per parcel
- (d) A Portable Sign must be at least 45 m from a Residential District, 45 m from any other portable sign, and at least 0.6 m from a property line.
- (e) A Portable Sign shall not be placed on any Town property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw.
- (f) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
- (g) A Portable Sign must be anchored or secured, and changeable copy on Portable signs smust 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.
- (I) A portable sign shall be removed on or before the expiry date.
- (m) A portable sign not kept in good repair, not approved by the Town or not removed on the expiry date will be removed by the Development Authority or their designate.
- (n) A portable sign on private land that is for a community event and will be removed within 14 days of its placement shall
 - (i) Require a development permit,
 - (ii) Not require the submission of a fee for that permit, and
 - (iii) Be approved by a Development Officer.

2.6.17 Projecting Sign

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

2.6.18 Real Estate Sign

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

2.6.19 Roof Sign

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



Development Authority Request for Decision Meeting Date: January 16, 2017 Subject: Portable Sign Permit Renewal - 5614 64 St That the Municipal Planning Commission renews the Portable Sign located at Recommendation: 5614 64th St., Lot 4, Block 3, Plan 3042JK for a period of six months. Administration has received a portable sign renewal for a period of six months to remain located at 5614 64th St. Land Use Bylaw 14-2016 requires the **Background:** Municipal Planning Commission to approve the renewal of all portable signs. 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 **Legislation / Authority:** 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. Family/Community Goal 1: Build a Community that is affordable and attractive. Strategic Plan Alignment: There are no financial implications at this time. Financial Implication: Maintaining a proper record of portable signs is an ongoing duty of Service Level / Staff Administration. Resource Implication:

documented and permitted.

a six month period.

This would ensure that portable signs in the Town of Taber are properly

Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5614 64th St., Lot 4, Block 3, Plan 3042JK for

Justification:

Alternative(s):



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

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

RENEWAL

Use: ☑Permitted ☐Discretionary ☐ Prohibited

Application for Signs Planning and Economic Development

Land Use District:

A-4900 50th St.

Office Use Only

Coordinator at (403) 223-5500.

Taber, Alberta T1G 1T1 Phone:403-223-6009 Fax: 403-223-5530

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V	
TABER	

Development Permit No:	DP Fee: \$ 20.00	Off-Site Levy: \$	N/A S	ecurity Deposit: \$ N/A		
Building Permit No:	BP Fee: \$ (Minimum \$100.00) N/A	SCC Levy: \$		otal Fees: \$		
Application Received:	Date Advertised:	Permit Effective:		\$20.00		
Unless specifically exempuse Bylaw, all structures sign, require a developme When necessary, a building there is an electrical contact Supering the sign is considered a period. Please submit the following Site Pl. Identify propose (if applicable) □ ○ Building	for signs and any enlargent permit. This form mung permit application management, an electric perior Safety Codes to confunctionary Use in young:	gement, relocation ust be completed in ust be submitted with the reference of the control of the	, erection, con- n addition to de vith the develo- quired. Applice eded for the ele- ict the sign mu	struction or alteration of a evelopment permit Form A oment permit. ants or their agents are octrical permit.		
Address of Sign:	Robertson Implem	nents 5614-64S	t			
Legal Description:	Lot (Parcel):	Block:		Plan: 3042JK		
	Name: Wil & Rhonda Klok Address: Box 203 B			phynixsigns@gmail.co	m	
Sign Owner:	Town: Barnwell, All	perta	Postal Code: TOP	(0B0	-	
	Phone Res: (403)223	41 (337-233-2	Phone Cell: (403)331-0577			
	Business License#: PH	YN001	Email:		1= 0	
Property Owner:	Robertson Address: 5614-64	Implement 5+	Susan	hajeko rober	oler	
(if different than Sign Owner)	Phone Res:		Postal Code:	TIG148		
LASS A Address Sign □ lection Sign	□ Banner Sign □ Fascia Sign □ Canopy Sign □ Projection Sign	☐ Roof Sign	ung Sign	<u>CLASS D</u> □ Billbord Sign ☆ Portable Sign		
The personal information require Information and Protection of I						

Sign Dimensions:	Length 8 feet	:	Width: 7feet 5	inches	Height from ground: Square footage: ches variable 60 ft2				
Sign Materials:	Plyv	vood, n	netal, c	oncrete	blocks,	& plastic			
Will the sign be illuminate animated?	d or	□Yes No		Are there any exiting signs on the lot?			on the	☐ Yes No	
If yes, describe the type of illimunation	n or animat	ion:							
- A	1	gn sign wi	1	ayed:		Date sign will	1	d: 7	
If Portable:		sign wi		Comme		Industrial Town-owne	d Land		
		the sign commu			□ Yes No	Name of event:			
				er Land l					
 No person shall erect of vehicular traffic. Signs with flashing lights and a sign or part of a sign approval has been graded by the sign, other than a continuous continuous	ts shall not a shall not a shall not not by the ommunitud of the communitud of the c	ot be pe g a high ulations of be place the Town y notice I ain the si wires are getation, equire the that it is ness, ever be allow	rmitted in way right are responded on one of the properly and free one removement, produced that is	n any District-of-way shected in the rected by the proper state y attached all of any second or constituted or comes attached fully aware	traffic har ict. hall be ref e approv ver Town he Town e of repa I and that se materi ign which tutes a ha modity lo to fences	ferred to Albe al process. property or rior an approve it and shall er the area aroual. in the opinion azard; cated on the st, trees or any	rta Trans ight-of-wa ed Sign — nsure tha und the s n of the I same par object in	portation to ensure that ays, unless written Class D, may display tall sign supports, ign structure is kept Development Officer: rcel as the sign. In a public street or	
conditions, the development of a) Give notice in writing rectification of the cont b) Have removed the said after receipt of the notion. The Town shall not be liable in to the Grantee, or to any Ager responsible in any way, for an or Employee of the Grantee, of indemnify and save harmless nature which may be brought reason of any breach, violation or arising by reason of the act to the contrary.	officer shate to the signal ravention of sign in the fication. For responding the first the Town against the Town or non-	all: n owner costs for nsible in ployee of al injury ner perso of and f he Town performa	the sign r sign rei any way f the Gra or death on who m from all I , its Age	continues moval shal for any lo intee, or to that may l hay be or c iabilities, fi nts or Emp he Grante antee, it's	to contra Il be born ss of, or o any pers come upo nes, suits loyees, a e of any	land upon where the prove by the sign damage or inject, nor shall ed or sustained the said lands, claims, demarising from the fithe covena	visions of owner. ury to, ar the Towr d by the ds. The nands and is permit nts, term	sign is located directing the conditions 24 hours by property belonging to be liable nor Grantee, or any Agent Grantee shall d actions of any kind or whether arising by s or provisions hereof,	
Signed: Registered Owner (If o	lifferent the	an applica	nt)		Date:	/EC 14	110	-	
Signed:	(547/2) Calif.				Date:			_	
Developm	ent Officer								



