



**AGENDA**

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON MAY 15, 2017 AT 4:30 PM.

		<b><u>MOTION</u></b>
ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF THE AGENDA	X
ITEM No. 3.	DELEGATIONS	
ITEM No. 4.	ADOPTION OF THE MINUTES	
ITEM No. 4.a.	MINUTES OF THE REGULAR MPC MEETING APRIL 18, 2017	X
ITEM No. 5.	BUSINESS ARISING FROM THE MINUTES	
ITEM No. 6.	ACTION ITEMS	
ITEM No. 6.a.	PARKING WAIVER FOR 6 PLEX WITH BASEMENT SUITE	X
ITEM No. 6.b.	DP 17-38 PORTABLE SIGN 5531 47 AVE	X
ITEM No. 6.c.	TT 17-0-003 SUBDIVISION OLD COURT HOUSE AND POLICE STATION	X
ITEM No. 6.d.	BUILDING PERMIT STATISTICS - APRIL 2017	X
ITEM No. 6.e.	STANDING ITEM - MPC REQUESTS	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:** May 15, 2017

**Subject:** Minutes of the Regular MPC Meeting April 18, 2017

<b>Recommendation:</b>	That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on April 18, 2017 as presented.
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<b>Background:</b>	The minutes of the regular Municipal Planning Commission meeting held on April 18, 2017 are attached.
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<b>Legislation / Authority:</b>	Section 203 of the Municipal Government Act allows the Municipal Planning Commission to adopt minutes and perform other duties as delegated by Council.
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<b>Strategic Plan Alignment:</b>	N/A
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<b>Financial Implication:</b>	There is no financial implication for the creation of the minutes.
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<b>Service Level / Staff Resource Implication:</b>	Time was required by administration to record the minutes of the Municipal Planning Commission's regular meeting.
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<b>Justification:</b>	Adoption of the minutes will provide a record of the regular meeting of the Municipal Planning Commission held on April 18, 2017.
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<b>Alternative(s):</b>	Alternative 1: That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on April 18, 2017 with amendments.
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<b>Attachment(s):</b>	MPC Meeting Minutes - April 18, 2017
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Emily Hembrough
<b>Chief Administrative Officer (CAO) or Designate:</b>	

MINUTES OF THE REGULAR MEETING OF THE DEVELOPMENT  
AUTHORITY OF THE TOWN OF TABER, IN THE PROVINCE OF  
ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION  
BUILDING, ON APRIL 18, 2017, AT 4:30 PM.

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**Chairperson**

Miles, Roger

**Members**

Garner, Mark  
Levagood, Ron  
Strojwas, Joe

**Absent**

Brewin, Jack

**Staff**

Armfelt, Cory  
Hembrough, Emily  
Malcolm, Andrew  
Noble, Grace

**CALL TO ORDER**

Chair Miles called the regular Municipal Planning Commission meeting to order at 4:33pm.

**ADOPTION OF THE AGENDA**

RES. 37/2017

Moved by M. Garner that the agenda of the April 18, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

**DELEGATIONS**

None.

22/2017

Meeting Date  
18/04/2017

## ADOPTION OF THE MINUTES

### Minutes of the Regular MPC Meeting March 20, 2017

RES. 38/2017 Moved by R. Levagood that the minutes of the March 20, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

### BUSINESS ARISING FROM THE MINUTES

None.

### ACTION ITEMS

#### Portable Sign Application DP 17-22 4901 46 Avenue McDonald Chevrolet

G. Noble presented the portable sign application for McDonald Chevrolet. A discussion was had regarding the fact that he has one portable sign and one LED sign on a movable trailer.

RES. 39/2017 M. Garner moves that the Municipal Planning Commission approves Development Permit 17-22 for a portable sign located at 4901 46<sup>th</sup> Avenue, Lot 2, Block N/A, Plan 731623 with the following conditions:

1. The permit is for the portable sign shown in the attached application,
2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,
3. The sign must be erected according to the attached site plan,

23/2017

Meeting Date  
18/04/2017

4. The permit is to be reviewed for renewal in 180 days by the Municipal Planning commission.

All regulations noted on the attached application form are considered to be conditions of the permit.

CARRIED UNANIMOUSLY

### **DP 17-28 Free Standing Sign**

G. Noble presented the freestanding sign application for the Palace Hotel/Papa John's. A discussion was had regarding the fact that this is to fix the mistake of applying for a portable sign at the last MPC meeting.

RES. 40/2017 M. Garner moves that the Municipal Planning Commission approves Development Permit 17-28 for a free standing sign located at 5303 47<sup>th</sup> Avenue, Lot 34, Block 4, Plan 5638L with the following conditions:

1. The permit is for a free standing sign,
2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,
3. The owner shall maintain the sign in a proper state of repair and shall ensure that all sign support, structural elements and/or guy wires are properly attached;
4. The development conforms to the district requirements of the Comprehensive Commercial (CC) Land Use District.

CARRIED UNANIMOUSLY

### **Basement Suites on 6 Plex - Prairie Lakes Phase 2a**

G. Noble presented the parking plan for the proposed 6 plex units on Prairie Lake Estate Phase 2A subdivision. A discussion was had regarding the parking requirements in the Land Use Bylaw as well as requirements for a basement suite. The basement suites are proposed

24/2017

Meeting Date  
18/04/2017

to only be one bedroom.

RES. 41/2017 R. Levagood moves that the Municipal Planning Commission is not in favour of waiving all parking requirements for the basement units.

CARRIED UNANIMOUSLY

### **Residential Foundation Elevations**

G. Noble presented the residential foundation elevation inspections. A conversation was had regarding what the builder/developer community discussed at the last meeting on March 31, 2017.

RES. 42/2017 M. Garner moves that the Municipal Planning Commission endorses the foundation inspection process and fees as presented.

AND

That the Municipal Planning Commission advises Council to amend the Fee Schedule Bylaw 23-2016.

CARRIED UNANIMOUSLY

### **Building Permit Statistics - March 2017**

G. Noble presented the April 2017 and year to date building permit statistics.

RES. 43/2017 R. Levagood moves that the Municipal Planning Commission accepts the April 2017 building permit statistics as information.

CARRIED UNANIMOUSLY

### **Standing Item - MPC Request**

None.

25/2017

Meeting Date  
18/04/2017

**MEDIA INQUIRIES**

None.

**CLOSED SESSION**

N/A

**OPEN SESSION**

N/A

**CLOSE OF MEETING**

RES. 44/2017 M. Garner moves that the Municipal Planning Commission close the meeting at 5:00pm.

CARRIED UNANIMOUSLY

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CHAIR PERSON

26/2017

Meeting Date  
18/04/2017





## Development Authority Request for Decision

**Meeting Date:** May 15, 2017

**Subject:** Parking waiver for 6 plex with basement suites

**Recommendation:**

That the Municipal Planning Commission approves a waiver to allow for one parking stall per one bedroom basement suite on the 6-plex units in the Prairie Lakes phase 2a subdivision TT 17-0-001.

**Background:**

Administration received a proposal to have basement suites on one of the proposed six-plex units in the Prairie Lakes phase 2a subdivision. The waiver would only be for the basement suites on this single six-plex building. The upper units would still be required to have two (2) parking stalls.

The Town of Taber Land Use Bylaw requires two parking stalls be provided for each residential unit. The basement suite in each unit will only be a one bedroom, therefore a waiver from two (2) parking stalls to one (1) parking stall for the basement suite has been requested. Taking the required parking spaces from 24 to 18.

