



AGENDA

REGULAR MEETING OF THE DEVELOPMENT AUTHORITY OF THE TOWN OF TABER, TO BE HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON AUGUST 22, 2017 AT 4:30 PM.

	<u>MOTION</u>
ITEM No. 1. CALL TO ORDER	
ITEM No. 2. ADOPTION OF THE AGENDA	X
ITEM No. 3. DELEGATIONS	
ITEM No. 4. ADOPTION OF THE MINUTES	
ITEM No. 4.a. MEETING MINUTES OF THE REGULAR MUNICIPAL PLANNING COMMISSION MEETING JULY 18	X
ITEM No. 5. BUSINESS ARISING FROM THE MINUTES	X
ITEM No. 6. ACTION ITEMS	X
ITEM No. 6.a. PORTABLE SIGN RENEWAL - 5008 46 AVE	X
ITEM No. 6.b. PORTABLE SIGN RENEWAL - 5405 64 STREET	X
ITEM No. 6.c. HOME OCCUPATION APPLICATION HO 17-03	X
ITEM No. 6.d. DP 17-47 SECONDARY GARAGE 5702 57 STREET	X
ITEM No. 6.e. DP 17-51 MOVE ON HOUSE	X
ITEM No. 6.f. DP 17-80 - RESIDENTIAL SEA CAN	X
ITEM No. 6.g. DP 17-87 COMMUNICATION TOWER 4900B 50 STREET	X
ITEM No. 6.h. DP 17-89 MOVE ON FOUR UNIT ROWHOUSE	X
ITEM No. 6.i. FOUNDATION ELEVATION APPROVALS - UPDATE	X
ITEM No. 6.j. SEA CAN REPORT FOR POTENTIAL LAND USE BYLAW AMENDMENTS	X



ITEM No. 6.k.	SIGN REPORT FOR POTENTIAL LAND USE BYLAW AMENDMENTS	X
ITEM No. 6.l.	BUILDING PERMIT STATISTICS JULY 2017	X
ITEM No. 6.m.	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: August 22, 2017	
Subject: Meeting Minutes of the Regular Municipal Planning Commission Meeting July 18	
Recommendation:	That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on July 18, 2017 as presented.
Background:	The minutes of the regular Municipal Planning Commission meeting held on January 16, 2017 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 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 January July 18, 2017.
Alternative(s):	Alternative 1. That the Municipal Planning Commission adopts the minutes of the regular Municipal Planning Commission meeting held on July 18, 2017
Attachment(s):	MPC Meeting Minutes July 18, 2017



APPROVALS:

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

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

Chairperson

Miles, Roger

Members

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

Staff

Malcolm, Andrew
Noble, Grace

CALL TO ORDER

Chair Miles called the regular Municipal Planning Commission meeting
to order at 4:30pm.

ADOPTION OF THE AGENDA

RES. 63/2017 Moved by R. Levagoood that the agenda of the July
18, 2017 Municipal Planning Commission be
adopted as presented.

CARRIED UNANIMOUSLY

DELEGATIONS

None.

ADOPTION OF THE MINUTES

Minutes of the Regular Municipal Planning Commission June 19, 2017 Meeting

RES. 64/2017 Moved by Councillor Brewin that the minutes of the June 19, 2017 Municipal Planning Commission be adopted as presented.

CARRIED UNANIMOUSLY

BUSINESS ARISING FROM THE MINUTES

None.

ACTION ITEMS

Taber Exhibition Association Signs Application

G. Noble presented the Taber Exhibition Association Sign application. A discussion was had regarding the sign bylaw.

RES. 65/2017 Moved by Councillor Strojwas that the Municipal Planning Commission table item 3a with the recommendation that administration reviews the land use bylaw and community standards bylaw. Municipal Planning Commission recommends that enforcement of folding (Class a) signs be postponed until the report is reviewed.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5508 46 Ave

G. Noble presented the portable sign renewal application for 5508 46th Avenue.

42/2017

Meeting Date
7/18/17

RES. 66/2017 Moved by Councillor Brewin that the Municipal Planning Commission renews the Portable sign located at 5508 46 Ave. Lot 23, Block 21, Plan 1410557 for a period of six months.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5705 64 Street

G. Noble presented the portable sign application for 5705 64 Street.

RES. 67/2017 Moved by M. Garner that the Municipal Planning Commission renews the Portable Sign located at 5705 64th Street, Lot 15, Block 7, Plan 061 2098 for a period of six months.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5114 46 Ave

G. Noble presented the application for the portable sign located at 5114 46 Avenue. A discussion was had regarding the renewal time frame.

RES. 68/2017 Moved by M. Garner that the Municipal Planning Commission renews the portable sign located at 5114 46 Avenue, Lot 6, Block 18, Plan 6390L for a period of 1 year.

CARRIED UNANIMOUSLY

Portable Sign Renewal - 5614 64 St

G. Noble presented the application for the portable sign located at 5614 64 Street. A discussion was had regarding the renewal time frame.

RES. 69/2017 Moved by M. Garner that the Municipal Planning Commission renews the portable sign located at 5614 64th Street, Lot 4, Block 3, Plan 3042JK for a period of 1 year.

CARRIED UNANIMOUSLY

43/2017

Meeting Date
7/18/17

Portable Sign Renewal - 5402 46 Ave

G. Noble presented the portable sign renewal for 5402 46 Avenue. A discussion was had regarding the time line.

RES. 70/2017 Moved by Councillor Brewin that the Municipal Planning Commission renews the Portable sign located at 5402 46th Avenue, Lots 1-10, Block 20, Plan 6390L for a period of 1 year.

CARRIED UNANIMOUSLY

Home Occupation Application HO 17-02

G. Noble presented the home occupation HO 17-02 for a hair salon, eye lash extension and spray tan business. A discussion as had regarding the timeline.

RES. 71/2017 Moved by M. Garner that the Municipal Planning Commission approves the Home Occupation HO 17-02 for a hair salon, eyelash extension and spray tan business, Salon GG, located at 5104 46th Street, lot 28, Block 1, Plan 4539JK with the following conditions:

1. The development shall conform to the district requirements of the Residential Single and Two Dwelling district (R-2), the Home Occupation conditions in the Town of Taber Land Use Bylaw 14-2016 and the Town of Taber Business License Bylaw 8-2008.
2. Must conform to the health standards of Alberta Health Services. The applicant must contact Alberta Health Services for more information
 - a. Health Inspector – Danny Lo
Address – 4326 50th Avenue, Taber, AB T1G 1N9
Phone – (403) 223-7211

44/2017

Meeting Date
7/18/17

3. The applicant is allowed to have up to 10 clients per day to the residence, one at a time and no other employees working from the residence, (operating hours must not be past 10:00pm),
4. The approval shall be applicable only for a period of five (5) years after which a new home occupation permit must be applied for.

CARRIED UNANIMOUSLY

**DP 17-66 Sea Can - Discretionary Use
5214 49 Avenue**

G. Noble presented the development permit application DP 17-66 for a Sea Can located at 5214 49th Avenue. A discussion was had regarding the look of a sea can.

RES. 72/2017 Moved by Councillor Strojwas that the Municipal Planning Commission does not approve the development permit DP 17-68 for a sea can located at 5214 49th Avenue, Lot 8, Block 10, Plan 5638L.

CARRIED UNANIMOUSLY

**DP 17-68 Sea Can - Discretionary Use
5501 48 Avenue**

G. Noble presented the development permit application DP 17-68 for a Sea Can located at 5501 48th Avenue. A discussion was had regarding the look of a sea can.

RES. 73/2017 Moved by R. Levagood that the Municipal Planning Commission does not approve the development permit DP 17-68 for a sea can located at 5501 48th Avenue, Lot 1, Block 7, Plan 5638L.

CARRIED UNANIMOUSLY

45/2017

Meeting Date
7/18/17

DP 17-44 - Free Standing Sign With Digital Message Board

G. Noble presented the development permit (DP 17-44) application for a free standing sign located at 6050 46th Avenue.

RES. 74/2017 Moved by M. Garner that the Municipal Planning Commission approves DP 17-44 for a free standing sign with a digital message board at 6050 46th Avenue, Lot 7, Block 4, Plan 0814272 with the following conditions:

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation,
2. The sign must meet any applicable Provincial Signage requirements,
3. The owner must 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,
4. The digital message board must comply with the Town of Taber Land Use Bylaw Section 2.6.4, which are attached,
5. The digital message board must not display third party advertising,
6. Prior to installation of the digital message board, the applicant must apply for an electrical permit for the install,
7. The development must conform to the comprehensive commercial district (CC).

CARRIED UNANIMOUSLY

46/2017

Meeting Date
7/18/17

**Free Standing Sign with Digital Message Board
6900 64 Street**

G. Noble presented the application for a free standing sign located at 6900 64th Street.

RES. 75/2017 Moved by R. Levagood that the Municipal Planning Commission approves the free standing sign with a digital message board at 6900 64th Street, Lot 12, Block 2, Plan 1611364 with the following conditions:

1. The sign design, display and layout must be approved by Alberta Transportation prior to installation,
2. The sign must be placed within the setback requirements of the Land Use Bylaw 14-2016,
3. The digital message board must comply with the Town of Taber Land Use Bylaw Section 2.6.4, which are attached,
4. The owner must 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,
5. Prior to installation of the digital message board, the applicant must apply for an electrical permit for the install,
6. The development must conform to the Medium Industrial (M-1) Land Use District,
7. The digital message board must not display third party advertising.

CARRIED UNANIMOUSLY

47/2017

Meeting Date
7/18/17

Building Permit Statistics June 2017

G. Noble presented the June 19, 2017 and year to date building permit statistics.

RES. 76/2017 Moved by Councillor Brewing that the Municipal Planning Commission accepts the June 2017 building permit Statistics as information.

CARRIED UNANIMOUSLY

Food Trucks

G. Noble presented the food truck report. A discussion was had regarding fees.

RES.77/2017 Moved by Councillor Brewing that the Municipal Planning Commission accepts the following as information and recommends that Council accepts the recommendations of the report, and directs administration to make necessary updates to bylaws and forms as needed.

CARRIED UNANIMOUSLY

Standing Item - MPC Requests

None.

MEDIA INQUIRIES

None.

CLOSED SESSION

N/A

48/2017

Meeting Date
7/18/17

OPEN SESSION

N/A

CLOSE OF MEETING

RES. 78/2017 Moved by M. Garner that the Municipal Planning Commission close the meeting at 6:25pm.