- 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.
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- 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.

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2.6.16 Portable Sign

(1) Definition: A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.

(2) Rules:

- (a) Maximum Sign Area: 4.5 m²
- (b) Maximum Sign Height: 3.5 m
- (c) Number of Signs: 1 per parcel
- (d) A Portable Sign must be at least 45 m from a Residential District, 45 m from any other portable sign, and at least 0.6 m from a property line.
- (e) A Portable Sign shall not be placed on any Town property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw.
- (f) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
- (g) A Portable Sign must be anchored or secured, and changeable copy on Portable signs smust 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.
- (I) 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
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2.6.17 Projecting Sign

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

2.6.18 Real Estate Sign

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

2.6.19 Roof Sign

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



Development Authority Request for Decision

Meeting Date: January 16, 2017

Subject: Portable Sign Renewal - 5114 46 Ave

Recommendation:	That the Municipal Planning Commission renews the Portable Sign located at 5114 46 th Ave., Lot 6, block 18, Plan 6390L for a period of six months.
Background:	Administration has received a portable sign renewal for a period of six months to remain located at 5114 46 th Ave. Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approve the renewals of all portable signs.
	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.
Legislation / Authority:	Town of Taber Land Use Bylaw 14-2016 Sec. 2.6.16(i)(i) Where located along a highway in a Commercial District or Industrial District, except for the Downtown District (DT), only be approved by the Municipal Planning Commission for a maximum six month period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined time.
Strategic Plan Alignment:	Family/Community Goal 1: Build a Community that is affordable and attractive.
Financial Implication:	There is no financial implications at this time.
Service Level / Staff Resource Implication:	Maintaining a proper record of portable signs is an ongoing duty of Administration.
Justification:	This would ensure that portable signs in the Town of Taber are properly documented and permitted.
Alternative(s):	Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5114 46 Ave., Lot 6, Block 18, Plan 6390L for a six month period.



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

RENEWAL

Application for Signs Planning and Economic Development

A-4900 50th St.