The developer has decided to combine all of the previous proposed lots for six-plex into one larger parcel therefore mitigating the need for space required between parking stalls. The revised plan contains a total of 14 lots located on their property and an additional four (4) lots located on the municipal reserve lot located behind the property. These 4 lots would be provided for under an easement agreement.

**Legislation / Authority:**

Land Use Bylaw 14-2016 Section 1.4.3 The development authority may approve a development permit application for a permitted use that does not comply with all of the applicable rules and requirements of this bylaw where in the opinion of the Development Authority:

(a) the proposed development would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of neighbouring properties; and


(b) the proposed development conforms with a use prescribed by this Bylaw for that land or building.

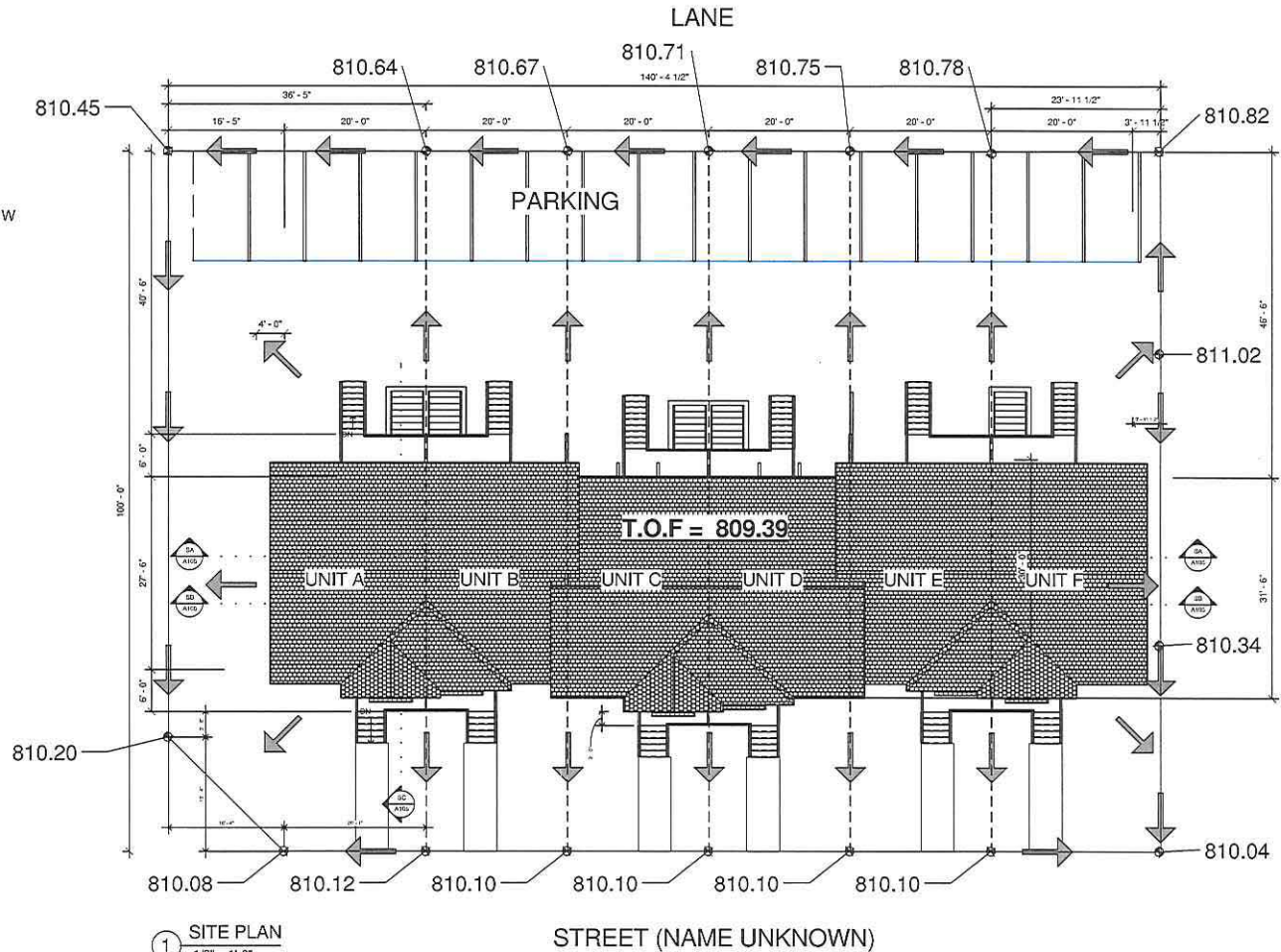
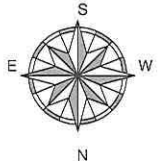
Land Use Bylaw 14-2016 Table 2-1: Parking Standards states that for a residential dwelling, two (2) stalls are required.

Municipal Development Plan Section 3.6.4(d) Residential Policies: Higher density housing forms shall be encouraged in Residential Areas.

<b>Strategic Plan Alignment:</b>	Family / Community: Build a community that is affordable and attractive.
<b>Financial Implication:</b>	There is no financial implication at this time.
<b>Service Level / Staff Resource Implication:</b>	Administration's time will be needed to advertise the proposed development.
<b>Justification:</b>	Having basement suites will allow for more residential rental opportunities in Taber. Waiving the parking requirements from 2 stalls to one will allow for enough parking for all units on the parcel.
<b>Alternative(s):</b>	Alternative 1: That the Municipal Planning Commission does not approve a waiver to allow for one parking stall per one bedroom basement suite on the 6-plex units in the Prairie Lakes phase 2a subdivision TT 17-0-001 with reasons.

<b>Attachment(s):</b>	Preliminary 6 Plex Plans Site Plan Exterior Plan City of Lethbridge Parking Standards
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Emily Hembrough
<b>Chief Administrative Officer (CAO) or Designate:</b>	



1 SITE PLAN  
1/8" = 1'-0"

SITE PLAN BASED ON  
TENTATIVE REAL PROPERTY  
REPORT AND GRADING PLANS

**VENTURE HOLDINGS** LTD.  
GENERAL AND SUB-CONTRACTING  
Residential Commercial Agricultural  
Phone: 403-223-9411  
Fax: 403-223-1573  
Box 4779 TABER AB, T1G 2E1  
www.ventureholdings.ca  
This copyright drawing is property of Venture Holdings Ltd.

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

STAMP:

No.	Description	Date

SOUTH ALTA  
TRADING CO.  
**6 PLEX**

SITE PLAN

Project number	1782
Date	FEBRUARY 23 2016
Drawn by	MG
Checked by	HV

**A101**  
Scale 1/8" = 1'-0"





**VENTURE HOLDINGS**  
 GENERAL AND SUB-CONTRACTING  
 Residential Commercial Agricultural  
 Phone: 403-223-9411  
 Fax: 403-223-1573  
 Box 4779 TABER AB, T1G 2E1  
 www.ventureholdings.ca  
 This copyright drawing is property of Venture Holdings Ltd.