CARRIED UNANIMOUSLY

CHAIR PERSON

49/2017

Meeting Date
7/18/17

Development Authority Request for Decision

Meeting Date: August 22, 2017


Subject: Portable Sign Renewal - 5008 46 Ave

Recommendation:	That the Municipal Planning Commission renews the Portable Sign located at 5008 46 th Ave., Lot 1, Block 17, Plan 6390L for a period of one year.
Background:	Administration has received a portable sign renewal for a period of one year to remain located at 5008 46 th Avenue. The Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approve the renewals of all portable signs.
Legislation / Authority:	<p>Town of Taber Municipal Development Plan Sec. 3.4(b) Implement appropriate signage along Highway 3 to establish a branding and theme for the Town and to encourage travellers to stop in Taber.</p> <p>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 one year period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined time.</p>
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 5008 46 th Ave., Lot 1, Block 17, Plan 6390L for a period of one year.
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Attachment(s):	5008 46 Ave - Renewal Application 5008 46 Ave - Map
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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: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited		Land Use District: CC		Roll No: 4550010	
Development Permit No: N/A		DP Fee: \$ 20.00	Off-Site Levy: \$ N/A	Security Deposit: \$ NA	
Building Permit No: N/A		BP Fee: \$ N/A <small>(Minimum \$100.00)</small>	SCC Levy: \$ N/A <small>(minimum \$4.50)</small>	Total Fees: \$ 2000	
Application Received: 08/17/17		Date Advertised: N/A	Permit Effective:		

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

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

Address of Sign:	5008 - 46 AVE						
Legal Description:	Lot (Parcel): 1	Block: 17	Plan: 6390L				
Sign Owner:	Name: Wil + Rhonda Klok (Phynix)		Email: [REDACTED]				
	Address: Box 203						
	Town: Barnwell, AB		Postal Code: T0K 0B0				
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]					
	Business License#: PHYN001						
Property Owner: <small>(if different than Sign Owner)</small>	Name: 7-Eleven		Email: N/A				
	Address: 5008 46 AVE						
	Town: Taber, AB		Postal Code: T1G 2A6				
	Phone Res: [REDACTED]	Phone Cell: N/A					
Type of Sign Proposed:	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; vertical-align: top;"> CLASS A <input type="checkbox"/> Address Sign <input type="checkbox"/> Election Sign <input type="checkbox"/> Pedestrian Sign <input type="checkbox"/> Real Estate Sign <input type="checkbox"/> Window Sign <input type="checkbox"/> Folding (Sandwich) Sign </td> <td style="width: 25%; vertical-align: top;"> CLASS B <input type="checkbox"/> Banner Sign <input type="checkbox"/> Fascia Sign <input type="checkbox"/> Canopy Sign <input type="checkbox"/> Projection Sign </td> <td style="width: 25%; vertical-align: top;"> CLASS C <input type="checkbox"/> Projecting Sign <input type="checkbox"/> Roof Sign <input type="checkbox"/> Inflatable Sign Freestanding Sign </td> <td style="width: 25%; vertical-align: top;"> CLASS D <input type="checkbox"/> Billboard Sign <input checked="" type="checkbox"/> Portable Sign </td> </tr> </table>			CLASS A <input type="checkbox"/> Address Sign <input type="checkbox"/> Election Sign <input type="checkbox"/> Pedestrian Sign <input type="checkbox"/> Real Estate Sign <input type="checkbox"/> Window Sign <input type="checkbox"/> Folding (Sandwich) Sign	CLASS B <input type="checkbox"/> Banner Sign <input type="checkbox"/> Fascia Sign <input type="checkbox"/> Canopy Sign <input type="checkbox"/> Projection Sign	CLASS C <input type="checkbox"/> Projecting Sign <input type="checkbox"/> Roof Sign <input type="checkbox"/> Inflatable Sign Freestanding Sign	CLASS D <input type="checkbox"/> Billboard Sign <input checked="" type="checkbox"/> Portable Sign
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The personal information requested on this form is being collected for a sign permit and is protected by the Freedom of Information and Protection of Privacy (FOIP) Act. If you have questions about the collection, contact our FOIP Coordinator at (403) 223-5500.

Sign Dimensions:	Length: 8'	Width: 7'5"	Height from ground: Variable	Square footage: 60 sq. ft.
Sign Materials:	Plywood, Metal, Concrete blocks & Plastic			
Will the sign be illuminated or animated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are there any exiting signs on the lot?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, describe the type of illumination or animation:				
If Portable:	Date sign will be displayed: AUG 17, 2017		Date sign will be removed: AUG 17, 2018	
	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:	
Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules				
<ol style="list-style-type: none"> 1) No person shall erect or place a sign, so that it would be a traffic hazard or obstruct the vision of pedestrian or vehicular traffic. 2) Signs with flashing lights shall not be permitted in any District. 3) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process. 4) A sign, or part of a sign, shall not be placed on or project over Town property or right-of-ways, unless written approval has been granted by the Town. 5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising. 6) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements, and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material. 7) The Development Officer may require the removal of any sign which in the opinion of the Development Officer: <ol style="list-style-type: none"> a) Is in such a state of disrepair that it is unsightly or constitutes a hazard; b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign. 8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place. 				
<p>I have read the conditions listed on this form, and I am fully aware that any permit approved and issued is subject to revocation at any time. Where any portable sign is found to be in contravention of any one of the provisions of the conditions, the development officer shall:</p> <ol style="list-style-type: none"> a) Give notice in writing to the sign owner or owner of the parcel of land upon which the sign is located directing rectification of the contravention. b) Have removed the said sign in the event the sign continues to contravene the provisions of the conditions 24 hours after receipt of the notification. Costs for sign removal shall be borne by the sign owner. <p>The Town shall not be liable nor responsible in any way for any loss of, or damage or injury to, any property belonging to the Grantee, or to any Agent, or Employee of the Grantee, or to any person, nor shall the Town be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Grantee, or any Agent or Employee of the Grantee, or any other person who may be or come upon the said lands. The Grantee shall indemnify and save harmless the Town of and from all liabilities, fines, suits, claims, demands and actions of any kind or nature which may be brought against the Town, its Agents or Employees, arising from this permit whether arising by reason of any breach, violation or non-performance by the Grantee of any of the covenants, terms or provisions hereof, or arising by reason of the act or neglect of either the grantee, it's this permit, notwithstanding anything herein contained to the contrary.</p>				

Signed: _____
Applicant

Date: AUG 17/2017

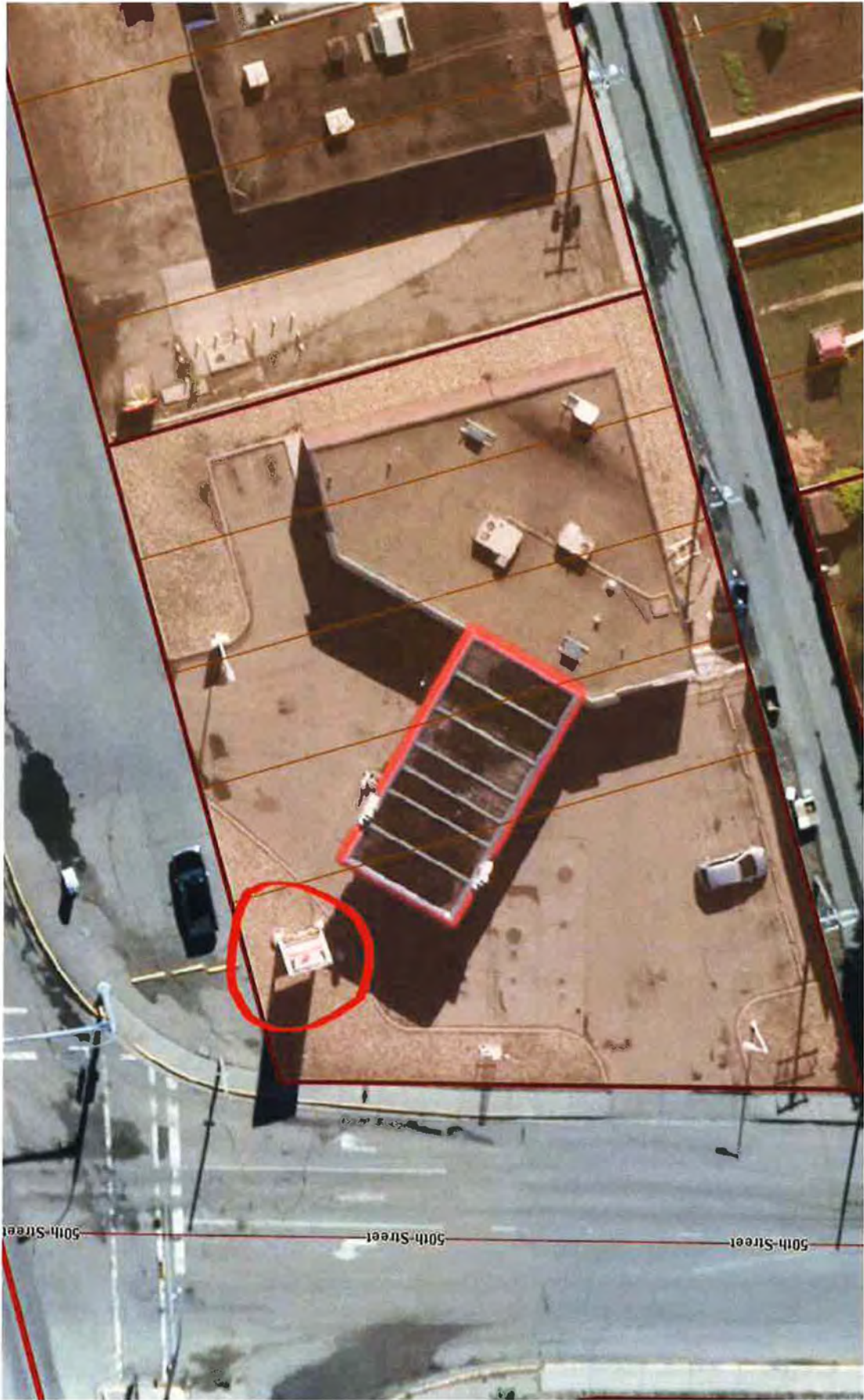
Signed: _____
Registered Owner (if different than applicant)

Date: August 17 2017

Signed: _____
Development Officer

Date: _____

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



Development Authority Request for Decision

Meeting Date: August 22, 2017


Subject: Portable Sign Renewal - 5405 64 Street

Recommendation:	That the Municipal Planning Commission renews the Portable Sign located at 5405 64 th St., SW 4-10-16-W4 for a period of one year.
Background:	Administration has received a portable sign renewal for a period of one year to remain located at 5405 64 th Street. Land Use Bylaw 14-2016 requires the Municipal Planning Commission to approve the renewals of all portable signs.
Legislation / Authority:	<p>Town of Taber Municipal Development Plan Sec. 3.4(b) Implement appropriate signage along Highway 3 to establish a branding and theme for the Town and encourage travellers to stop in Taber.</p> <p>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 one year period subject to the removal of the sign or the approval of a subsequent development permit to allow the sign to remain for a predetermined time.</p>
Strategic Plan Alignment:	Family/Community Goal 1: Build a community that is affordable and attractive.
Financial Implication:	There are 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 5405 64 th St., SW 4-10-16-W4 for a one year period.



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Attachment(s):	5405 64 Street - Renewal Application 5405 64 Street - Map
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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.