Pedestrian Sign

Real Estate Sign

Window Sign

Folding

(Sandwich) Sign

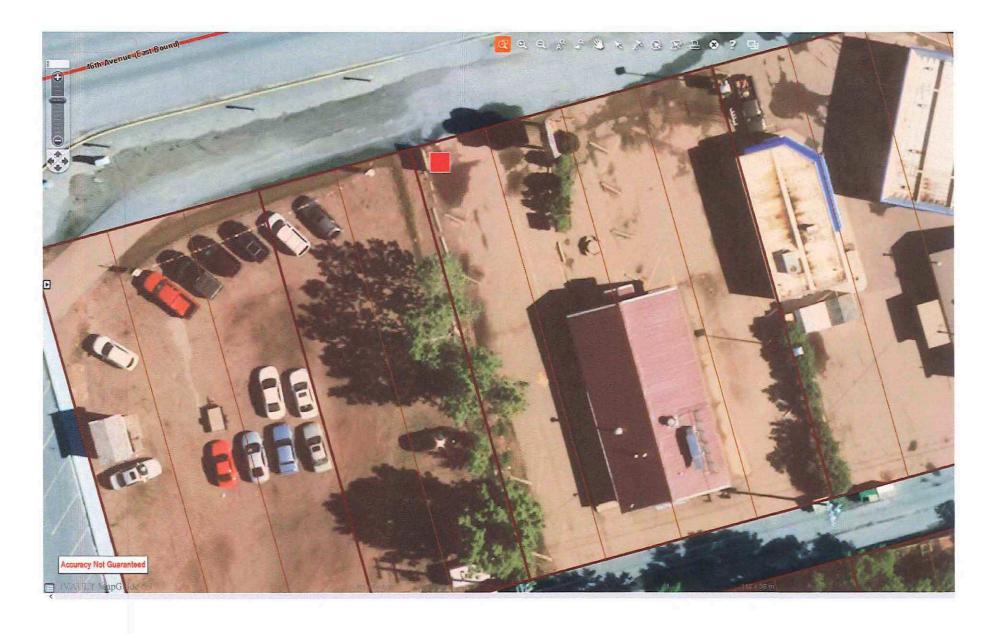
Projection Sign

Taber, Alberta T1G 1T1 Phone:403-223-6009 Fax: 403-223-5530



^{Use:} ⊠ Permitted □Dis	cretionary Prohibited	Land Use District:	CC	Roll No: 4551060
Development Permit No:	DP Fee: \$	Off-Site Levy: \$	NIA	Security Deposit: \$
Building Permit No:	BP Fee: \$	SCC Levy: \$	N/H	Total Fees: \$
NIA	(Minimum \$100.00) N/A	(minimum \$4.50)	NIA	00
Application Received:	Date Advertised: N/A	Permit Effective:		20.00
sign, require a develop When necessary, a bu If there is an electrical advised to contact Sup If the sign is considered period. Please submit the follow Site Pl. Identify prop	oment permit. This form multiding permit application multiding permit application multiding permit an electric perperior Safety Codes to confed a Discretionary Use in yo	ist be completed ust be submitted mit will also be rim the details no bur Land Use Dis	in addition with the de required. A seeded for the trict the sig	pplicants or their agents are
Address of Sign:	Oshos Japanese Re	estaurant 5114	1-46Ave	
Legal Description:	Lot (Parcel):	Block:		Plan:
Legal Description.	6	18		6390L
	Name:		T	ales.phynixsigns@gmail.co
	Wil & Rhonda Klok	(PHYNIX SIGNS)	Email: S	
	Wil & Rhonda Klok Address: Box 203 Ba			, , ,
Sign Owner:		arnwell, Alberta	TOK OBO	:: TOK 0B0
Sign Owner:	Address: Box 203 Ba	arnwell, Alberta perta	TOK 0B0	
Sign Owner:	Address: Box 203 Ba	arnwell, Alberta perta -1159	TOK 0B0	:: T0K 0B0
Sign Owner:	Address: Box 203 Ba Town: Barnwell, All Phone Res: (403)223- Business License#: PH	arnwell, Alberta perta -1159	Postal Code Phone Cell:	:: T0K 0B0 (403)331-0577
	Address: Box 203 Ba Town: Barnwell, All Phone Res: (403)223- Business License#: PH Name: Cary C Address:	ernwell, Alberta Derta 1159 YN001 Theung	Postal Code Phone Cell:	:: T0K 0B0
Property Owner:	Address: Box 203 Ba Town: Barnwell, Alk Phone Res: (403)223- Business License#: PH Name: Gary C Address: 5114 - 46 A	arnwell, Alberta perta 1159 YN001	Postal Code Phone Cell:	:: TOK 0B0 (403)331-0577 Sho.taber Egmail. Co
	Address: Box 203 Ba Town: Barnwell, All Phone Res: (403)223- Business License#: PH Name: Gary C Address: 5114 - 46 A Town: Tabex Phone Res:	ernwell, Alberta Derta 1159 YN001 Cheung Wenue	Postal Code Phone Cell:	:: TOK 0B0 (403)331-0577 Sho.taber@gmail.co :: TIG 2A7
Property Owner: (if different than Sign Own	Address: Box 203 Ba Town: Barnwell, All Phone Res: (403)223- Business License#: PH Name: Gary C Address: 5114 - 46 A Town: Taber Phone Res: (403) 416 -	arnwell, Alberta berta 1159 YN001 Cheung Wenue	Postal Code Phone Cell: Email:	:: TOK 0B0 (403)331-0577 Sho.taber @gmail. co :: TIG 2A7
Property Owner:	Address: Box 203 Ba Town: Barnwell, All Phone Res: (403)223- Business License#: PH Name: Gary C Address: 5114 - 46 A Town: Tabex Phone Res:	arnwell, Alberta berta 1159 YN001 Cheung Wenue	Postal Code Phone Cell: Postal Code Phone Cell: Postal Code Phone Cell:	:: TOK 0B0 (403)331-0577 Sho.taber@gmail.co :: TIG 2A7

Sign	n Dimensions:	Length: 8 feet	Width: 7feet 5 inches		nt from ground: ole	Square 60 ft2	footage:
Sig	gn Materials:	Plywood,	metal, concre	te block	s, & plastic		
Will th	ne sign be illuminated animated?	or 🔲 Ye		there any	exiting signs o	on the	☐ Yes No
If yes, descri	be the type of illimunation of	or animation:					
			will be displayed:		Date sign will		o, 2017
ij	f Portable:	Area sign locate	ed: 🗆 Res	mmercial sidential	☐ Industrial ☐ Town-owne	ection — S	
			gn be advertisin nunity event?	g Yes	Name of event:		
			n of Taber Lai			· · · · · ·	
2) S 3) A pi 4) A 5) N 6) Ti st cl 7) Ti a) b) 8	o person shall erect or ehicular traffic. igns with flashing lights II applications for signs rovincial requirements a sign, or part of a sign, or part of a sign, opproval has been grant o sign, other than a conjuid party advertising. The owner of a sign shall ructural elements, and are an and free of overgrous in such a state of distance in such a state of distance in such a state of distance in such a state of distance.	place a sign, shall not be p abutting a hig and regulatior shall not be p ed by the Tov mmunity notic I maintain the for guy wires a own vegetatio or may require srepair that it a business, e at shall be allo	permitted in any lighway right-of-was are respected laced on or project. e board erected e sign in a proper are properly attact, and free from the removal of a is unsightly or covent, product or exwed that is attact.	e a traffic I District. y shall be in the appr ct over Tow by the Tow state of rep shed and the refuse mate ny sign wh institutes a commodity hed to fend	referred to Albeoval process. In or an approve pair and shall er pat the area around in the opinion hazard; located on the ses, trees or any	rta Trans ight-of-wated Sign — nsure that und the s n of the I same pa	sportation to ensure that ays, unless written Class D, may display at all sign supports, sign structure is kept Development Officer: rcel as the sign. n a public street or
condition a) G re b) H af The Tow to the Gr responsil or Emplo indemnif nature w reason o	ectification of the contra ave removed the said s fter receipt of the notific in shall not be liable not antee, or to any Agent, ble in any way, for any byee of the Grantee, or y and save harmless the hich may be brought ag f any breach, violation by reason of the act o	cer shall: the sign owr vention. ign in the eve ation. Costs responsible or Employee personal injur any other per e Town of an gainst the Tov or non-perfori	ner or owner of the sign continuous for sign removal in any way for any of the Grantee, or or death that me son who may be defrom all liabilities on, its Agents or mance by the Grantee for the continuous formance by the Grantee for the continuous formance for the continuous for the continuous formance for the continuous for the continuous formance for the continuous for the continuous formance for the continuous for the continuous formance for the continuous formance for the continuous for	ues to conshall be bo y loss of, cor to any potaty be suffe or come upon come come upon come come upon come come upon come upon come upon come come come come come come come come	of land upon what travene the provene by the sign or damage or injection, nor shall ered or sustained on the said lanuits, claims, dem, arising from the y of the covena	visions of owner. ury to, ar the Town d by the ds. The nands an is permit nts, term	sign is located directing the conditions 24 hours by property belonging to be liable nor Grantee, or any Agent Grantee shall d actions of any kind or
Signed: _ Signed:	Ryonda	Ke	olk .	_Date: _Date:	Dec 12 Dec 7. 8		016
Signed:	Registered Owner (If diff	егені (пап арріі	cant)	Date:			
g.ioai	Developmen	nt Officer					