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

STAMP:

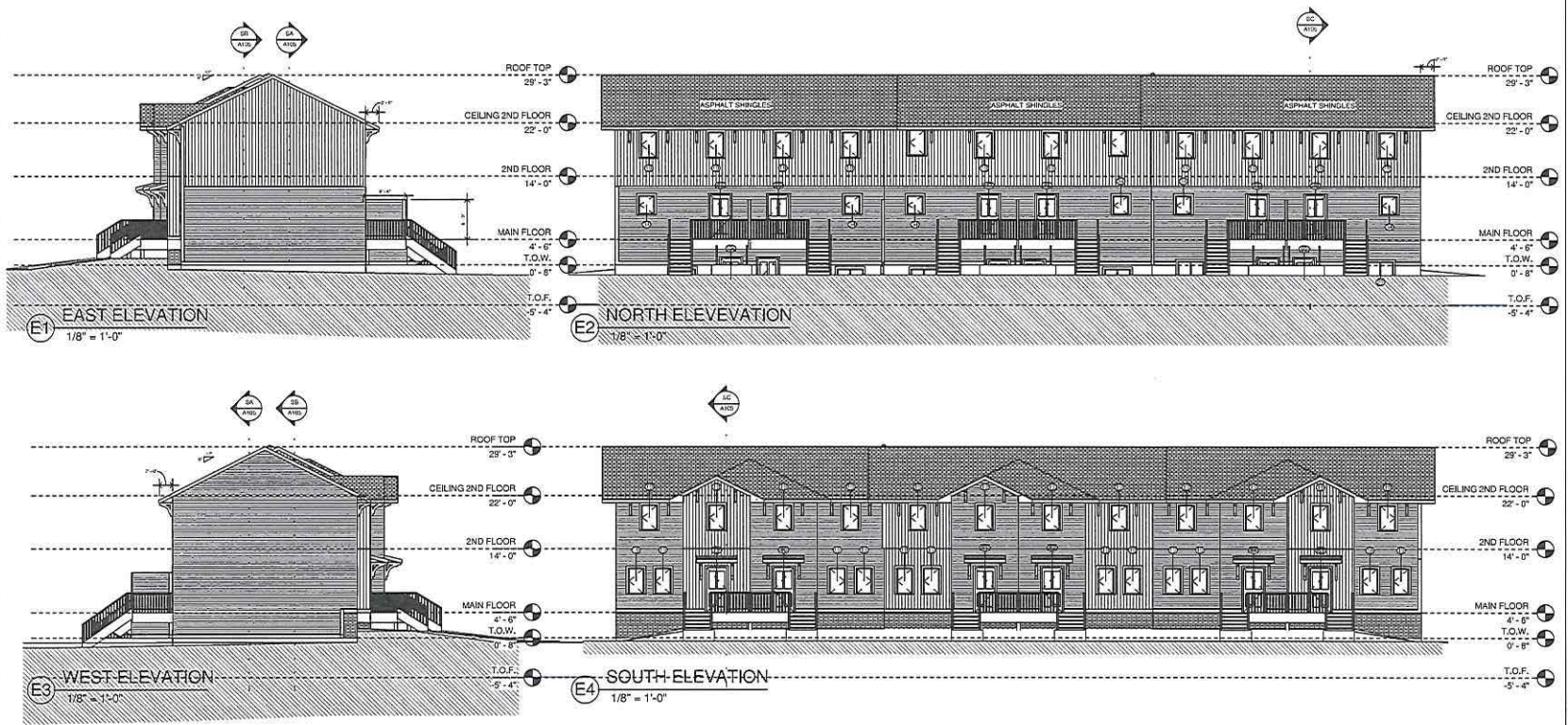
No.	Description	Date

**SOUTH ALTA TRADING CO.**  
**6 PLEX**  
**ELEVATIONS & RENDERING**

Project number 1782  
 Date FEBRUARY 23 2016  
 Drawn by MG  
 Checked by HV

**A104**

Scale 1/8" = 1'-0"



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

STAMP:

No.	Description	Date

SOUTH ALTA TRADING CO.  
 6 PLEX

SITE PLAN

Project number 1798  
 Date MAY 11 2016  
 Drawn by MG  
 Checked by HV

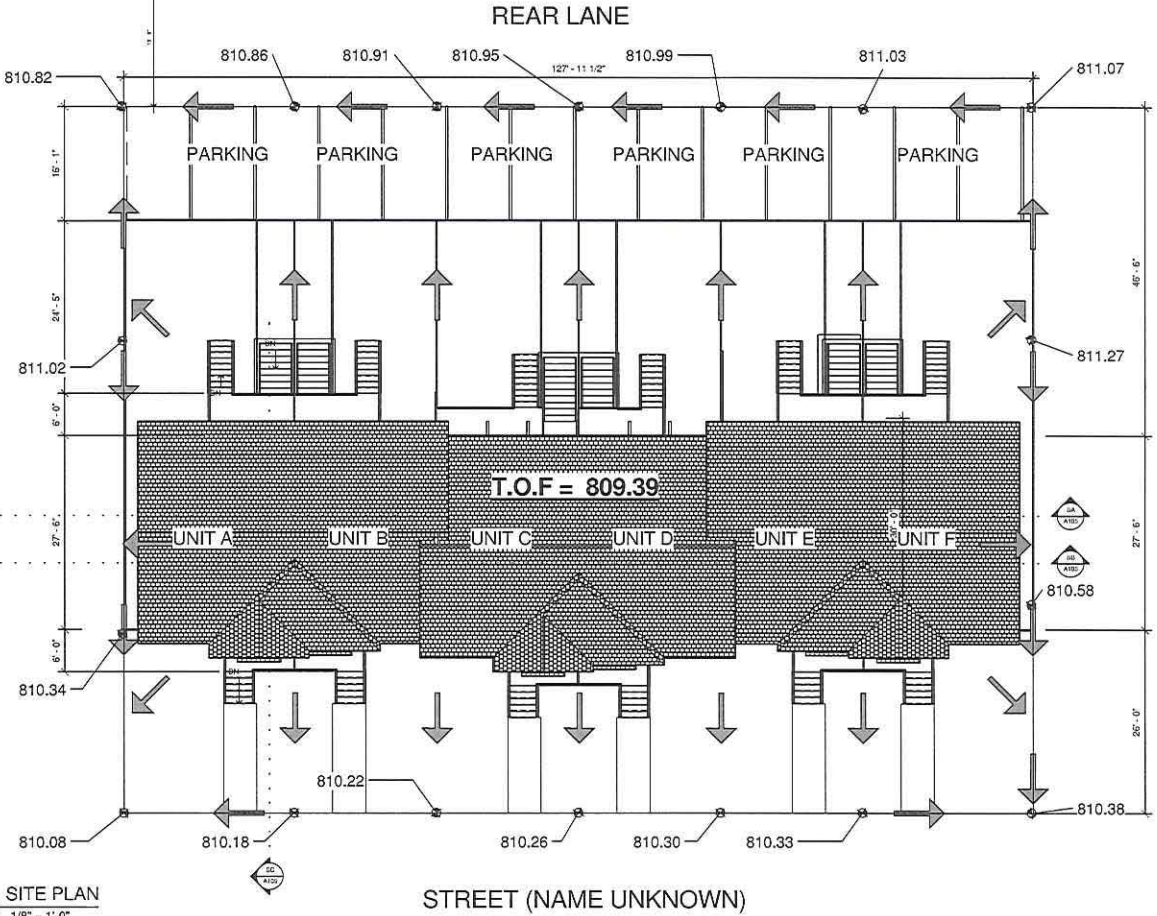
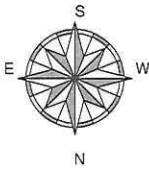
**A101**  
 Scale 1/8" = 1'-0"