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: M-3	Roll No: 4764010	
Development Permit No: N/A	DP Fee: \$ 20.00	Off-Site Levy: \$ N/A	Security Deposit: \$ N/A
Building Permit No: N/A	BP Fee: \$ (Minimum \$100.00) N/A	SCC Levy: \$ (minimum \$4.50) N/A	Total Fees: \$ 20.00
Application Received: 08/17/2017	Date Advertised: N/A	Permit Effective:	

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

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

Address of Sign:	Lantic Inc. 5405 64 St (SW 4-10-16-W4)																														
Legal Description:	Lot (Parcel): 4-	Block: 4-	Plan: 0542684-																												
Sign Owner:	Name: Phynix Signs	Email: [REDACTED]																													
	Address: Box 203																														
	Town: Barnwell, Alberta	Postal Code: T0K 0B0																													
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]																													
Business License#: PHYN001																															
Property Owner: (if different than Sign Owner)	Name: Lantic Inc.	Email: [REDACTED]																													
	Address: 5405 64 St																														
	Town: Taber	Postal Code: T1G 2C4																													
	Phone Res: [REDACTED]	Phone Cell:																													
Type of Sign Proposed:	<table border="0"> <tr> <td>CLASS A</td> <td>CLASS B</td> <td>CLASS C</td> <td>CLASS D</td> </tr> <tr> <td><input type="checkbox"/> Address Sign</td> <td><input type="checkbox"/> Banner Sign</td> <td><input type="checkbox"/> Projecting Sign</td> <td><input type="checkbox"/> Billboard Sign</td> </tr> <tr> <td><input type="checkbox"/> Election Sign</td> <td><input type="checkbox"/> Fascia Sign</td> <td><input type="checkbox"/> Roof Sign</td> <td><input checked="" type="checkbox"/> Portable Sign</td> </tr> <tr> <td><input type="checkbox"/> Pedestrian Sign</td> <td><input type="checkbox"/> Canopy Sign</td> <td><input type="checkbox"/> Inflatable Sign</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Real Estate Sign</td> <td><input type="checkbox"/> Projection Sign</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Window Sign</td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Folding (Sandwich) Sign</td> <td></td> <td></td> <td></td> </tr> </table>			CLASS A	CLASS B	CLASS C	CLASS D	<input type="checkbox"/> Address Sign	<input type="checkbox"/> Banner Sign	<input type="checkbox"/> Projecting Sign	<input type="checkbox"/> Billboard Sign	<input type="checkbox"/> Election Sign	<input type="checkbox"/> Fascia Sign	<input type="checkbox"/> Roof Sign	<input checked="" type="checkbox"/> Portable Sign	<input type="checkbox"/> Pedestrian Sign	<input type="checkbox"/> Canopy Sign	<input type="checkbox"/> Inflatable Sign		<input type="checkbox"/> Real Estate Sign	<input type="checkbox"/> Projection Sign			<input type="checkbox"/> Window Sign				<input type="checkbox"/> Folding (Sandwich) Sign			
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<input type="checkbox"/> Election Sign	<input type="checkbox"/> Fascia Sign	<input type="checkbox"/> Roof Sign	<input checked="" type="checkbox"/> Portable Sign																												
<input type="checkbox"/> Pedestrian Sign	<input type="checkbox"/> Canopy Sign	<input type="checkbox"/> Inflatable Sign																													
<input type="checkbox"/> Real Estate Sign	<input type="checkbox"/> Projection 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.

Sign Dimensions:	Length: 8ft	Width: 7.5 ft	Height from ground: Variable	Square footage: 60 sq ft
Sign Materials:	Metal, wood, and concrete			
Will the sign be illuminated or animated?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Are there any exiting signs on the lot?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If yes, describe the type of illumination or animation:				
If Portable:	Date sign will be displayed: August 17, 2017		Date sign will be removed: August 17, 2018	
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Name of event: General Advertising	
Town of Taber Land Use Bylaw Section 2.6.3 General Sign Rules				
<ol style="list-style-type: none"> 1) No person shall erect or place a sign, so that it would be a traffic hazard or obstruct the vision of pedestrian or vehicular traffic. 2) Signs with flashing lights shall not be permitted in any District. 3) All applications for signs abutting a highway right-of-way shall be referred to Alberta Transportation to ensure that provincial requirements and regulations are respected in the approval process. 4) A sign, or part of a sign, shall not be placed on or project over Town property or right-of-ways, unless written approval has been granted by the Town. 5) No sign, other than a community notice board erected by the Town or an approved Sign – Class D, may display third party advertising. 6) The owner of a sign shall maintain the sign in a proper state of repair and shall ensure that all sign supports, structural elements, and/or guy wires are properly attached and that the area around the sign structure is kept clean and free of overgrown vegetation, and free from refuse material. 7) The Development Officer may require the removal of any sign which in the opinion of the Development Officer: <ol style="list-style-type: none"> a) Is in such a state of disrepair that it is unsightly or constitutes a hazard; b) Is no longer related to a business, event, product or commodity located on the same parcel as the sign. 8) No sign for advertisement shall be allowed that is attached to fences, trees or any object in a public street or place. 				
<p>I have read the conditions listed on this form, and I am fully aware that any permit approved and issued is subject to revocation at any time. Where any portable sign is found to be in contravention of any one of the provisions of the conditions, the development officer shall:</p> <ol style="list-style-type: none"> a) Give notice in writing to the sign owner or owner of the parcel of land upon which the sign is located directing rectification of the contravention. b) Have removed the said sign in the event the sign continues to contravene the provisions of the conditions 24 hours after receipt of the notification. Costs for sign removal shall be borne by the sign owner. <p>The Town shall not be liable nor responsible in any way for any loss of, or damage or injury to, any property belonging to the Grantee, or to any Agent, or Employee of the Grantee, or to any person, nor shall the Town be liable nor responsible in any way, for any personal injury or death that may be suffered or sustained by the Grantee, or any Agent or Employee of the Grantee, or any other person who may be or come upon the said lands. The Grantee shall indemnify and save harmless the Town of and from all liabilities, fines, suits, claims, demands and actions of any kind or nature which may be brought against the Town, its Agents or Employees, arising from this permit whether arising by reason of any breach, violation or non-performance by the Grantee of any of the covenants, terms or provisions hereof, or arising by reason of the act or neglect of either the grantee, it's this permit, notwithstanding anything herein contained to the contrary.</p>				

Signed: Rhonda Keok
Applicant

Date: Aug 17/17

★ Signed: [Signature]
Registered Owner (if different than applicant)

Date: AUGUST 9/2017

Signed: _____
Development Officer

Date: _____

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



Development Authority Request for Decision

Meeting Date: August 22, 2017

Subject: Home Occupation Application HO 17-03

Recommendation:

That the Municipal Planning Commission approves Home Occupation HO 17-03 for a massage therapy business, Back In Tune Massage Therapy, located at 4305 53rd Ave., Lot 56, Block 3, Plan 121 1838 with the following conditions:

1. The development shall conform to the district requirements of the Residential Single Dwelling District (R-1), the Home Occupation conditions in the Town of Taber Land Use Bylaw 14-2016 and the Town of Taber Business License Bylaw 8-2008,
2. Must conform to the health standards of Alberta Health Services. The applicant shall contact Alberta Health Services for more information:
 - a. Health Inspector – Kristen Dykstra
 - b. Address – 4326 50th Avenue, Taber, AB T1G 1N9
 - c. Phone – (403)-388-6690 ext. 8
3. The applicant is allowed to have up to 10 clients per day to the residence, one at a time and no other employees working from the residence, (operating hours must not be past 10:00pm),
4. The approval shall be applicable only for a period of five (5) years after which a new home occupation permit must be applied for.

Background:

Administration has received a home occupation application for a registered massage therapy business located at 4305 53rd Avenue. The Town of Taber's Land Use Bylaw breaks home occupations into two classifications. This application is a Home Occupation Class 2 and is considered a discretionary use and the number of visits per day must be approved by the Development Authority.

Legislation / Authority:

Town of Taber Municipal Development Plan Sec. 3.6.4(i) The Town will monitor traffic generation and parking related to non-residential development or home occupations within the Residential Area to ensure they do not detract from the overall character of the residential neighbourhood.

Town of Taber Land Use Bylaw 14-2016 Sec. 1.6.2(2) The Development

	Officer may refer any development permit to the Municipal Planning Commission acting as the Development Authority for advice or a decision on the application.
Strategic Plan Alignment:	Economic 1: Create conditions for business success and economic development, taking advantage of the Town's unique climate and location in Southern Alberta.
Financial Implication:	The applicant's fees include a \$150 for the home occupation permit and \$150 for the home occupation business license. The business license will have to be renewed every year.
Service Level / Staff Resource Implication:	Administration's time is required to advertise and circulate the home occupation permit.
Justification:	The application is similar to other personal/consumer service businesses that have been previously approved by the Municipal Planning Commission.
Alternative(s):	<p>Alternative 1: That the Municipal Planning Commission approves Home Occupation HO 17-03 for a registered massage therapy business, Back In Tune Massage Therapy, at 4305 53rd Ave., Lot 56, Block 3, Plan 121 1838 with amendments to the conditions.</p> <p>Alternative 2: That the Municipal Planning Commission does not approve Home Occupation HO 17-03 for a registered massage therapy business, Back In Tune Massage Therapy, at 4305 53rd Ave., Lot 56, Block 3, Plan 121 1838 with reasons.</p>
Attachment(s):	HO 17-03 Application 4305 53 Ave - Map

APPROVALS:	
Originated By:	Grace Noble



TOWN OF
TABER

Town of Taber
Office of the Chief Administrative Officer

Chief Administrative Officer
(CAO) or Designate:

A. Muller



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

Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: R-1	Roll No: 5343560	
Home Occupation No: H017-03	HO Fee: 150	Application Received: July 17th, 2017	Permit Effective:
Business License No:	Date Advertised:	Total Fees:	

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

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

Municipal Address:	4305 53rd Ave			
Legal Description of Property:	Lot (Parcel): 56	Block: 3	Plan: 1211838	
Applicant:	Name: Melissa Skow		Email: [REDACTED]	
	Address: 4305 53 Ave			
	Town: Taber		Postal Code: T1G 0E2	
	Phone Res: [REDACTED]		Phone Cell: [REDACTED]	
Registered Owner: (if different from applicant)	Name: Same As Above		Email:	
	Address:			
	Town:		Postal Code:	
	Phone Res:		Phone Cell:	
Business:	Name: Back in Tune Massage Therapy		Business License#:	
	On-Site <input checked="" type="checkbox"/>	Off-Site/Mobile <input type="checkbox"/>	Hours of operation: 10am - 8pm	
	Will there be clients coming to your home?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, how many? 4-10/week	How often?
	Will there be deliveries to your home?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, what type?	How often?
	Do you employ anyone else, other than family?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	If yes, where will they work from?	
	Are any signs proposed for the business?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Specify number, type, and size and indicate on site plan:	
	Have you made your neighbors aware of your proposed Home Occupation?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	How much off-street parking is provided?	
	Describe in detail what the business entails: massage therapy			

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

<p>What work will be done on the premises and where? (attach additional details if necessary)</p>	<p><u>massage therapy</u></p>
<p>List the types and size of any vehicles, trailers, etc. that are used in the business and where they are stored/ parked:</p>	<p><u>none</u></p>
<p>Will there be any external indication to the public of this Home Occupation? (noise, dust, odours, traffic, etc.)</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>If yes, please provide details:</p>
<p>Will stock, goods, materials, and/or equipment be stored inside the home?</p> <p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>	<p>If yes, what will be stored and where will it be stored?</p> <p><u>massage table, stool, massage oils, essential oils</u></p>
<p>Will stock, goods, materials, and/or equipment be stored outside the home?</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>If yes, what will be stored and where will it be stored?</p>
<p>Will there be any flammable and/or hazardous materials on the premises for the business? (paint thinners, special cleaners, etc.)</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	<p>If yes, what material, how much is being kept on the premises, and where is it stored?</p>

Signed: 
Applicant

Date: July 17/17

Signed: _____
Registered Owner (if different than applicant)

Date: _____

Signed: _____
Development Officer

Date: _____

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



Development Authority Request for Decision

Meeting Date: August 22, 2017

Subject: DP 17-47 Secondary Garage
5702 57 Street

Recommendation:

That the Municipal Planning commission approve Development permit 17-74 for a secondary garage located at 5702 57th Street, Lot 19, Block A, plan 8276JK with the following conditions:

1. The site is developed as per the site plan submitted,
2. The applicant must obtain a building permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary building, plumbing and 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 neighbours' property, including fences, driveways or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under bylaw 4-2008),
5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development,
6. Prior to occupancy, the applicant will provide an updated Real Property Report to the Town of Taber.