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 - (ii) All Other Districts: 3 m²
 - (b) Maximum Sign Height: 3 m²

2.6.19 Roof Sign

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



Meeting Date: January 16, 2017 Subject: Portable Sign Renewal - 5120 47 Ave That the Municipal Planning Commission renews the Portable Sign located at Recommendation: 5120 47th Ave., Block 1, Plan 9210689 for a period of six months. Administration has received a portable sign renewal for a period of six months to remain located at 5120 47th Ave. Land Use Bylaw 14-2016 requires the **Background:** Municipal Planning Commission to approval the renewals of all portable signs. 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 Legislation / Authority: 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. Family/Community Goal 1: Build a Community that is affordable and attractive.

There is no financial implications at this time.

Administration.

month period.

documented and permitted.

Maintaining a proper record of portable signs is an ongoing duty of

This would ensure that portable signs in the Town of Taber are properly

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

Development Authority Request for Decision

Strategic Plan Alignment:

Financial Implication:

Service Level / Staff

Justification:

Alternative(s):

Resource Implication:



Attachment(s):	New Life Church Portable Sign Renewal Application Portable Sign Location Map MDP - Signage LUB 14-2016 - Portable Signs	

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



Application for Signs Planning and Economic Development

A-4900 50th St.

Taber, Alberta T1G 1T1 Phone:403-223-6009 Fax: 403-223-5530



Office Use Only			
Use: ☑Permitted ☐Discre	tionary Prohibited	Land Use District;	Roll No: 4 6 5 00 4 0
Development Permit No:	DP Fee:\$ 20.00	Off-Site Levy: \$ N/A	Security Deposit: \$ N/A
Building Permit No:	BP Fee: \$ (Minimum \$100.00) N/A	SCC Levy: \$ (minimum \$4.50) N/A	Total Fees; \$
Application Received:	Date Advertised: N/A	Permit Effective:	20.00

- 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.

OO

Damage Deposit

Please submit the following:

o Site Pl. Identify proposed and existing sign san (3 copies)

Ü	ng Permit Application (if as Life Church	oplicable) Li o	Develop	ment Permit Fee				
Address of Sign:	5120 47 Avenue, Ta	ber, AB						
Legal Description:	Lot (Parcel):	Block: 1		Plan: 9210689				
	Name: Wil & Rhonda Klok (F	PHYNIX SIGNS)	Email: sale	s.phynixsigns@gmail.com				
		Address: Box 203 Barnwell, Alberta T0K 0B0						
Sign Owner:	Town: Barnwell, Albe	orta	Postal Gode: To	OK 0B0				
	Phone Res: (403)223-1	159	Phone Cell: (403)331-0577					
	Business License#: PHYN001							
the state of the s	Name : New Life Church)	Email: nlc.tlc@telus.net					
Property Owner:	Address: 5120 47 Ave	CANADA DESCRIPTION OF THE PROPERTY OF THE PROP						
(if different than Sign Owner)	Town:Taber		Postal Code: T1G 1C8					
	Phone Res: 403-223-4557	and the second second	Phone Cell:					
CLASS A	ascla Sign I Canopy Sign	☐ Roof Sign	ecting Sign able Sign	CLASS D ☐ Billbord Sign Portable Sign				

5	Sign Dimensions:	Length 8 feet	:	Widt 7fee	th: t 6 Inches	Heigh varial	t from ground:	Square 60 ft2	footage:	
	Sign Materials:	Plyv	vood,	metal,	concrete	blocks	s, & plastic			
	Il the sign be illuminated animated?	₩ No			Are there any e		exiting signs of lot?	on the	laYes □ No	
If yes, de	scribe the type of illimunation	or animat	ion:							
		Date sign sign will be displayed: Jan 1, 2017						Date sign will be removed: June 30, 2017		
	If Portable:		Area sign will be located:			☐ Commercial ☐ Residential		d Land		
				n be ad unity ev	vertising vent?	☐ Yes ☐ No	Name of event:			
I have revocated a) b) The Table to the responsion Emindem nature reason or arise	No person shall erect or vehicular traffic. Signs with flashing lights All applications for signs provincial requirements. A sign, or part of a sign, approval has been grant No sign, other than a cothird party advertising. The owner of a sign sha structural elements, and clean and free of overgrathe Development Office at least a state of displaying the province of the conditions listed at a state of displaying the conditions listed at a state of displaying the conditions of the contral state of the condition at any time. Where the conditions the development off the contral state of the con	s shall no abutting and regressed by the memority of the memority of the memority of the second of t	Sect sign, so to be pog a high ulations of the plane Town of the sign of the s	ermitted hway rigs are resaced on n. e board of sign in a re proper, and frethe removed that are proper, and frethe removed that are of the sign is for any we of the Gory or deat on who I from all n, its Agnance by anace by anace by	I in any Dis pht-of-way s spected in to or project erected by a proper state erected by a proper state erected by a proper state erected by a proper state erected by the from refi poul of any titly or consi- duct or con- titly awar und to be in the fully awar und to be or the fully awar und to	Sign Rua traffic hat trict. Shall be a he approver Tow the Town th	referred to Albert a process. It is property or in or an approve pair and shall erat the area around a process. It is the area around a process and a process and a process area. It is a process area and a process area area area area area area area a	rta Trans ight-of-we ed Sign — nsure that und the s en of the I same pa y object in ved and in ne of the nich the s visions of owner. ury to, ar the Towr ed by the nands an nis permit nts, term	sportation to ensure that ays, unless written Class D, may display at all sign supports, sign structure is kept Development Officer: rcel as the sign. In a public street or dissued is subject to provisions of the sign is located directing the conditions 24 hours by property belonging to be liable nor Grantee, or any Agent Grantee shall directions of any kind or whether arising by s or provisions hereof,	
Signed: Signed:		ack	Les-	K		Date: _ Date:	Dec 2	0/14	0	
	Registered Owner (If dif	ferent tha	n applica	ant)			2013			
Signe	Name and Address of the Owner, where the Park of the Owner, where the Owner, where the Owner, where the Owner,	nt Officer			-	Date:				