2017 05-11 10:01:15 AM

NOTE: PARKING IN THIS AREA ALLOWED AS PER EASEMENT AGREEMENT. PLEASE SEE ATTACHED



TOTAL PARKING REAR LANE: 14  
 TOTAL PARKING STREET: 4  
 GREEN SPACE



SP SITE PLAN  
 1/8" = 1'-0"

NOTE: - SITE PLAN BASED ON TENTATIVE REAL PROPERTY REPORT AND GRADING PLANS  
 - 6-PLEX IS PROPOSED TO BE BUILT ON 1 TITLE





Part 9 General Rules for all Districts

<b>D</b>	Spaces required in the C-D DISTRICT	Spaces required in ALL OTHER DISTRICTS
<b>Drop-in Centre</b>	1 /45m <sup>2</sup> NFA	1 /45m <sup>2</sup> GFA
<b>Dwelling, apartment</b> dwelling units with fewer than 2 bedrooms  dwelling units with 2 or more bedrooms  Visitor spaces	1 /unit  2 /unit  Buildings or multi-family developments with 6 or more dwelling units shall have 1 visitor space per 6 dwelling units. The spaces shall be signed and have pavement markings indicating "Visitor Parking"	1 /unit  2 /unit
<b>Dwelling, apartment Mixed Use*</b> apartment component: dwelling units with fewer than 2 bedrooms  dwelling units with 2 or more bedrooms  commercial component:	1 /unit  2 /unit  1 /35m <sup>2</sup> NFA	1 /unit  2 /unit  1 30m <sup>2</sup> GFA
*At the discretion of the Development Authority, fewer spaces may be required when the main entrance of the building is served by a transit stop within 100m.		
<b>Dwelling, single detached</b>	---	2 /dwelling
<b>Dwelling, townhouse</b> dwelling units with fewer than 2 bedrooms  dwelling units with 2 or more bedrooms	1 /unit  1.5 /unit	1.25 /unit  1.75 /unit
<b>Dwelling, two-unit</b>	---	2 /unit
<b>Dwelling, pre-planned two-unit</b>	---	2 /unit



## Development Authority Request for Decision

**Meeting Date:** May 15, 2017

**Subject:** DP 17-38 Portable Sign 5531 47 Ave

**Recommendation:**

That the Municipal Planning Commission approves Development Permit 17-38 for a portable sign located at 5531 47<sup>th</sup> Ave Lot 20 Block 6 Plan 5638L with the following conditions:

1. The permit is for the portable sign shown in the attached application,
2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,
3. The sign must be erected according to the attached site plan,
4. 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 a portable sign to be placed on the property owned by 1000824 Alberta Ltd. The property is vacant; located behind the existing Triad business and across from the Taber Police Station. The sign would be placed on the property for a period of six (6) months with the chance for a renewal at the end of that time period. This square in green is indicating the proposed sign and the red square is indicating the existing sign.

**Legislation / Authority:**

Taber Land Use Bylaw 14-2016 Section 2.6.16(2)(i)(ii)(A) where located in the Downtown District (DT), only be approved: By the Municipal Planning Commission for a maximum six month period, subject to removal or approval of a subsequent development permit to allow the sign to remain for a predetermined time period.

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 #1: Build a community that is affordable and attractive.



<b>Financial Implication:</b>	The applicant has paid the appropriate fees.
<b>Service Level / Staff Resource Implication:</b>	Maintaining a proper record of portable signs is an ongoing duty of Administration.
<b>Justification:</b>	This would ensure that portable signs in the Town of Taber are properly documented and permit. As well as allowing a business to flourish in the Town of Taber.
<b>Alternative(s):</b>	Alternative #1: The Municipal Planning Commission could deny the request for a portable sign located at 5531 47 <sup>th</sup> Avenue with reasons. Alternative #2: The Municipal Planning Commission could approve the request for a portable sign located at 5531 47 <sup>th</sup> Avenue with amendments to the conditions.
<b>Attachment(s):</b>	DP 17-38 Portable Sign Application Application Site Plan

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

**Application for Signs  
Planning and Economic Development**

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

Taber, Alberta T1G 1T1

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



Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: <b>DT</b>	Roll No:	
Development Permit No: <b>17-38</b>	DP Fee: \$ <b>250.00</b>	Off-Site Levy: \$ <b>N/A</b>	Security Deposit: \$ <b>N/A</b>
Building Permit No: <b>N/A</b>	BP Fee: \$ <b>N/A</b> (Minimum \$100.00)	SCC Levy: \$ <b>N/A</b> (minimum \$4.50)	Total Fees: \$ <b>250.00</b>
Application Received: <b>April 21, 2017</b>	Date Advertised:	Permit Effective:	

- Unless specifically exempt from the requirement to obtain a development permit in Section 2.6.2 of the *Land Use Bylaw*, all structures for signs and any enlargement, relocation, erection, construction or alteration of a sign, require a development permit. This form must be completed in addition to development permit Form A.
- When necessary, a building permit application must be submitted with the development permit.
- If there is an electrical component, an electric permit will also be required. Applicants or their agents are advised to contact Superior Safety Codes to confirm the details needed for the electrical permit.
- If the sign is considered a Discretionary Use in your Land Use District the sign must go through an appeal period.
- Please submit the following:
  - Site Plan identifying proposed and existing signs (3 copies)
  - Building Permit Application (if applicable)
  - Damage Deposit
  - 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:	5531 - 47 <sup>th</sup> Avenue Taber, Alberta		
Legal Description:	Lot (Parcel): 20	Block: 6	Plan: 5638L
Sign Owner:	Name: Wil & Rhonda Klok (PHYNIX SIGNS)		Email: [REDACTED]
	Address: Box 203		
	Town: Barnwell, Alberta		Postal Code: T0K 0B0
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]	
	Business License#: PHYNOOI		
Property Owner: (If different than Sign Owner)	Name: <b>Bill Dekanary 1005824ABH</b>		Email: [REDACTED]
	Address: <b>Box 242</b>		
	Town: <b>Vauxhall AB</b>		Postal Code: <b>T0K 2K0</b>
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]	
Type of Sign Proposed:	<b>CLASS B</b>	<b>CLASS C</b>	<b>CLASS D</b>
<b>CLASS A</b>	<input type="checkbox"/> Banner Sign	<input type="checkbox"/> Projecting Sign	<input type="checkbox"/> Billboard Sign
<input type="checkbox"/> Address Sign	<input type="checkbox"/> Fascia Sign	<input type="checkbox"/> Roof Sign	<input checked="" type="checkbox"/> Portable Sign
<input type="checkbox"/> Election Sign	<input type="checkbox"/> Canopy Sign	<input type="checkbox"/> Inflatable Sign	
<input type="checkbox"/> Pedestrian Sign	<input type="checkbox"/> Projection Sign		
<input type="checkbox"/> Real Estate Sign			
<input type="checkbox"/> Window Sign			
<input type="checkbox"/> Folding (Sandwich) Sign			