Background:

Administration has received an application for an attached garage at 5702 57 Street. The single family dwelling on the property currently has a carport. It is the applicant's intent to build a detached garage.

Due to the fact this will be a second garage on the property the decision must be made by the Municipal Planning Commission. The application is similar to other secondary garage permits that have been brought before the Municipal Planning Commission.



Legislation / Authority:	Land Use Bylaw 14-2016 Sec. 3.1.2(9) "Where more than one garage is proposed on a lot, the development permit shall be referred to the Municipal Planning Commission for a decision."
Strategic Plan Alignment:	Family/Community #1: Build a community that is affordable and attractive.
Financial Implication:	The applicant has paid the appropriate development permit fees.
Service Level / Staff Resource Implication:	Administration's time is required to advertise and circulate the Development Permit.
Justification:	The proposed development is similar to other residential developments that have been previously approved by the Municipal Planning Commission.
Alternative(s):	Alternative #1: That the Municipal Planning Commission approves DP 17-74 for a secondary garage located at 5702 57 Street, Lot 19, Block A, Plan 8276JK with amendments to the conditions. Alternative #2: That the Municipal Planning Commission does not approve DP 17-74 for a secondary garage located at 5702 57 Street, Lot 19, Block A, Plan 8276JK with reasons.
Attachment(s):	Development Permit Application Form Plans

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





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

Office Use Only			
Use: <input type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land-Use District: R-2	Roll No: 5656190	
Development Permit No: 17-74	DP Fee: \$ 100	Off-Site Levy: \$	Security Deposit: \$
Building Permit No: 7759 0060 17mJ	BP Fee: \$ 100 (Minimum \$100.00)	SCC Levy: \$ 4.50 (minimum \$4.60)	Total Fees: \$ 204.50
Application Received: July 21	Date Advertised:	Permit Effective:	

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

Please attach the following:

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

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

Municipal Address:	5702 57 STREET		
Legal Description of property to be developed:	Lot (Parcel): 19	Block: A	Plan: 8276JK
Applicant:	Name: DAVID BRAUN	Email:	
	Address: 5702 57 STREET		
	Town: TABER	Postal Code: T1G 1L1	
	Phone Res: 403 308 5146	Phone Cell:	
	Business License#:		
	Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain:		
Registered Owner: (if different from applicant)	Name: SAME	Email:	
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
Type of Development Proposed:			
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Waiver	<input type="checkbox"/> Change of Use	
<input type="checkbox"/> Discretionary Use	<input type="checkbox"/> Renovation	<input type="checkbox"/> Moved in Building	
<input type="checkbox"/> Addition	<input type="checkbox"/> Other explain:		

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Lot Dimensions	Width:	Depth:	Area: 8,250 sq ft	
Lot Coverage	By proposed build (%):	Total site coverage (%):	Landscaped open space (%):	
Proposed setback from property lines:	Front:	Side 1:	Side 2: Rear:	
Additional Information:	Number of Units:			
	Number of Off Street Parking Spaces:			
	Driveway Width:			
Adjacent to Highway:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Estimated Cost of Development:		
If development is temporary, state for what period: _____				
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated. _____				
Proposed Use of Site: Describe in detail - attach additional information if necessary. _____				
Services:				
Water Supply	Municipally owned and operated piped water system	Existing <input type="checkbox"/>	Proposed <input type="checkbox"/>	N/A <input type="checkbox"/>
	Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned & operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

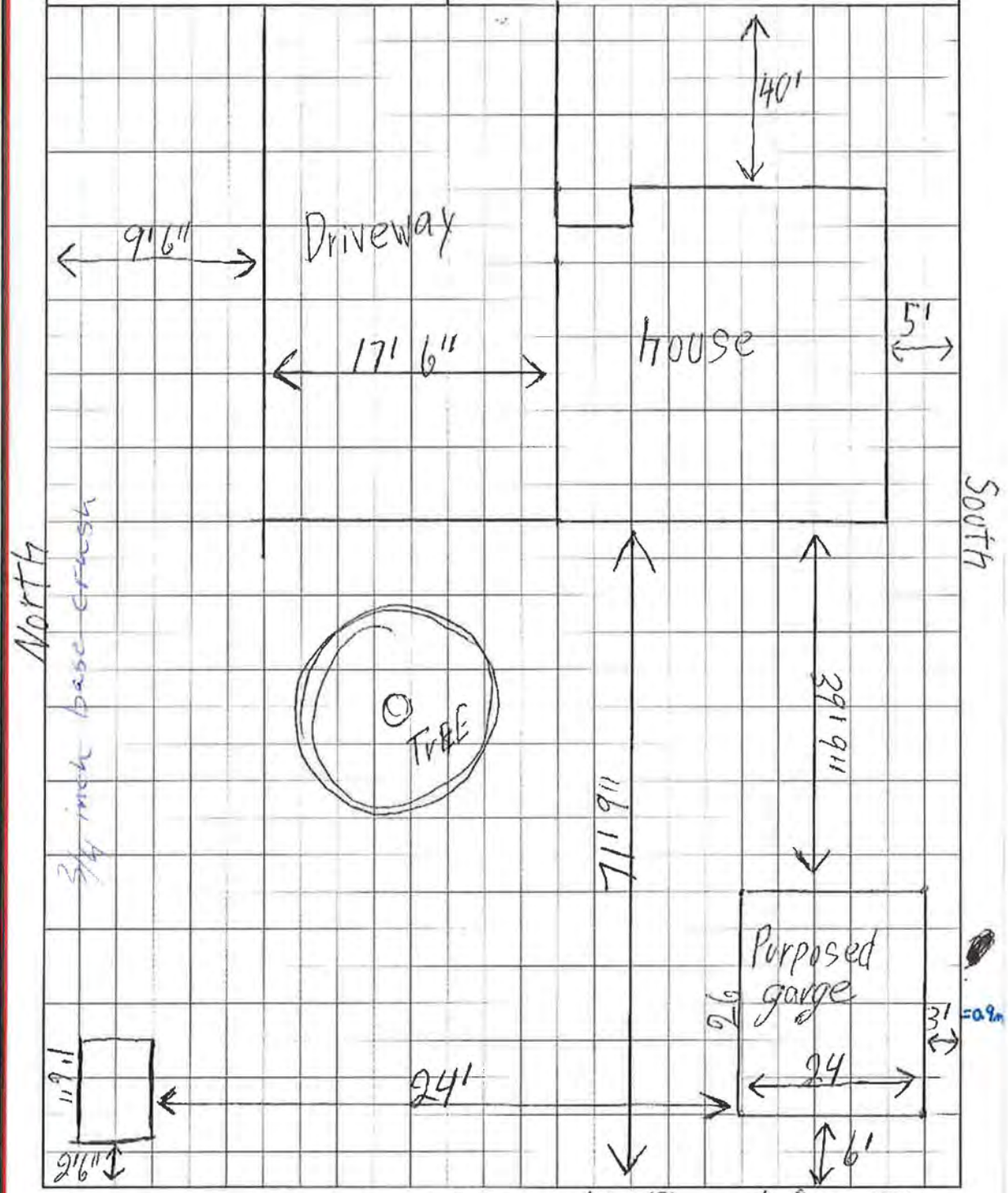
Signed: David Braun Date: _____
Applicant

Signed: David Braun Date: _____
Registered Owner (if different than applicant)

Signed: _____ Date: _____
Development Officer

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

Title _____ Subject _____



Conversions:

- 1 Ton = 2000 lbs
- 1 Tonne = 2204.62 lbs
- 1 FT³ = 6.2288 Imp Gal
- 1 FT³ = 7.4805 US Gal
- 1 Yard² = 0.76455 Meter²
- 1 lb/ft³ = 16 km/meter³

- 1 Bushel = 8 Gal
- 1 Bushel = 1,2843 ft³
- 1 Imp Gal = 4.546 Liters
- 1 US Gal = 3.7854 Liters

- 1 Mile² = 640 Acres
- 1 Mile² = 259 Hectares
- 1 Acre = 43560 Ft²
- 1 Hectare = 107639.1 Ft²
- 1 Acre = 0.40468 Hectare
- 1 Hectare = 2.471 Acres

- 1 Mile = 5280 Feet
- 1 Mile = 1.6093 km
- 1 km = 3280.84 Feet
- 1 Mile = 1609.344 Meters

Camrose Office
4232 - 38 St.
Camrose, AB T4V 4B2
PH: 780.672.4516
TF: 800.830.2467
FX: 780.672.4759

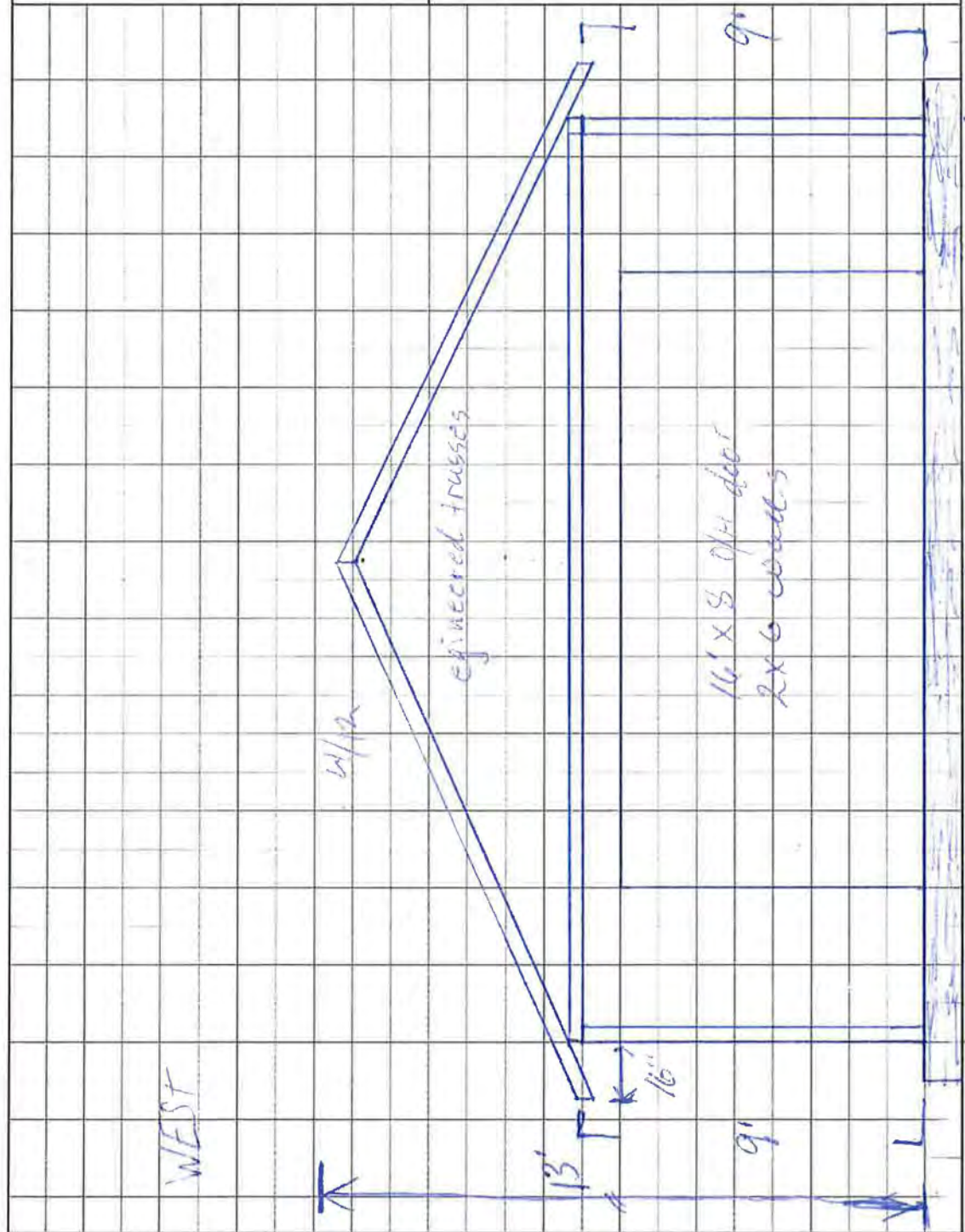
Lethbridge Office
3125 - 24 Ave. N.
Lethbridge, AB T1H 5G2
PH: 403.320.7070
TF: 800.661.1436
FX: 403.320.7579