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2.6.16 Portable Sign

(1) Definition: A temporary sign mounted on a frame, trailer, stand or similar structure that is easily transported and erected for a limited time but excludes signs attached to, or painted on, vehicles.

(2) Rules:

- (a) Maximum Sign Area: 4.5 m²
- (b) Maximum Sign Height: 3.5 m
- (c) Number of Signs: 1 per parcel
- (d) A Portable Sign must be at least 45 m from a Residential District, 45 m from any other portable sign, and at least 0.6 m from a property line.
- (e) A Portable Sign shall not be placed on any Town property, including, but not limited to road rights-of-way, boulevards and parks unless otherwise allowed or exempted by this Bylaw.
- (f) All Portable Signs shall have the name and phone number of the sign owner permanently affixed to the sign in a visually prominent location on the sign.
- (g) A Portable Sign must be anchored or secured, and changeable copy on Portable signs smust 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.
- (I) A portable sign shall be removed on or before the expiry date.
- (m) A portable sign not kept in good repair, not approved by the Town or not removed on the expiry date will be removed by the Development Authority or their designate.
- (n) A portable sign on private land that is for a community event and will be removed within 14 days of its placement shall
 - (i) Require a development permit,
 - (ii) Not require the submission of a fee for that permit, and
 - (iii) Be approved by a Development Officer.

2.6.17 Projecting Sign

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

2.6.18 Real Estate Sign

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

2.6.19 Roof Sign

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



Development Authority Request for Decision					
Meeting Date: January 16, 2017					
Subject: Portable Sign Renev	val - 5402 46 Ave				
Recommendation:	That the Municipal Planning Commission renews the Portable Sign located a 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.				
Background:	Administration has received a portable sign renewal for a period of six months to remain located at 5402 46 th 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.				
	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.				
Legislation / Authority:	Town of Taber Land Use Bylaw 14-2016 Sec. 2.6.16(i)(i) where located all 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 or the approval of a subsequent development permit to allow the sign to remain for a predetermined time.				
Strategic Plan Alignment:	Family/Community Goal 1: Build a Community that is affordable and attractive.				
Financial Implication:	There is no financial implications at this time.				
Service Level / Staff Resource Implication:	Maintaining a proper record of portable signs is an ongoing duty of Administration.				
Justification:	This would ensure that portable signs in the Town of Taber are properly documented and permitted.				



Alternative(s):	Alternative 1: The Municipal Planning Commission could deny the request for a portable sign renewal located at 5402 46 Ave., Lot 7, Block 20, Plan 6390L for a six month period.
Attachment(s):	Taber Motel Portable Sign Renewal Application Taber Motel - Current Sign Location MDP - Signage LUB 14-2016 - Portable Signs

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

A-4900 50th St.

Application for Signs RENEWAL Planning and Economic Development

Taber, Alberta T1G 1T1

Dhono: 402 222 6000 Fave 402 222 6620



Office Use Only			
Use: □Permitted □Discr	etionary Prohibited	Land Use District:	Roll No: 4554010
Development Permit No:	DP Fee: \$ 20.00	Off-Site Levy: \$ N/A	Security Deposit: \$ N/A
Building Permit No:	BP Fee: \$ (Minimum \$100.00) N/A	SCC Levy: \$ (minimum \$4.50) N/A	Total Fees: \$
Application Received:	Date Advertised:	Permit Effective:	20.00

- 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
- Please submit the following:

o Site Pl. Identity proposet (if applicable) □ o Buildir	d and existing sign san (3 co		Develop	ment Permit Fee		
Address of Sign:	TABER MOTEL 5402 4	6 AVE HWY#3		W. 17		
Legal Description:	Lot (Parcel): 1 - 10 (7) Block: Plan: 6390L					
	Name: Wil & Rhonda Klok (PH	YNIX SIGNS)	Email: Sale	es.phynixsigns@gmail.com		
	Address: Box 203 Barn	well, Alberta	T0K 0B0			
Sign Owner:	Town: Barnwell, Albert	ta	Postal Code: T0K 0B0			
	Phone Res: (403)223-115	59	Phone Cell: (403)331-0577			
	Business License#: PHYN	Business License#: PHYN001				
	Name : ARVIN SINGH TABER MOTEL		Email:			
Property Owner:	Address: 5402 46 AVE					
(if different than Sign Owner)	Town:TABER	· · · · · · · · · · · · · · · · · · ·	Postal Code: T1G 2A9			
	Phone Res: 403-223-4411		Phone Cell:			
CLASS A	ascia Sign I Canopy Sign	☐ Roof Sign	cting Sign able Sign	CLASS D ☐ Billbord Sign Portable Sign		