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

1/2

Sign Dimensions:	Length: <b>8ft</b>	Width: <b>7.5 ft</b>	Height from ground: <b>Variable</b>	Square footage: <b>60 ft 2</b>
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Sign Materials:		Plywood, metal, concrete blocks, and plastic.	
Will the sign be illuminated or animated?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are there any existing signs on the lot? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If yes, describe the type of illumination or animation:			
If Portable:	Date sign will be displayed:		Date sign will be removed:
	Area sign will be located:	<input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	<input type="checkbox"/> Industrial <input type="checkbox"/> Town-owned Land
	Will the sign be advertising a community event?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Name of event: <b>Business Advertising</b>
<b>Town of Taber Land Use Bylaw</b> <b>Section 2.6.3 General Sign Rules</b>			
<ol style="list-style-type: none"> <li>1) No person shall erect or place a sign, so that it would be a traffic hazard or obstruct the vision of pedestrian or vehicular traffic.</li> <li>2) Signs with flashing lights shall not be permitted in any District.</li> <li>3) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process.</li> <li>4) A sign, or part of a sign, shall not be placed on or project over Town property or right-of-ways, unless written approval has been granted by the Town.</li> <li>5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising.</li> <li>6) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements, and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material.</li> <li>7) The Development Officer may require the removal of any sign which in the opinion of the Development Officer: <ol style="list-style-type: none"> <li>a) Is in such a state of disrepair that it is unsightly or constitutes a hazard;</li> <li>b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign.</li> </ol> </li> <li>8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place.</li> </ol>			
<p>I have read the conditions listed on this form, and I am fully aware that any permit approved and issued is subject to revocation at any time. Where any portable sign is found to be in contravention of any one of the provisions of the conditions, the development officer shall:</p> <ol style="list-style-type: none"> <li>a) Give notice in writing to the sign owner or owner of the parcel of land upon which the sign is located directing rectification of the contravention.</li> <li>b) Have removed the said sign in the event the sign continues to contravene the provisions of the conditions 24 hours after receipt of the notification. Costs for sign removal shall be borne by the sign owner.</li> </ol> <p>The Town shall not be liable nor responsible in any way for any loss of, or damage or injury to, any property belonging to the Grantee, or to any Agent, or Employee of the Grantee, or to any person, nor shall the Town be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Grantee, or any Agent or Employee of the Grantee, or any other person who may be or come upon the said lands. The Grantee shall indemnify and save harmless the Town of and from all liabilities, fines, suits, claims, demands and actions of any kind or nature which may be brought against the Town, its Agents or Employees, arising from this permit whether arising by reason of any breach, violation or non-performance by the Grantee of any of the covenants, terms or provisions hereof, or arising by reason of the act or neglect of either the grantee, it's this permit, notwithstanding anything herein contained to the contrary.</p>			

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

Date: April 21/17

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

Date: 4/19/17

Registered Owner (if different than applicant)

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

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

Development Officer

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





## Development Authority Request for Decision

**Meeting Date:** May 15, 2017

**Subject:** TT 17-0-003 Subdivision  
Old Court House and Police Station

**Recommendation:**

That the Municipal Planning Commissions recommends the Subdivision Authority approve subdivision application TT 17-0-003, Lot 10-13, Block 15, Plan 5638L with the following conditions:

1. That approval shall apply to the Downtown Parcel NW ¼ Sec 32-9-16 W4M,
2. That pursuant to Section 654(1)(d) of the Municipal Government Act, all outstanding property taxes shall be paid to the Town of Taber,
3. Easements or rights of way shall be registered against the land for the provision of storm, drainage, gas power and other utilities as required,
4. Encroachments shall be registered as required,
5. The proposed property line to be moved easterly to make sure it is centered between the two buildings;
6. That the subdivision plan be registered in a manner satisfactory to the Land Titles Office.

**Background:**

Administration has proposed subdivision TT 17-0-003 (Old Court House and Police Station).

This is following the land sale that was accepted by Council on February 13, 2017.

RES. 65/2017

MOVED by Councillor Brewin that Council sells the Former Police Station and Library building, 5219 49<sup>th</sup> Ave, to Dennis Klok for \$100,000 and the Former Courthouse, 4902 53<sup>rd</sup> St., to Spitfire Investments Ltd for \$135,000.00.

And,



	<p>Council resolves to move \$50,000 from 2016 operating reserves to the 2017 Budget for the demolition of the garage to separate the buildings so the lots can be subdivided.</p> <p style="text-align: right;">CARRIED UNANIMOUSLY</p> <p>Administration has circulated the plans to internal and external agencies. The received comments are attached. The proposed subdivision has also been put in the Taber Times for two weeks and comes out of appeal on May 17, 2017.</p>
<b>Legislation / Authority:</b>	Bylaw A-356, Sec 4 and Sec. 13(b)(c)
<b>Strategic Plan Alignment:</b>	Strategic Family / Community Goal #1: Build a community that is affordable and attractive.
<b>Financial Implication:</b>	This subdivision was budgeted with the land sale.
<b>Service Level / Staff Resource Implication:</b>	Administration's time is required to process the subdivision application, advertise and circulate.
<b>Justification:</b>	The subdivision would allow for the land sale to be completed.
<b>Alternative(s):</b>	<ol style="list-style-type: none"> <li>1. That Subdivision Authority approve application TT 17-0-003, Lot 10-14, Block 15, Plan 5638L with amendments to the conditions.</li> <li>2. That Subdivision Authority does not approve application TT 17-0-003, lot 10-14, Block 15, Plan 5638L with reasons.</li> </ol>
<b>Attachment(s):</b>	<p>Application from Brown Okamura Plan of Subdivision Taber Times Ad Internal Referral Comments</p>





**APPROVALS:**

**Originated By:**

Emily Hembrough

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



Application for Subdivision Approval

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

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

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

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

Applicant:	Name: <b>BROWN OKAMURA &amp; ASSOCIATES LTD.</b>		
	Address: <b>BOX 655 (514 STAFFORD DRIVE NORTH)</b>		
	Town: <b>LETHBRIDGE</b>	Postal Code: <b>T1J 3Z4</b>	
	Phone Res: <b>403-329-4688 ext 29</b>	Phone Cell:	
	Email: <b>d.amantea@bokamura.com</b>		
	Business License#: <b>David J. Amantea, ALS, P.Eng</b>		
Registered Owner: (if different from applicant)	Name: <b>TOWN OF TABER</b>		
	Address: <b>4900A - 50 STREET</b>		
	Town: <b>TABER</b>	Postal Code: <b>T1G 1T1</b>	
	Phone Res: <b>403-233-5500</b>	Phone Cell:	
	Email:		
	Interest in the proposed subdivision, if not the registered owner: <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
Legal Description of Land to be Subdivided:	All/Part of the <b>NW</b> $\frac{1}{4}$ of Section <b>32</b> Township <b>9</b> Range <b>16</b> W4M		
	Being all/part of: Lot/Unit <b>10-14</b> Block <b>15</b> Plan <b>563B L</b>		
	Municipal Address (if applicable): <b>4902 - 53 STREET, TABER</b>		
Location of Land to be Subdivided:	The land is situated in the Municipality of: <b>TOWN OF TABER</b>		
	Is the land situated immediately adjacent to the municipal boundary?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name of Municipality:
	Is the land situated within 0,8 kilometers of the right-of-way of a Highway?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, Highway No: <b>3</b>
	Does the proposed parcel contain or it is bounded by a river, stream, lake, or other body of water, or by a drainage ditch or canal?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, name:
	Is the proposed parcel within 1,5 kilometers of a sour gas facility?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Use of Land to be Subdivided:	Total Number of lots to be created: <b>2</b>	Size of Lot(s) or range:	
	Describe the existing use of the land: <b>BUILDING</b>		
	Describe the proposed use of the land: <b>ADJUSTING PROPERTY LINE</b>		
	Current land use designation:		
	Proposed land use designation:		
Characteristics of the Land to be Subdivided	Describe any existing buildings: <b>SEE SKETCH</b>		
	Will any structures be demolished or moved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, explain: <b>GARAGE TO BE REMOVED</b>