Storm Lake Office
2897 Expansion Blvd.
Storm Lake, IA 50588
PH: 712.732.1780
TF: 800.437.2334
FX: 712.732.1028

Winkler Office
Box 760, 275 Hespler Ave.
Winkler, MB R6W 4A8
PH: 204.325.7883
TF: 800.665.7259
FX: 204.325.5556

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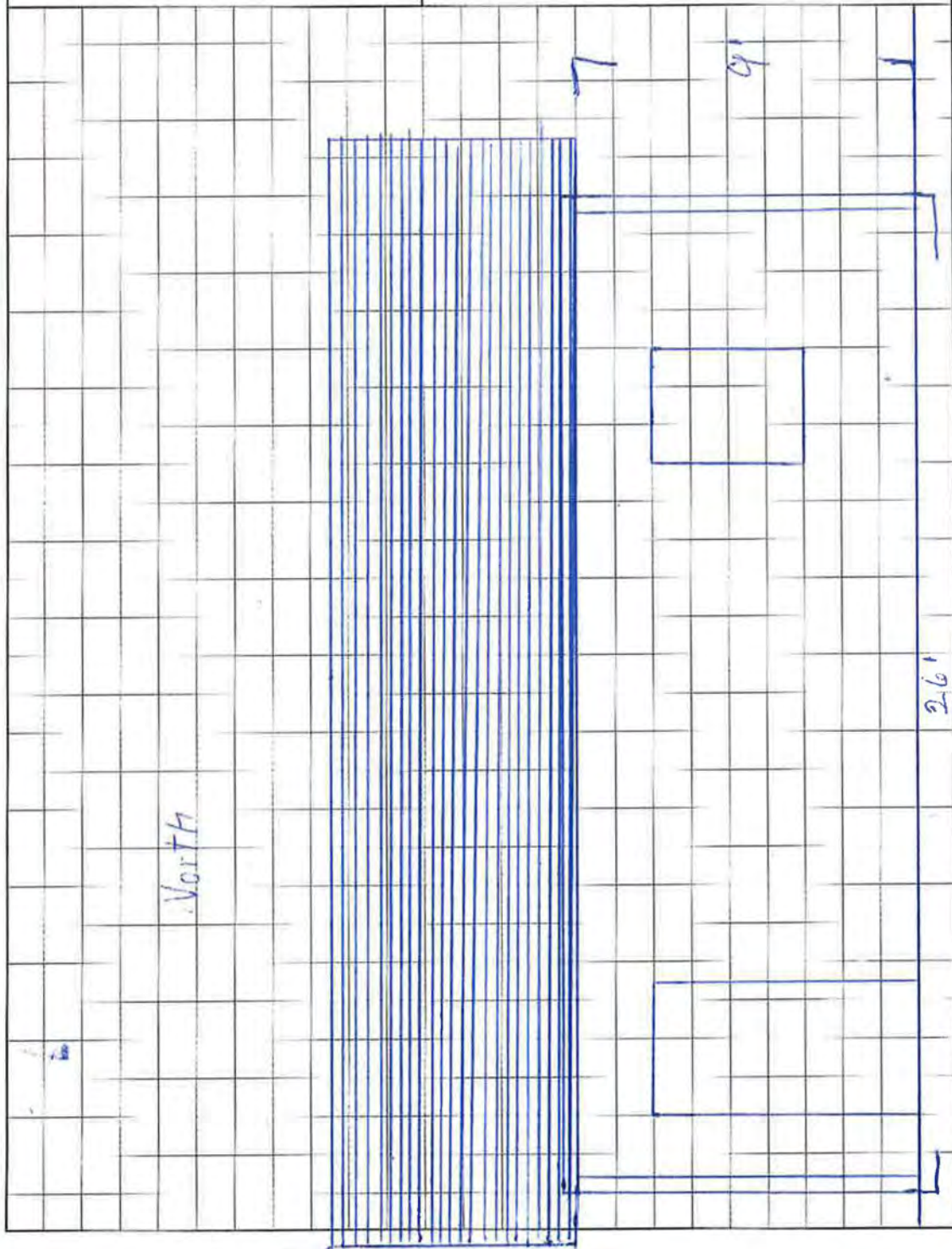
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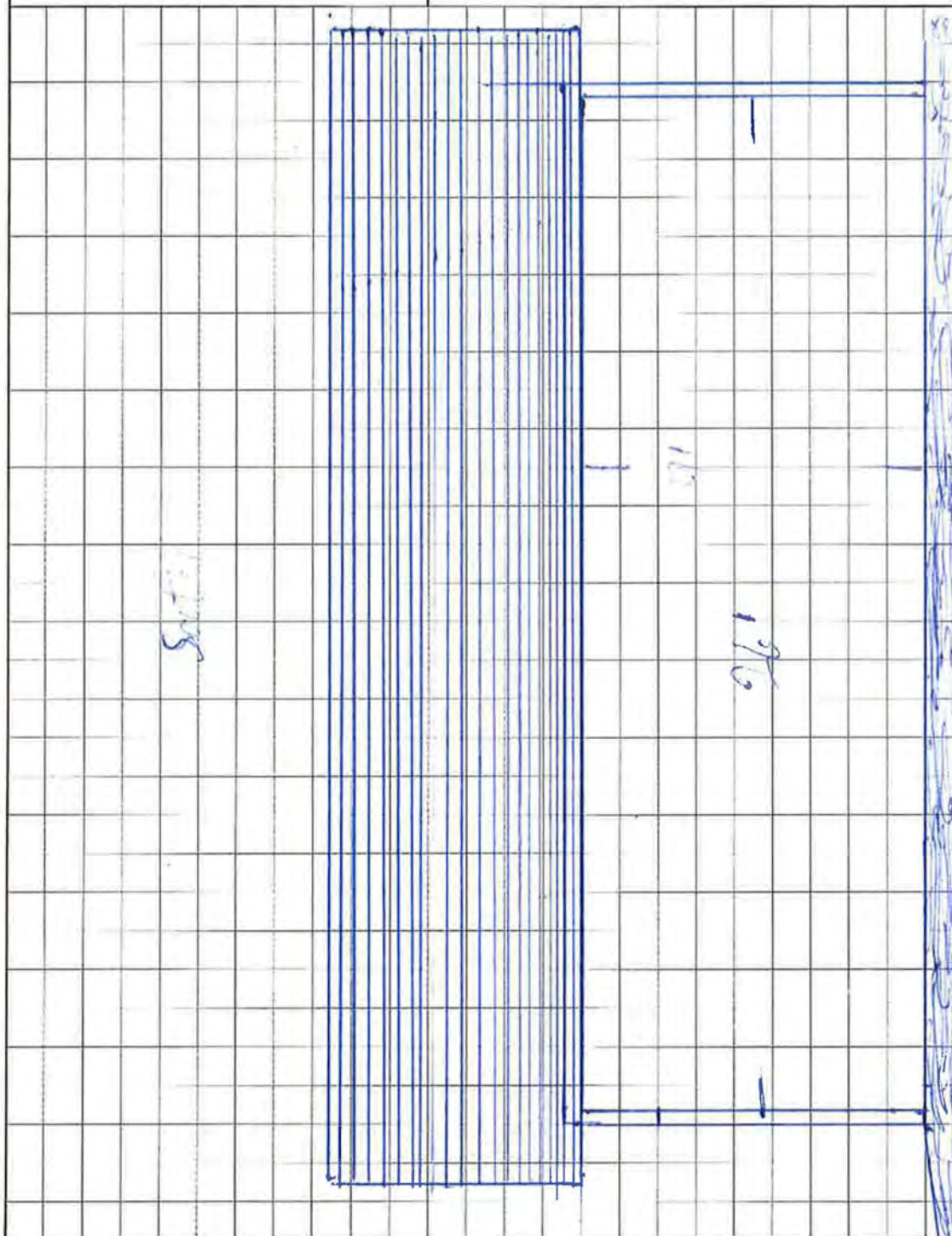
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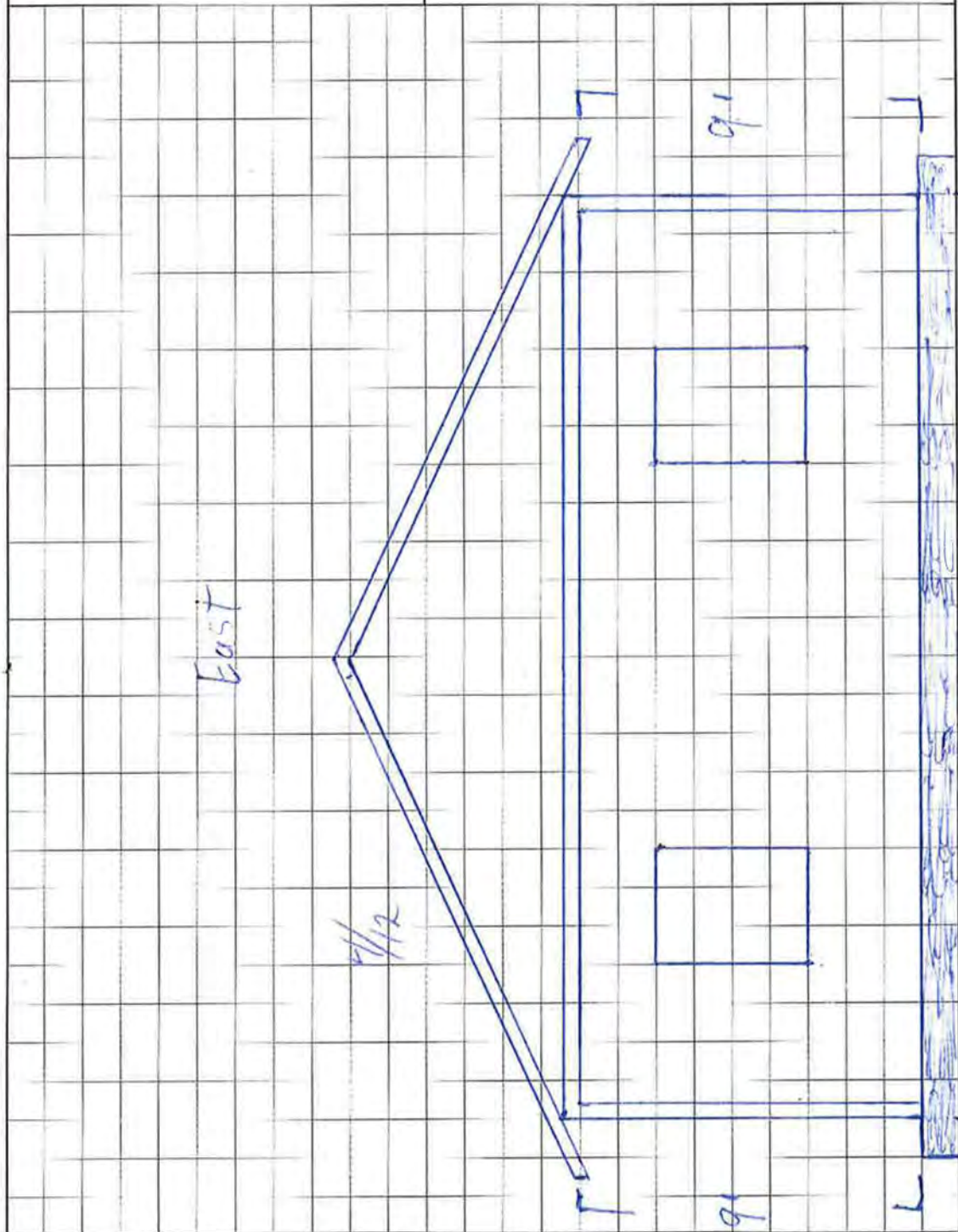
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 1 Acre = 0.40468 Hectare
 1 Hectare = 2.471 Acres