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

Sign Di	mensions:	Length 8 feet	:	Widt 7feet	h: : 5 inches	Height fi	rom ground:	Square 60 ft2	footage:
Sign I	/laterials:	Plyv	vood, m	etal,	concrete	blocks,	& plastic		
	ign be illuminated animated?		□Yes X No		Are the		citing signs o	on the	¥Yes □ No
yes, describe th	e type of illimunation of	or animat	tion:		4				
		THE PERSON NAMED IN	gn sign wil IARY 10,				Date sign will JUNE 9,201		ed:
If Po	ortable:		a sign wil located:		Commo		Industrial Town-owne	d Land	
			the sign l commur			☐ Yes No	Name of event: GENERAL	ADVERT	ISING
vehic 2) Signs 3) All ap	ular traffic. with flashing lights plications for signs	shall n	Section sign, so not be per g a highw	n 2.6. that it mitted ay rig	in any Dist ht-of-way s	Sign Rule traffic haz rict. nall be ref	es zard or obstru erred to Albe		sion of pedestrian or sportation to ensure that
4) A sign appro 5) No sign third p	val has been grant gn, other than a co party advertising.	shall no ed by th nmunit	ot be plac ne Town. y notice b	ed on oard e	or project of	ver Town ne Town o	property or r	ed Sign –	ays, unless written Class D, may display at all sign supports,
struct clean 7) The E a) Is i b) Is r 8) No sig place	ural elements, and, and free of overgro Development Office In such a state of dis To longer related to Ign for advertisemen	for guy own veg r may re srepair a busir nt shall	wires are getation, a equire the that it is u ness, ever be allowe	prope and fre remo insight nt, pro ed that	erly attached be from refu byal of any s tly or consti duct or com is attached	I and that se materi- ign which tutes a ha modity lo- to fences	the area aroual. in the opinio zard; cated on the s, trees or any	und the s n of the I same pa v object ii	sign structure is kept Development Officer: rcel as the sign. n a public street or
revocation at conditions, the a) Give rectification of the Granter of the Granter esponsible in the Granter esponsible esponsi	any time. Where a development offinotice in writing to cation of the contra removed the said seceipt of the notificiall not be liable not be, or to any Agent, or any way, for any of the Grantee, or d save harmless the may be brought asy breach, violation reason of the act of	any por cer sha the sig vention ign in the ation. r respon or Emp person any oth e Town gainst the	table sigrall: In owner In owner In costs for In sible in a In oloyee of In al injury on In of and fr In of and fr In of and fr In or or own, In own,	or ow the sign rany wa the Gi or deat or who form all its Agnice by	ner of the particles of	to contraver to contra il be borne ss of, or co any pers be suffere come upor nes, suits bloyees, a e of any co	ntion of any o and upon whe vene the prove by the sign lamage or inj on, nor shall dor sustained the said land c, claims, den rising from the of the covena	ne of the solution in the solution of the solu	sign is located directing the conditions 24 hours by property belonging to be liable nor Grantee, or any Agent
gned:	2 Manda	X	Jok.			ate: _J Date:	anuary 4,	2017	
igned:	egistered Owner (If dif	erent th	an applican	ι)		Date:			

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Development Officer



- 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

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- (i) Subject to Section 2.6.2(1), a development permit application for a portable sign to be located on privately-owned land shall:

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- (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;

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 - (ii) Not require the submission of a fee for that permit, and
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2.6.17 Projecting Sign

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- (2) Rules:
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 - (e) No Projecting Sign shall extend above the roof line or a parapet wall of the building.

2.6.18 Real Estate Sign

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

2.6.19 Roof Sign

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



Development Authority Request for Decision

Meeting Date: January 16, 2017

Subject: Portable Sign Application - 5036 46 Ave

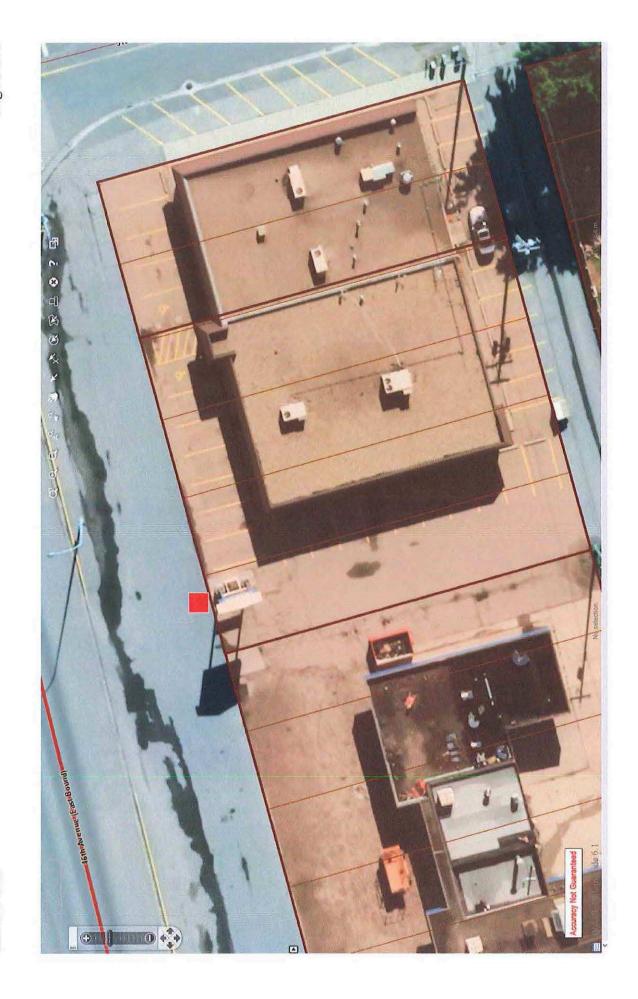
•				
Recommendation:	That the Municipal Planning Commission approves Development permit 17-01 of a portable sign located at 5036 46 Avenue Lots 13-14, Block 17, Plan 6390L with the following conditions:			
	 The permit is for the portable sign shown in the attached application, The sign must be placed within the setback requirements of the Lanuse Bylaw 14-2016, The sign must be erected according to the attached site plan, The permit is to be reviewed for renewal in 180 days by the Municipal Planning Commission. 			
	All regulations noted on the attached application are considered to be conditions of the permit.			
Background:	Administration has received a portable sign application (see attached) for Luigi's Pizza located at 5036 46 Avenue for a period of 6 months.			
Legislation / Authority:	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 mother 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.			
	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.			
Strategic Plan Alignment:	Family/ Community Goal 1: Build a community that is affordable and attractive.			
Financial Implication:	There is no financial implication at this time.			