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




**Application for Subdivision Approval  
Form E**  
**Planning and Economic Development**  
 A-4900 50<sup>th</sup> St.  
 Taber, Alberta T1G 1T1  
 Phone: 403-223-8009  
 Fax: 403-223-5530

Describe the nature of the topography of the land (flat, rolling, steep, mixed, etc.):	FLAT
Describe the nature of the vegetation and water on the land (brush, shrubs, trees, woodlots, sloughs, creeks, etc.):	GRASS
Type of soil (sand, loam, clay, etc.):	UNKNOWN
Describe the manner of providing water and sewage services:	TOWN

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

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

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

Signed:  Date: APR 28/17  
Applicant

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Registered Owner (if different than applicant)

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

**To be completed by the registered owner(s):**

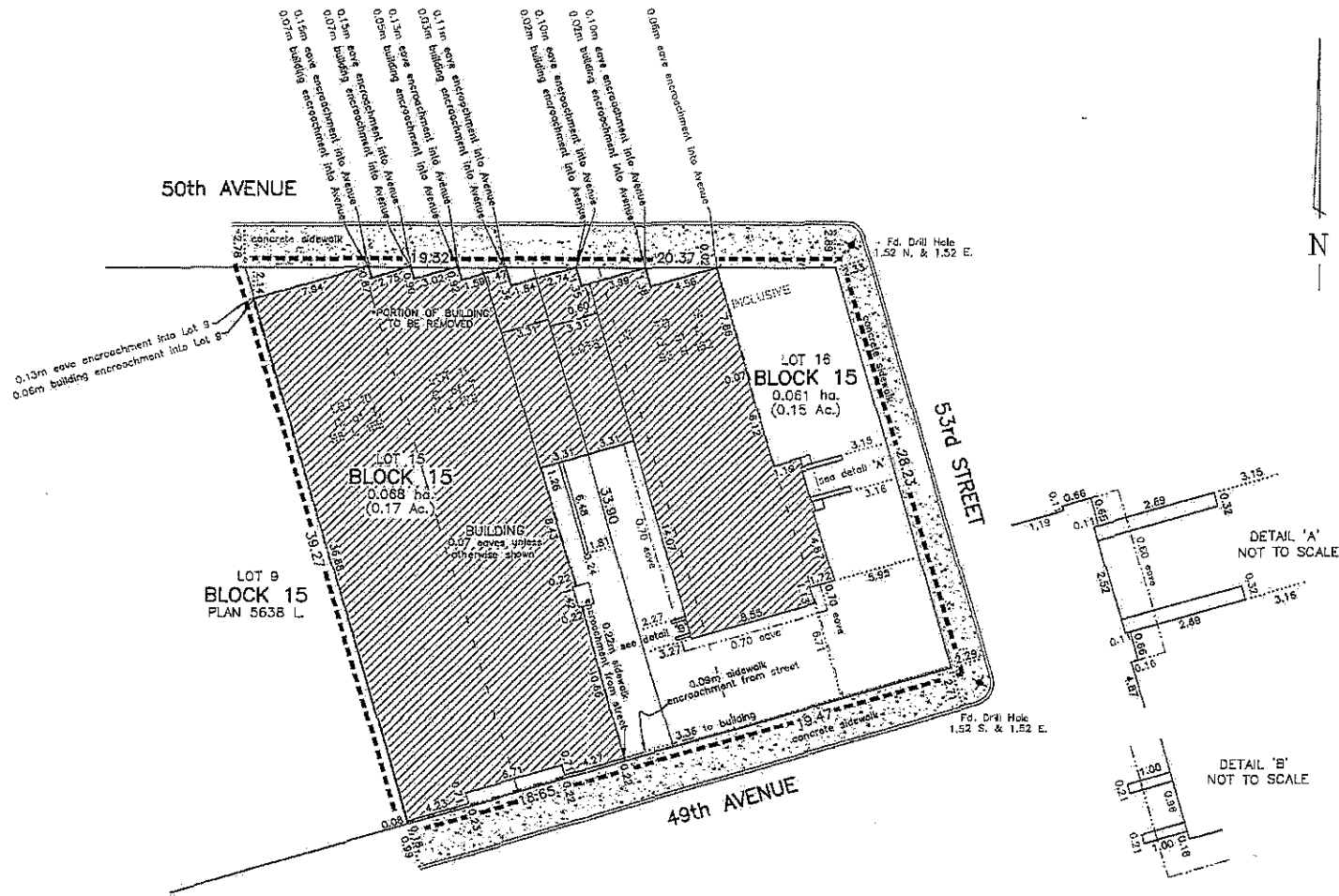
**Right of Entry:**

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

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

Signed: \_\_\_\_\_ Date: APRIL 28, 2017  
Registered Owner


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



NO.	REVISION	DATE	BY
	Improvements shown were copied from original RPR dated Nov. 13th, 2013		
	NOTE : Portion to be approved is outlined thus <span style="border-top: 1px dashed black; display: inline-block; width: 100px;"></span> and contains approximately 0.129 ha. Distances are in metres and decimal parts thereof.		
	Distances and areas are approximate and are subject to change upon final survey.		

**TOWN OF TABER**

TENTATIVE PLAN SHOWING SUBDIVISION  
of all of  
LOTS 10 TO 14 INCLUSIVE; BLOCK 15; PLAN 5638 L.  
(4902 - 53rd STREET)  
all within  
N.W.1/4 SEC. 32; TWP. 9; RGE. 16; W.4 M.  
TOWN OF TABER



**brown okamura & associates ltd.**  
Professional Surveyors  
514 Stafford Drive, Lethbridge, Alberta

APPROVED  D. J. Amantea, A.L.S.	DRAWN CJB	DATE APRIL 27/17
	CHECKED DJA	JOB 17-13699
	SCALE 1:300	DRAWING 17-13699T

ok to  
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town  
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se that  
It has  
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defi-

As a franchise fee  
Across the province, franchise fees  
have increasingly been criticized as a  
"hidden tax" by utility consumers, a  
"tax" which raises revenue for munici-  
palities through charges to a resident's  
utility bills and not through their  
property taxes.

The Alberta Utilities Commission  
(AUC) has established maximum per-  
centages for franchise fees at 20 per-  
cent, and historically the town has  
maintained its percentage rates at that  
maximum.

In its conclusions and recommenda-  
tions, the HIRF Committee suggested  
Alternative 1 was the most favourable  
in terms of mitigating HIRF require-  
ments and meeting the intent of "pros-  
perity and growth for the Town of  
Taber as well as the safety of resi-  
dents."

"With this town, we want to contin-  
ue to make it grow, and to make it pos-  
sible we've really got to look at differ-  
ent options such as this," said Coun-  
cil Jack Brewin.

At their April 24 regular meeting,  
town council voted unanimously (5-0)  
to accept the report from the HIRF  
Committee and directed administra-  
tion to examine the benefit of relocat-  
ing the Parks Department within the  
current fire hall, and evaluate the  
asset management and efficient land-  
use/growth perspectives related to a  
possible fire hall relocation. Coun-  
cil Rick Popadynatz was absent, while for-  
mer Mayor Henk DeVlieger resigned  
his position at the outset of the meet-  
ing.