1 Mile = 5280 Feet
 1 Mile = 1.6093 km
 1 km = 3280.84 Feet
 1 Mile = 1609.344 Meters

Camrose Office
 4232 - 38 St.
 Camrose, AB T4V 4B2
 PH: 780.672.4516
 TF: 800.830.2467
 FX: 780.672.4759

Lethbridge Office
 3125 - 24 Ave. N.
 Lethbridge, AB T1H 5G2
 PH: 403.320.7070
 TF: 800.661.1436
 FX: 403.320.7579

Storm Lake Office
 2897 Expansion Blvd.
 Storm Lake, IA 50588
 PH: 712.732.1780
 TF: 800.437.2334
 FX: 712.732.1028

Winkler Office
 Box 760, 275 Hespler Ave.
 Winkler, MB R6W 4A8
 PH: 204.325.7883
 TF: 800.665.7259
 FX: 204.325.5556

Development Authority Request for Decision

Meeting Date: August 22, 2017

Subject: DP 17-51 Move On House

Recommendation:


That the Municipal Planning Commission approves Development Permit 17-51 for a Move On Single Family Dwelling located at 4217 56th Ave., Lot 10, Block 4, Plan 081 4274 with the following conditions:

1. The site is developed as per the site plan submitted, to the satisfaction of the Director of Planning & Economic Development and the Director of Engineering & Public Works,
2. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain any necessary Plumbing, Electrical or Gas permits,
3. If sprinkler permits are required under the Alberta Building Code, a separate building permit application must be made in conjunction with the permit for the building, and a copy provided for the Town of Taber,
4. The applicant must ensure that the contractor commissioned for the construction has a valid Business License for the Town of Taber,
5. The applicant must obtain an Elevation Approval, a separate approval form provided by the Planning & Economic Development Department, to ensure the development complies with an approved site and or grade plan. All finished elevations/grades shall be consistent with the approval form,
6. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional,
7. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris and topsoil. Any damage to neighbours property, including fences, driveways, or landscaping

	<p>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 be controlled by the applicant. (Noncompliance of these items are subject to fines as indicated under Bylaw 4-2008),</p> <ol style="list-style-type: none"> 8. The water curb stop shall be set at finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupant of the dwelling. As per Bylaw 1-2010 5.29, temporary water services for a maximum of 60 days must be arranged through the Town Office, 9. In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to issuance of an occupancy permit; 10. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.
<p>Background:</p>	<p>Administration has received an application for a Move On Single Family Dwelling at 4217 56th Avenue. The applicant had initially applied with a different house, however before the application could be brought to the Municipal Planning Commission the house that was to be moved was no longer available. The applicant has found another home they wish to move into Taber for their property. This is a permitted use under the zoning in our Land Use Bylaw.</p>
<p>Legislation / Authority:</p>	<p>Town of Taber Land Use Bylaw 14-2016 Sec. 1.6.2(2) The Development Officer may refer any development permit application to the Municipal Planning Commission acting as the Development Authority for advice or a decision on the application.</p>
<p>Strategic Plan Alignment:</p>	<p>Family/Community 1: Build a community that is affordable and attractive.</p>
<p>Financial Implication:</p>	<p>The applicant has paid the associated fees.</p>
<p>Service Level / Staff Resource Implication:</p>	<p>Administration's time is require to advertise and circulate the application.</p>



Justification:	The proposed development is similar to other move on single family dwellings.
Alternative(s):	<p>Alternative 1: That the Municipal Planning Commission approves Development Permit 17-51 for a Move On Single Family Dwelling located at 4217 56th Ave., Lot 10, Block 4, Plan 081 4274 with amendments to the conditions.</p> <p>Alternative 2: That the Municipal Planning Commission does not approve Development Permit 17-51 for a Move On Single Family Dwelling located at 4217 56th Ave., Lot 10, Block 4, Plan 081 4274 with reasons.</p>
Attachment(s):	<p>DP 17-51 - Application DP 17-51 - Site Plan DP 17-51 - Proposed Move On</p>

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



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

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

Office Use Only					
Use: <input checked="" type="checkbox"/> Permitted <input type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: R-1		Roll No: 5743240		
Development Permit No: 1751	DP Fee: \$ 300.00	Off-Site Levy: \$ N/A	Security Deposit: \$ 2500.00		
Building Permit No: T1G 3 0047 17mu	BP Fee: \$ 273.25 (Minimum \$100.00)	SCC Levy: \$ 10.93 (minimum \$4.50)	Total Fees: \$ 3409.18		
Application Received:	Date Advertised:	Permit Effective:			

f Construction Water \$25)
(Elevation Inspection \$ 200)

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

Please attach the following:

- Site Plan (3 copies) New Home Warranty Documentation (if applicable)
- Building Plan (3 copies) Security Deposit (if applicable)
- Elevation/ Drainage/ plot Plan (3 copies) Architect Controls Approval

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

Municipal Address: 4217 56 AVE			
Legal Description of property to be developed:	Lot (Parcel): 10	Block: 4	Plan: 0814274
Applicant:	Name: RTK Ranches Ltd	Email: [REDACTED]	
	Address: Box 4178		
	Town: Taber	Postal Code: T1G 2C6	
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]	
	Business License#: _____		
Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain: _____			
Registered Owner: (if different from applicant)	Name: _____		Email: _____
	Address: _____		
	Town: _____	Postal Code: _____	
	Phone Res: _____	Phone Cell: _____	
Type of Development Proposed:			
<input type="checkbox"/> New Construction <input type="checkbox"/> Waiver <input type="checkbox"/> Change of Use <input type="checkbox"/> Discretionary Use <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Moved in Building <input type="checkbox"/> Addition <input type="checkbox"/> Other explain: _____			

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

Lot Dimensions	Width: 46.91 ft	Depth: 130 ft.	Area:	
Lot Coverage	By proposed build (%): 15%	Total site coverage (%): 15%	Landscaped open space (%): 85%	
Proposed setback from property lines:	Front: 8.37m	Side 1: 3.05m	Side 2: 3.05m Rear: 11.33m	
Additional Information:	Number of Units: One house.			
	Number of Off Street Parking Spaces: 2			
	Driveway Width:			
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:	\$200,000.00	
If development is temporary, state for what period:	N/A.			
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.	Vacant lot.			
Proposed Use of Site: Describe in detail - attach additional information if necessary.	Move in single family home with simple driveway to the street. Build new basement.			
Services:		Existing	Proposed	N/A
Water Supply	Municipally owned and operated piped water system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned & operated sanitary sewer system	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Ditches	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signed: _____

Applicant

Date: 28/4/17.

Signed: _____

Registered Owner (if different than applicant)