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

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



12/01/2017



Application for Signs Planning and Economic Development

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



I ADER -	C. ACCONDENS	(1) PS-0-21 (1) 11 (1) (1) (1) (1) (1) (1) (1) (1)				
Office Use Only						
Use: □Permitted □Discre	tionary □ Prohibited	Land Use District:	Roll No: 4556170			
Development Permit No: O1-17	DP Fee: \$ 150.00	Off-Site Levy: \$	Security Deposit: \$			
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$			
Application Received:	Date Advertised:	Permit Effective:				

- 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:

Identify proposed and	tify proposed and existing signs		Damage Deposit (if applicable) □				
Building Permit Application (if applicable)		□ o	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.							
Address of Sign:	Luigis P	1/ 41015 11222 5036-46AVE - Taber					
Legal Description:	L'ot (Parc'ell): 13	- 14 BIG	Plan: 6396L				
Sign Owner:	Address: Leth one	Sign dage	Email: Postal Code:				
olgii owici.	Phone Res: Business License#:	2	Phone Cell: 463_ 394. 4676.				
	Name:	11:	Email:				
Property Owner:	Address: 5636- 466	5636- 46Ave					
(if different than Sign Owner)	Town:	AB	Postal Code: TIG- 2A6				
	Phone Res:	8 887-	Phone Cell: 587-376-1969				
Type of Sign Proposed:	Type of Sign Proposed:						
☐ Address Sign ☐ Election Sign ☐ Pedestrian Sign ☐ Control Co	CLASS B □ Banner Sign □ Fascia Sign □ Canopy Sign □ Projection Sign	☐ Root	ecting Sign				

		1407.161		 			
Sign Dimensions:	Length:	Width:	0		from ground:	Square	footage:
Sign Materials:	Aluminum	- // 1		•	•	الرافق	
Will the sign be illuminated animated?	or □Yes □ No	<i>,</i>	Are there		kiting signs o	on the	☐ Yes ☐ No
If yes, describe the type of illimunation of	or animation:						
	Date sign sign wi	ll be displaye	d:	•••	Date sign will	be remove	d:
	Area sign wi	llho Ma	Comme	roial	│ □ Indus	trial	,
If Portable:	located:		Residen			owned L	and
	Will the sign a commu	be adverti: nity event?		⊒ Yes ZiNo	Name of event:		
		of Taber					
No person shall erect or		on 2.6.3 Ge that it wou				ict the vis	ion of pedestrian or
vehicular traffic.	-						
2) Signs with flashing lights3) All applications for signs					ferred to Albe	rta Trans	nortation to ensure
that provincial requireme	ents and regulation	ons are res	pected i	n the ap	proval proces	S.	
 A sign, or part of a sign, approval has been grant 		ed on or p	roject ov	er Town	property or r	ight-of-wa	ays, unless written
No sign, other than a cor		oard erect	ed by the	e Town	or an approve	ed Sign -	Class D, may display
third party advertising. 6) The owner of a sign sha	Il maintain tha ci	an in a nrai	oor stata	of rona	ir and shall a	acura thai	t all cian cumports
structural elements, and	or guy wires are	properly a	ttached	and that	t the area aro	und the s	ign structure is kept
clean and free of overgro						n aftha [Savelenment Officer
7) The Development Office a) Is in such a stai	te of disrepair th					n oi me t	Development Officer.
b) Is no longer rela	ated to a busines	ss, event, p	roduct o	r comm	odity located		me parcel as the sign.
 No sign for advertisemer place. 	nt shall be allowe	ed that is at	tacned t	o tences	s, trees or any	object ir	a public street or
I have read the conditions listed	l on this form, ar	id I am fully	/ aware t	that any	permit appro	ved and i	ssued is subject to
revocation at any time. Where		n is found t	o be in c	ontrave	ntion of any o	ne of the	provisions of the
conditions, the development offi a) Give notice in writing to t		r owner of	the parc	el of lan	d upon which	the sign i	is located directing
rectification of the contra	vention.		•			_	_
 b) Have removed the said selection to the 							
The Town shall not be liable no	r responsible in a	any way for	any los	s of, or o	damage or inj	ury to, an	y property belonging
to the Grantee, or to any Agent, responsible in any way, for any							
or Employee of the Grantee, or	any other perso	n who may	be or co	me upo	n the said lar	ds. The	Grantee shall
indemnify and save harmless the nature which may be brought as							
reason of any breach, violation	or non-performa	nce by the	Grantee	of any	of the covena	nts, terms	s or provisions hereof,
or arising by reason of the act o to the contrary.	r neglect of eithe	er the grant	ee, it's tl	his perm	nit, notwithsta	nding any	thing herein contained
to the contrary.	1 1						
Signed: Applic	le cant	<u> </u>		Date: ,	<u> Oer [131</u>	2016	<u> </u>
-			r)ator '	n / = /	- 2616. Dr. 17	
Signed: Registered Owner (If dif	ferent than applicar	nt)	<u>L</u>	Date: [<u> </u>	do 16	anner
Signed:	••		ľ	Date:			
Developme	nt Officer						-

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- (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.
- (I) A portable sign shall be removed on or before the expiry date.
- (m) A portable sign not kept in good repair, not approved by the Town or not removed on the expiry date will be removed by the Development Authority or their designate.
- (n) A portable sign on private land that is for a community event and will be removed within 14 days of its placement shall
 - (i) Require a development permit,
 - (ii) Not require the submission of a fee for that permit, and
 - (iii) Be approved by a Development Officer.

2.6.17 Projecting Sign

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

2.6.18 Real Estate Sign

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

2.6.19 Roof Sign

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

- 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.