## Department report

Scouts came for hall tour, Home Alone  
in-class presentation at school for 23  
students, hosted ICS 300 course, four  
members attended, held an officer  
meeting, attended Zone 7 chiefs meet-  
ing, hosted a Zone 7 training grant  
meeting, two members attended, meet-  
ing with Office of the Fire  
Commissioner in Camrose to talk  
about actions learned from 2017 wild-  
fires, transfer of the M.D. fire truck to  
the M.D. fire department, hired three  
new firefighters, hosted contractor  
meeting for planning, approximately  
40 attendees, participated in a Road to  
Mental Readiness course, 10 members  
attended, six businesses inspected.

**Training Centre**  
491 hours of firefighting training  
was completed; NFPA 1001 students  
training used training centre for week-  
end and weekly firefighter training.  
Installed propane training props  
(propane tree and gas meter prop)  
donated by Taber Charity Auctions

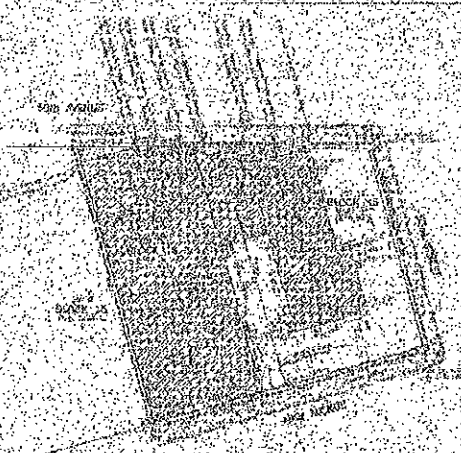
PROPERTY DESCRIPTION Lots 12 & 15 Block 91 Plan 8311768	OWNER (Agent)/PROPOSAL
SUBDIVISION APPLICATION T-17-0-003	Town of Taber proposes as follows: An application intended to subdivide two (2) lots from the Residential Parcel.

Any adjacent land owner may comment on the above application by ensuring that the Department of Planning and Economic Development receives a written submission prior to December 8<sup>th</sup>, 2016. Any submissions received will be considered by the Subdivision and Development Authority prior to making a decision on the noted application.

Any inquiries on any matter contained within this Notice may be made to the Department of Planning and Economic Development at the Town of Taber, 4900A - 50 Street, Taber, T1G 1T1. Phone 403-223-5500 ext. 5551.

### THE TOWN OF TABER • HEREBY GIVES NOTICE

PURSUANT TO SECTION 662(4) OF THE MUNICIPAL GOVERNMENT ACT, THAT THE FOLLOWING SUBDIVISION APPLICATION IN THE TOWN OF TABER HAS BEEN RECEIVED



PROPERTY DESCRIPTION Lots 10-14 Block 15 Plan 65381	OWNER (Agent)/PROPOSAL
SUBDIVISION APPLICATION T-17-0-004	Town of Taber proposes as follows: An application intended to subdivide two (2) lots from the Town Town Parcel.

Any adjacent land owner may comment on the above application by ensuring that the Department of Planning and Economic Development receives a written submission prior to December 8<sup>th</sup>, 2016. Any submissions received will be considered by the Subdivision and Development Authority prior to making a decision on the noted application.

Any inquiries on any matter contained within this Notice may be made to the Department of Planning and Economic Development at the Town of Taber, 4900A - 50 Street, Taber, T1G 1T1. Phone 403-223-5500 ext. 5551.

### TAKE NOTICE THAT THE FOLLOWING APPLICATION FOR DEVELOPMENT HAS BEEN CONDITIONALLY APPROVED SUBJECT TO AN APPEAL PERIOD

DP-17-33: 4407 53<sup>rd</sup> Avenue, Terramesa Inc., Lot 60, Block 3, Plan 1211936. Deck with rear yard waiver reducing the distance from Ym to 6.85m. Discretionary Use; (R-1 Residential Single Dwelling District).

Any person affected by the above decision may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Development Officer no later than May 25, 2017.

### VOLUNTEER BOARD/COMMITTEE/COMMISSION VACANCIES

The Town of Taber is looking for the public to help fill these vacancies:

#### SUBDIVISION AND DEVELOPMENT APPEAL BOARD

1 Resident of the Town of Taber

#### TOWN OF TABER MUNICIPAL POLICE COMMISSION

1 Resident of the Town of Taber

#### TOWN OF TABER COMBATIVE SPORTS COMMISSION

Residents of the Town of Taber

Applications for the above may be picked up at the Town Administration Office or

downloaded from the town's website at the following location:

<http://www.taberca.ca/DocumentCenter/View/581>

Further information may be obtained by contacting Kerry Van Ham,

Administrative Services Manager at 403-223-5519.



4900 50 St, Taber, T1G 1T1  
Phone: 403-223-5500 • Fax: 403-223-5500

Email: [town@taberca.ca](mailto:town@taberca.ca) Website: [www.taberca.ca](http://www.taberca.ca) Keeping Our Community Informed



May 3, 2017



File: TT17-0-003

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Brown Okamura and Associates Ltd.

**Subject:** SUBDIVISION APPLICATION  
Lots 10 - 14 Block 15 Plan 5638L

**Proposed Subdivision:** The Town of Taber proposes as follows: an application intended to consolidate and subdivide two lots from the Down Town lots. (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

- Cory Armfelt, ~~Acting~~ CAO
- Donna Weiss, Finance Manager
- Aline Holmen, DR
- Superior Safety Codes

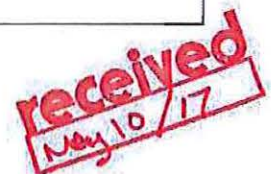
- Gary Scherer/Ramin Lahiji, Public Works
- Chris Flaherty, Utilities Foreman
- Steve Munshaw, Fire Chief
- Graham Abela, Chief of Police

**Your Comments:**

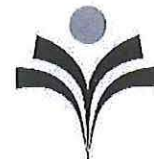
Do we need an encroachment agreement to go forward with this subdivision?

Please return comments to Planning Department by **May 17, 2017**

cc: Tax & Utility Clerk



May 3, 2017



TOWN OF  
TABER

File: TT17-0-003

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Brown Okamura and Associates Ltd.

**Subject:** SUBDIVISION APPLICATION  
Lots 10 - 14 Block 15 Plan 5638L

**Proposed Subdivision:** The Town of Taber proposes as follows: an application intended to consolidate and subdivide two lots from the Down Town lots. (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

Cory Armfelt, Acting CAO  
 Donna Weiss, Finance Manager  
 Aline Holmen, DR  
 Superior Safety Codes

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Flaherty, Utilities Foreman  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

**Your Comments:**

*No concern. RL*

**Please return comments to Planning Department by May 17, 2017**

cc: Tax & Utility Clerk

**received**  
MAY 5 11/21  
RL

May 3, 2017



File: TT17-0-003

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Brown Okamura and Associates Ltd.

**Subject:** SUBDIVISION APPLICATION  
Lots 10 - 14 Block 15 Plan 5638L

**Proposed Subdivision:** The Town of Taber proposes as follows: an application intended to consolidate and subdivide two lots from the Down Town lots. (as shown in yellow on the attached subdivision plan).