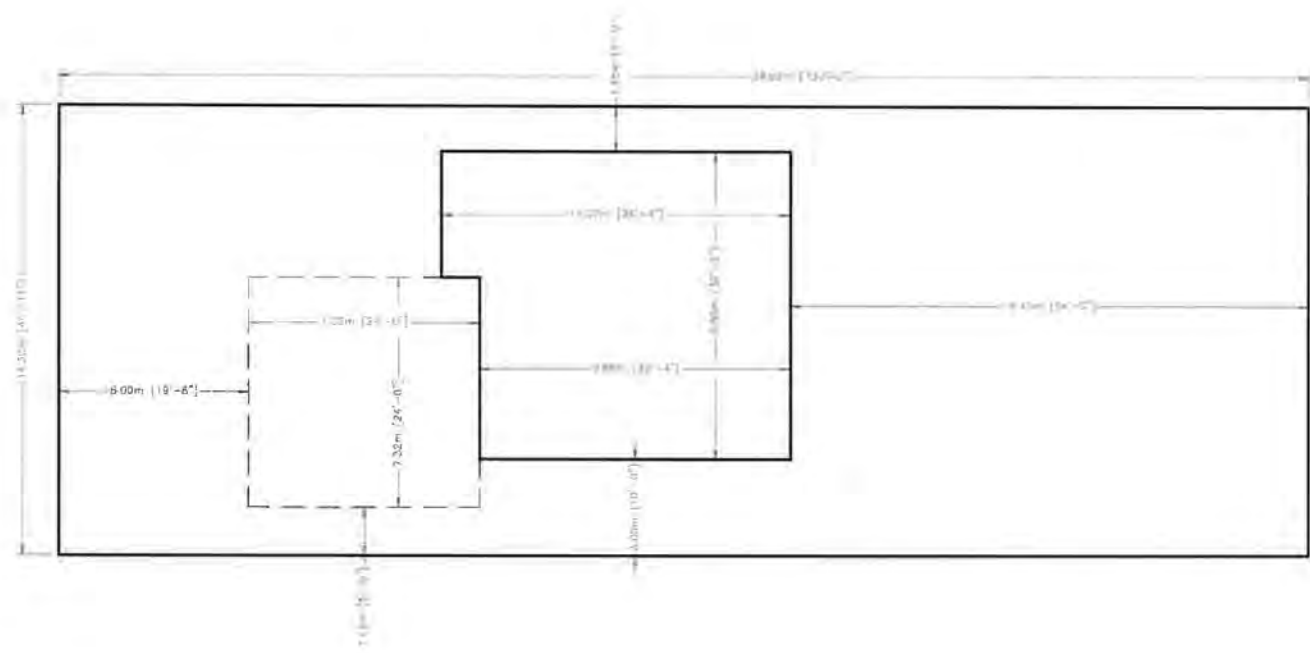
Date: _____

Signed: _____

Development Officer

Date: _____

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



LEGEND

ISSUE	DATE	REVISION DESCRIPTION
0	18 AUG 17	PRELIMINARY

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
POB438

WILDE BROS. ENGINEERING LTD.
Raymond, Alberta

RYAN TORRIE

4217 56 AVENUE
TABER, AB

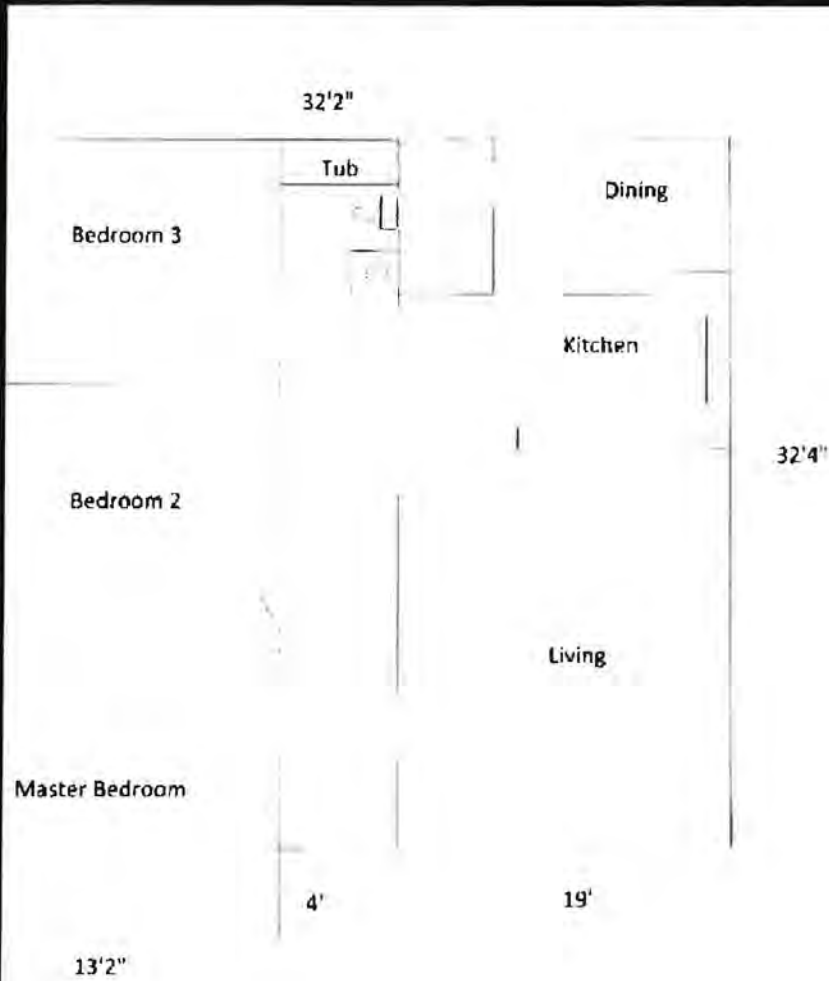
PROPOSED LOT LAYOUT

DESIGNED:	CHECKED:
DRAWN: JPL	JOB: 7017-10
SCALE: 1:150	DIMENSIONS: METERS
DATE: 18 AUGUST 2017	DRAWING No: 1









2337-CA

These measurements are approximate only.
 DO NOT build off of this, as they are for
 planning and new foundation quoting only.
 Your contractor will confirm actual unit
 dimensions.

Development Authority Request for Decision

Meeting Date: August 22, 2017

Subject: DP 17-80 - Residential Sea Can

Recommendation:

That the Municipal Planning Commission approves the development permit DP 17-80 for a Sea Can to be used as a residential storage for a period of two (2) years at 6201 48th St., Lot 38, Block 46, Plan 861 0118 with the following conditions:

1. The site is developed as per the attached site plan,
2. The sea can remains a minimum of 1 meter from the Dwelling,
3. The development permit is valid for a period of 2 years,
4. The sea can is to be kept in a neat and tidy fashion with no rust showing and remain graffiti free.

Background:

Administration has received an application for an accessory use in the form of a sea can in a residential district. The applicant is aware during the previous Municipal Planning Commission meeting held on July 18th, 2017, that two applications were presented for sea cans in the Downtown district and they were denied. The applicant submitted his application despite this information.

The applicant is requesting a sea can be allowed on his property for residential storage for a period of two (2) years. After this time it is the applicant's wish to have a shed constructed on his property.

Legislation / Authority:

Town of Taber Land Use Bylaw Sec. 1.6.2(2) The Development Officer may refer any development permit application to the Municipal Planning Commission acting as the Development Authority for advice or a decision on the application.

Strategic Plan Alignment:

Family/Community: Build a community that is affordable and attractive.

Financial Implication:

The applicant has paid the \$250 development permit application fee.



Service Level / Staff Resource Implication:	Staff time is required to advertise and circulate the application.
Justification:	This application will be for a temporary use until the applicant can build a permanent shed.
Alternative(s):	Alternative 1: That the Municipal Planning Commission approves development permit DP 17-80 with amendments to the conditions. Alternative 2: That the Municipal Planning Commission does not approve development permit DP 17-80 with reasons.
Attachment(s):	DP 17-80 Application DP 17-80 Site Plan

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



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

Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: RMH	Roll No: 6240385	
Development Permit No: 1780	DP Fee: \$ 250.00	Off-Site Levy: \$ N/A	Security Deposit: \$ N/A
Building Permit No:	BP Fee: \$ (Minimum \$100.00)	SCC Levy: \$ (minimum \$4.50)	Total Fees: \$ 250.00
Application Received: 08/02/2014	Date Advised:	Permit Effective:	

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

Please attach the following:

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

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

Municipal Address:	6201 48th Street		
Legal Description of property to be developed:	Lot (Parcel): 38	Block: 46	Plan: 8610118
Applicant:	Name: John Benjamin	Email: [Redacted]	
	Address: 6201 48th St		
	Town: Taber	Postal Code: T1G 2C8	
	Phone Res:	Phone Cell: [Redacted]	
	Business License#:		
Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Other explain:			
Registered Owner: (if different from applicant)	Name: Same as Above	Email:	
	Address:		
	Town:	Postal Code:	
	Phone Res:	Phone Cell:	
Type of Development Proposed:	<input type="checkbox"/> New Construction <input type="checkbox"/> Waiver <input type="checkbox"/> Change of Use <input type="checkbox"/> Discretionary Use <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Moved In Building <input type="checkbox"/> Addition <input type="checkbox"/> Other explain:		

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

* See Attached Site Plan

Lot Dimensions	Width:	Depth:	Area:	
Lot Coverage	By proposed build (%):	Total site coverage (%):	Landscaped open space (%):	
Proposed setback from property lines:	Front:	Side 1:	Side 2: Rear:	
Additional Information:	Number of Units:			
	Number of Off Street Parking Spaces:			
	Driveway Width:			
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:		
If development is temporary, state for what period:	Sept 1st 2017 - Sept 1st 2019			
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.				
Proposed Use of Site: Describe in detail - attach additional information if necessary.				
Services:		Existing	Proposed	N/A
Water Supply	Municipally owned and operated piped water system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned & operated sanitary sewer system	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Ditches	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Signed: [Signature]
Applicant

Date: Aug 2, 17

Signed: _____
Registered Owner (if different than applicant)

Date: _____

Signed: _____
Development Officer

Date: _____

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

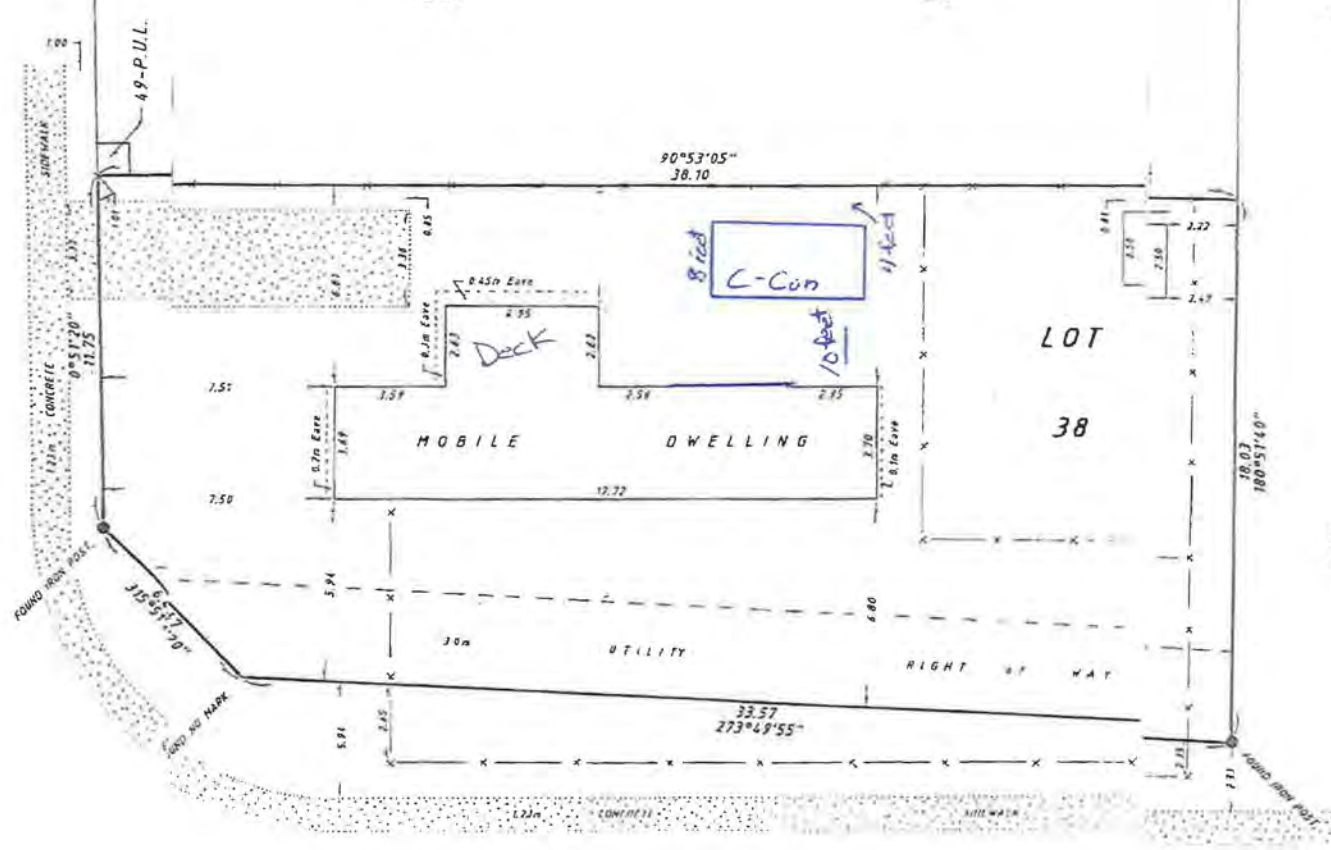
STREET

48th.