Develop	Development Authority Request for Decision							
Meeting Date: January 16, 20	Meeting Date: January 16, 2017							
Subject: Building Permit Stati	Subject: Building Permit Statistics November 2016							
Recommendation:	That the Municipal Planning Commission accepts the November 2016 Building Permits as information.							
Background:	Building Permit Statistics for the month of November have been complied and are attached.							
Legislation / Authority:	Bylaw 1-356(14)(j)							
Strategic Plan Alignment:	N/A							
Financial Implication:	N/A							
Service Level / Staff Resource Implication:	The compiling of the building permit statistics is a requirement for the Planning and Economic Development Department.							
Justification:	The statistical records are an important tool to monitor building activity within the Town of Taber.							
Alternative(s):	Alternative 1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of November as information.							

November 2016 Building Permit Stats

Attachment(s):



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





BUILDING PERMIT STATISTICS Nov-16

TÅBÉR		201 NOVEN			15 MBER	
	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					ļ	
SWIMMING POOLS					l	
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	2		22,500	1		5,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER					l	
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER	1		600,000	1		122,040
MOBILE HOME PARK						
DEMOLITIONS					l	
OCCUPANCY/INSPECTION ONLY					L	
PERMANENT SIGNS				1		48,198
	12	3	1,197,200	6	1	292,881

		201	-	2015			
	YEAR	TO DA	ΓE (11 2016)	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				11	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	ļ	74,198	
	89	34	13,227,826	119	26	7,306,836	

	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	СОММ	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	сомм	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

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

Building Permit #	Issue Date	Owner	Contracto	or
TTB B 0068 16 MU	02-Nov-16	JOHAN GUENTHER	SAME	
Project Site A	ddress	Project Description	Value of Project	Tax Roll
5603 54 A	VE	CARPORT	\$10,000.00	5654110

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

Building Permit #	Issue Date	Owner	Contracto	or
TTB B 0076 16 MU	16-Nov-16	1338768 ALBERTA LTD.	SILVER STAR CUSTOM HO	
Project Site A	ddress	Project Description	Value of Project	Tax Roll
4411 53 A	VE	NEW SINGLE FAMILY DWELLING	\$250,000.00	5344049

Building Permit #	Issue Date	Owner	Contracto	or
TTB B 0078 16 MU	16-Nov-16	TAYLOR GOUW	MAPLE LEAF CONS	TRUCTION
Project Site A	ddress	Project Description	Value of Project	Tax Roll
26 PRAIRIE LAKE S	UNSET AVE	REAR DECK	\$5,000.00	5843480

Building Permit #	Issue Date	Owner	Contracto	or
TTB B 0079 16 MU	02-Nov-16	ERIC MILES JENNISON	SAME	
Project Site A	ddress	Project Description	Value of Project	Tax Roll
6206 46 A S	TREET	RESIDENTIAL RENOVATIONS	\$3,800.00	6246110

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

Building Permit #	Issue Date	Owner	Contracto	or	
TTB B 0082 16 MU	30-Nov-16	TABER SPECIAL NEEDS SOCIETY	SAME		
Project Site Address		Project Description	Value of Project	Tax Roll	
5206 47 A	√ E	INSTITUTIONAL RENOVATIONS	\$600,000.00	4650050	

Building Permit #	Issue Date	Owner Con		or
TTB B 0083 16 MU	23-Nov-16	DAVID POTIUK	JUNA T. CIPR	IANO
Project Site Address		Project Description	Value of Project	Tax Roll
5213 47 AVE		COMMERCIAL RENOVATIONS	\$10,000.00	475220

Building Permit #	Issue Date	Owner	Contracto	or
TTB B 0084 16 MU	23-Nov-16	DOMENIC CONSTRUCTION LTD.	1101953 ALBER	TA LTD.
Project Site Address		Project Description	Value of Project	Tax Roll
4306 53 AVE		RESIDENTIAL RENOVATIONS	\$150,000.00	5343020

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

Building Permit #	Issue Date	Owner	Contracto	or
TTB B 0088 16 MU	23-Nov-16	1338768 ALBERTA LTD.	DUNCAN MCGREG	OR HOMES
Project Site Address		Project Description	Value of Project	Tax Roll
4313 53 AVE		RESIDENTIAL RENOVATIONS	\$20,000.00	5343540



Develop	Development Authority Request for Decision						
Meeting Date: January 16, 2017							
Subject: Building Permit Stati	stics December 2016						
Recommendation:	That the Municipal Planning Commission accepts the December 2016 Building Permit Statistics as information.						
Background:	Building Permit Statistics for the month of December have been compiled and are attached.						
Legislation / Authority:	Bylaw 1-356(14)(j)						
Strategic Plan Alignment:	N/A						
Financial Implication:	N/A						
Service Level / Staff Resource Implication:	The compiling of the building permit statistics is a requirement for the Planning and Economic Development Department.						
Justification:	The statistical records are an important tool to monitor building activity within the Town of Taber.						
Alternative(s):	Alternative 1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of December as information.						

Attachment(s):	December 2016 Building Permit Stats



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

TOWN OF TABER



BUILDING PERMIT STATISTICS

Dec-16

TĂBĔR		201	16	2015		
ITELL		DECE	//BER		DECEN	/IBER
	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		<u> </u>				
RESIDENTIAL ADDITIONS & ACCESS.	3	<u> </u>	12,850	3		20,639
GARAGES & CARPORTS						
MANUFACTURED HOMES						
SWIMMING POOLS				:		
FARM & AGRICULTURE BUILDINGS		l				
NEW COMMERCIAL	<u> </u>	l				
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						
	6	1	322,850	8	4	625,999

	2016			2015			
	YEAR TO DATE (12 2016)			YEAR	TO DA	TE (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	<u> </u>			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	
	95	35	13,550,676	127	31	7,922,090	

	December 2016 Month End Approved Permits - Construction Values										
Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor		Address	Construction Cost	
9160080	07/12/2016	сомм	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

Town of Taber Building Permits December 2016

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

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

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

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

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

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