Preliminary Stage:

Application Submitted:

Cory Armfelt, Acting CAO  
 Donna Weiss, Finance Manager  
 Aline Holmen, DR  
 Superior Safety Codes

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Flaherty, Utilities Foreman  
 Steve Munshaw, Fire Chief  
 **Graham Abela, Chief of Police**

**Your Comments:**

No concerns  
17/04/17, 

Please return comments to Planning Department by **May 17, 2017**

cc: Tax & Utility Clerk

**received**  
May 8/17  
GA



May 3, 2017



File: TT17-0-003

## INTERNAL REFERRAL FOR PROPOSED SUBDIVISION

**Agent:** Brown Okamura and Associates Ltd.

**Subject:** SUBDIVISION APPLICATION  
Lots 10 - 14 Block 15 Plan 5638L

**Proposed Subdivision:** The Town of Taber proposes as follows: an application intended to consolidate and subdivide two lots from the Down Town lots. (as shown in yellow on the attached subdivision plan).

Preliminary Stage:

Application Submitted:

Cory Armfelt, Acting CAO  
 Donna Weiss, Finance Manager  
 Aline Holmen, DR  
 Superior Safety Codes

Gary Scherer/Ramin Lahiji, Public Works  
 Chris Flaherty, Utilities Foreman  
 Steve Munshaw, Fire Chief  
 Graham Abela, Chief of Police

**Your Comments:**

*No concerns on my end.*

*AH*

Please return comments to Planning Department by **May 17, 2017**

cc: Tax & Utility Clerk





## Development Authority Request for Decision

**Meeting Date:** May 15, 2017

**Subject:** Building Permit Statistics - April 2017

<b>Recommendation:</b>	That the Municipal Planning Commission accepts the March 2017 Building Permit Statistics as information.
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<b>Background:</b>	Building Permit Statistics for the month of April have been compiled and are attached.
--------------------	--

<b>Legislation / Authority:</b>	Bylaw 1-356(14)(j)
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<b>Strategic Plan Alignment:</b>	N/A
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<b>Financial Implication:</b>	N/A
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<b>Service Level / Staff Resource Implication:</b>	The compiling of the building permit statistics is a requirement for the Planning and Economic Development Department.
--	--

<b>Justification:</b>	The statistical records are an important tool for monitoring building activity within the Town of Taber.
-----------------------	--

<b>Alternative(s):</b>	Alternative 1: That the Municipal Planning Commission does not accept the Building Permit Statistics for the month of April as information.
------------------------	---

<b>Attachment(s):</b>	April 2017 Building Permit Statistics
-----------------------	---------------------------------------



**APPROVALS:**

Originated By:

Grace Noble

Chief Administrative Officer  
(CAO) or Designate:



TOWN OF TABER  
**BUILDING PERMIT STATISTICS**  
 Apr-17

	2017 APRIL			2016 APRIL		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS				2	2	584,520
2 FAMILY DWELLING	1	2	450,000			
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	2		11,259	1		11,000
GARAGES & CARPORTS				1		16,620
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER	1		50,000			
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL						
INSTITUTIONAL ADDITIONS/ALTER						
MOBILE HOME PARK						
DEMOLITIONS	1		50,000			
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	5	2	561,259	4	2	612,140

	2017 YEAR TO DATE (04 2017)			2016 YEAR TO DATE (04 2016)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	1	1	168,134	6	6	1,777,110
2 FAMILY DWELLING	1	2	450,000			
SEMI DETACHED DWELLING				1	2	520,000
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	5		126,159	5		105,890
GARAGES & CARPORTS	2		30,000	3		60,180
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL	1		500,000			
COMMERCIAL ADDITIONS/ALTER	3		80,000	2		405,000
NEW INDUSTRIAL						
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL				2		2,462,560
INSTITUTIONAL ADDITIONS/ALTER	3		7,695,497			
MOBILE HOME PARK						
DEMOLITIONS	2		250,000	2		10,000
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				3		0
	18	3	9,299,790	24	8	5,340,740

**April 2017 Month End Approved Permits - Construction Values**

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
9170013	12/04/2017	RES-D	2F DWELLIN	Approved	5843530	SOUTH ALTA TRADING CO. LTD.	SOUTH ALTA TRADING CO. LTD.	6	PRAIRIE SUNSET AVE.	450,000.00
9170016	26/04/2017	COMM	COMM ADDS	Approved	4952100	TOWN OF TABER	TOWN OF TABER	5219	49 AVE.	50,000.00
9170022	05/04/2017	INST	DEMOLITION	Approved	4952100	TOWN OF TABER	TOWN OF TABER	5719	49 AVE.	50,000.00
9170023	05/04/2017	RES	RES ADDS	Approved	5654020	FRANCIS, CARTER	FRANCIS, CARTER	5719	54 ST.	10,000.00
9170024	19/04/2017	RES	RES ADDS	Approved	5250320	MACKAY, MARGARET K.	MACKAY, MARGARET K.	5208	51 ST.	1,259.99

561,259.99

**Town of Taber Building Permits April 2017**

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0013 17 MU	12-Apr-17	SOUTH ALTA TRADING CO. LTD.	BAREMAN CONSTRUCTION	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6 PRAIRIE SUNSET AVE		TWO FAMILY DWELLING	\$450,000.00	5843530

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0016 17 MU	26-Apr-17	TOWN OF TABER	DENNIS KLOK	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5219 49 AVE		COMMERCIAL RENOVATIONS	\$50,000.00	4952100

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0022 17 MU	05-Apr-17	TOWN OF TABER	TOWN OF TABER	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5219 49 AVE		DEMOLITION	\$50,000.00	4952100

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0023 17 MU	05-Apr-17	CARTER FRANCIS	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5719 54 STREET		RESIDENTIAL RENOVATIONS	\$10,000.00	5654020

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0024 17 MU	19-Apr-17	MARGARET K. MACKAY	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5208 51 STREET		SHED	\$1,259.99	5250320



## Development Authority Request for Decision

**Meeting Date:** May 15, 2017

**Subject:** Standing Item - MPC Requests

**Recommendation:**

That the Municipal Planning Commission uses this standing agenda item opportunity to address administration about their concerns, ask questions and direct municipal resources.

**Background:**

To assist in this information sharing and ensure agreement on the relative importance of activities, and to facilitate a common understanding, the Municipal Planning Commission established a standing item on the Municipal Planning Commission agendas that would allow the Municipal Planning Commission to raise issues of individual concern.

This allows discussion amongst the Municipal Planning Commission and with Administration on how best to deal with these concerns. It is an opportunity for the Municipal Planning Commission to provide suggestions or direction to Administration as to how best to proceed.

The intention of this RFD is for items to be brought forward from the floor at the meeting.

**Legislation / Authority:**

N/A

**Strategic Plan Alignment:**

Governance #2: Make the Town of Taber an employer of choice, where employees are self-assured, valued, respected and viewed as the corporation's strongest asset.

**Financial Implication:**

The financial implication will vary depending on the discussion outcomes but should consider the alignment of Town facility and service provision with the approved budget.

**Service Level / Staff Resource Implication:**

Having a regular Municipal Planning Commission discussion about service levels will improve the ability of administration to meet the expectations of Council rather than dealing with the requests of individuals on an ad hoc basis.

**Justification:**

This will bring administration efficiencies and the better alignment of services and expenditures with the budget. It will also help improve communication protocols and adherence to the Municipal Government Act.



<b>Alternative(s):</b>	Alternatives will vary based on the discussion.
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<b>Attachment(s):</b>	
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<b>APPROVALS:</b>	
<b>Originated By:</b>	Grace Noble
<b>Chief Administrative Officer (CAO) or Designate:</b>	