LOT

39

LANE



62nd.

AVENU.

LEGAL DESCRIPTION
PLAN 861.0118.

MUNICIPAL ADDRESS
4201 - 48th. STRE
TABER, ALBERTA.

- LEGEND
- STATUTORY IRON POST
 - PROPERTY LINE SHOWN
 - IRON BARS FOUND OR
 - PLAN IS APPLICABLE
 - DISTANCES SHOWN ARE
 - DIMENSIONS ARE TO
 - UNLESS SHOWN OTHER
 - FENCES ARE SHOWN
 - FENCES ARE SHOWN
 - TITLE INFORMATION
 - 20, 12, 1994.
 - REGISTERED ENGINEER
 - UTILITY RIGHT OF WAY
 - 'SOUTHERLY

- AFFIDAVIT
- WILLIAM
1. THE
 2. THE
 3. THE
 4. THE
 5. THE

HALMA

Development Authority Request for Decision

Meeting Date: August 22, 2017

Subject: DP 17-87 Communication Tower
4900B 50 Street

Recommendation:

That the Municipal Planning Commission approves Development Permit 17-87 for a 24.38m (80ft) Self – Supporting Communication Tower located at 4900 B 50th St., Lot 1, Block R, Plan 7282JK with the following conditions:

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

Background:

Administration has received an application to develop an 80ft self-supporting Communication Tower at 4900B 50 Street (administration building). This is a discretionary use in the Institutional & Recreational (IR) District.

Legislation / Authority:

Land Use Bylaw 14-2016 Section 2(1) states the Development Authority can be the Municipal Planning Commission.


Strategic Plan Alignment:

Economic: To create conditions for business success.

Financial Implication:

The applicant has paid the appropriate fees.

Service Level / Staff Resource Implication:	Staff time is required to advertise and circulate the development permit.
Justification:	The proposed development would allow for communication between the Municipal District Administration Building and the Municipal District Shop.
Alternative(s):	<p>Alternative #1: That the Municipal Planning Commission approves Development Permit 17-85 for a 24.38m (80ft) Self-Supporting Communication Tower located at 4900B 50 Street, Lot 1 Block R Plan 7282JK with amendments to the conditions.</p> <p>Alternative #2: That the Municipal Planning Commission does not approve Development Permit 17-85 for a 24.38m (80ft) Self-Supporting Communication Tower located at 4900B 50 Street, Lot 1 Block R Plan 7282JK with reasons.</p>
Attachment(s):	Development Permit Application Plans

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

Application for Commercial/Industrial/Public & Institutional Development

Application for Commercial / Industrial / Public & Institutional Development

Development Permit - ensures the use, setbacks, and size of your project comply with the Land Use Bylaw.

Building Permit - ensures that your project is completed safely and is a requirement of the Safety Codes Act.

It is recommended you review Land Use Bylaw requirements prior to submitting application

A building permit is required for most major construction projects and an application should be submitted with your development permit when applicable.

Electrical, gas and plumbing permits can be obtained through Superior Safety Codes (403-320-0734).

After the building inspector has reviewed your plans and issued a building permit you can begin construction

During construction it is your responsibility to contact the building inspector for required inspections.

At the completion of the project, you will be required to update your Real Property Report to verify the project has been constructed in the correct location.

Proposed Development Address	4900B 50th Street, Taber, Alberta
Lot	1
Block	R
Plan	7282JK

Applicant

Name Municipal District of Taber

Email bsurina@mdtaber.ab.ca

Address1 4900B 50th Street

Address2 *Field not completed.*

City Taber

Province Alberta

Zip T1G 1T2

Primary Phone (403)-223-3541

Phone (Secondary) *Field not completed.*

Business License # *Field not completed.*

Interest in the proposed development if not the registered owner: *Field not completed.*

Registered Owner
If different from applicant

First Name *Field not completed.*

Last Name *Field not completed.*

Email *Field not completed.*

Address1 *Field not completed.*

Address2	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State	<i>Field not completed.</i>
Zip	<i>Field not completed.</i>
Primary Phone	<i>Field not completed.</i>
Secondary Phone	<i>Field not completed.</i>
Adjacent to Highway?	No
Estimated Cost of Development	60,000.00
Type of Development	Public Institutional
Type of Construction	New Construction
Lot Information	
Lot Width	<i>Field not completed.</i>
Depth	<i>Field not completed.</i>
Area	<i>Field not completed.</i>
Lot coverage by Proposed Build (%)	<i>Field not completed.</i>
Total Site Coverage (%)	<i>Field not completed.</i>
Landscaped Open Space (%)	<i>Field not completed.</i>

Number of Units *Field not completed.*

Number of Loading Spaces *Field not completed.*

Number of Off Street
Parking Spaces *Field not completed.*

Driveway Width *Field not completed.*

Proposed Setbacks from Property Lines

Front 57 m

Side 1 20 m

Side 2 27 m

Rear 30

Front Yard Direction East

Side 1 Direction North

Side 2 Direction West

Rear Yard Direction South

Work will be done where? Onsite

Proposed Signs No

Outdoor Storage No

Proposed Outdoor Lighting No

Flammable or Hazardous Material on Site No

If yes, attach a list of all materials and estimated quantities

potential Environmental Impacts or Nuisance Effects No

If yes, attach a description of potential impacts and their proposed mitigation plan

Access

Provincial Highway *Field not completed.*

Municipal Road Existing

Internal Subdivision Road *Field not completed.*

Undeveloped Road Allowance *Field not completed.*

Private Road (i.e. Condominium) *Field not completed.*

Other (Specify): *Field not completed.*

Services

Municipally Owned and Operated Piped Water System *Field not completed.*

Municipally Owned and Operated Sanitary Sewer System *Field not completed.*

Municipal Storm Drainage *Field not completed.*

System

Other Information

If development is temporary, state for what period of time:

Field not completed.

Existing Use of Site

Public Institutional

Proposed Use of Site

The site remains the same land use Public Institutional \ Recreational. The proposed new structure is a Wireless Connection Point providing a centralized point for municipal government applications and connectivity throughout Taber and surrounding area. The Administration building site is the home of both of the local municipal government offices and provides the ideal location for a potential shared use site to aid in municipal connectivity for operations. The monopole (free standing) structure that is proposed is CSA Approved and will safely host up to a half dozen access points for connectivity. Wireless solutions provide very cost effective opportunities related to municipal operations.

Present use of Adjacent Properties

Public Institutional \ Recreational & Downtown Commercial

Describe how vehicles will access the site

No Change to Existing

Describe the use, number, and size of all commercial vehicles accessing the site

No Change to Existing

Attachments

Site Plan

[Main Office Monopole Permit Attachment 2017.pdf](#)

Floor Plan

Field not completed.

Parking Plan *Field not completed.*

Elevation Plan *Field not completed.*

Foundation plans and
Details *Field not completed.*

Flamable/ Hazardous
Materials & Potential
Environmental Impacts *Field not completed.*

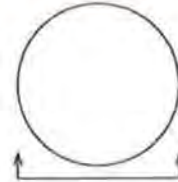
Other [Main Office Monopole Permit Attachment 2017 0.pdf](#)

Section Id	51	52
Outside Diameter @ Bottom	18.0"	18.0"
Outside Diameter @ Top		18.0"
Thickness	0.25"	
Splice Bolts	12-A320 L 3/4"	12-A325 1/2"
Lower Flange (I.D. x O.D. x t)	16"x20"x3/4"	16"x20"x3/4"
Upper Flange (I.D. x O.D. x t)	16"x20"x3/4"	16"x20"x3/4"

80.0'

40.00

0.00



PLAN

- NOTES:**
 1. U.S. State Design (Incl. Load)
 2. Typical NOT for construction
 3. 50KSI Spiral welded pipes

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1-6	80'	(6) 12"x12" Panel	(6) CAT5

TOTAL FOUNDATION LOADS

H=3.48 k
 V=7.37 k
 M=179.79 k-ft
 T=-0.00 k-ft



Allan Pipe Fab. Inc.

65 Barnes Rd, Cambridge, Ontario N3H 4R7

Phone: (519) 650-5858

Fax: (519) 650-5088

Client: Waybest Tower

Job No: Q-7531B

Date: 27 Jul 2017

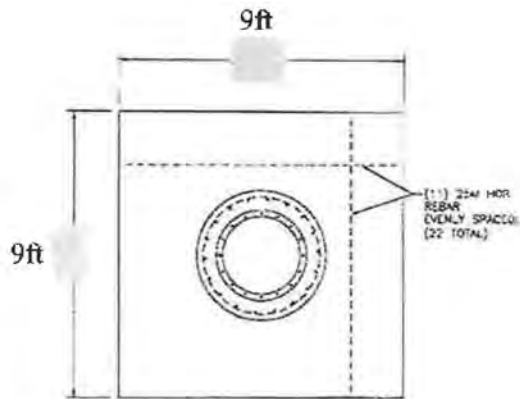
Location: Taber, AB

Total Height: 80.00'

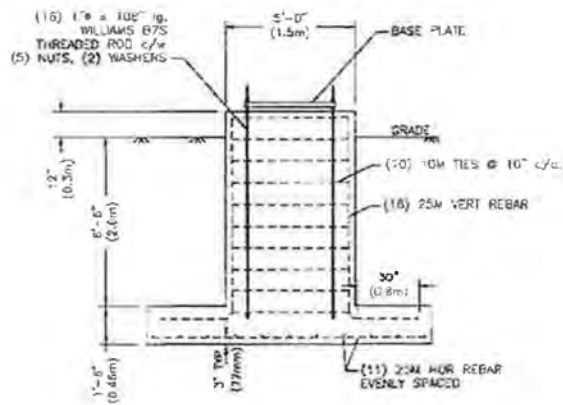
Tower Height: 80.00'

Standard: CSA 537-2013

Design Wind & Ice: Qe=630Pa, 10mm ice



PLAN VIEW



TOWER PIER FOUNDATION (1 REQ'D)
SCALE: N.T.S.

NOTES:

1. CONC. STRENGTH - 30 MPa @ 28 DAYS
2. REINF. TO CSA G30.18 GRADE 400
3. 3" MIN COVER ON ALL REBAR
4. CONCRETE TO HAVE 7% AIR ENTRAINMENT
5. REBAR TO BE FREE OF ALL MUD, RUST & OIL
6. CONC. WORKS TO CSA A23.1, 23.2 & 23.3
7. FOR FOUNDATION LOADS, SEE BELOW OR SEE TOWER PROFILE DRAWING.
8. DESIGNED AS PER SOIL REPORT PREPARED BY THURBER ENGINEERING LTD. FILE: 15-14-16

80'18" AWSST - Taber, AB

Professional Seal



Revisions

No.	Description	Date
1	ISSUED FOR CONSTRUCTION	10-02-24
2		
3		
4		
5		

IF ANY REVISIONS ARE MADE TO THIS DRAWING, THE REVISIONS MUST BE APPROVED BY THE DESIGNER AND THE CLIENT.



FOUNDATION

Drawn by	M.R.	Check by	
Checked by	M.P.	Scale	A-2
Approved by	M.P.		

Monopole
Wireless Connection Point
80 ft Tall, 18 inch Diameter
Color Beige (Same as Building Color)

4900 B
MD OF TABER OFFICE

R

4900 A
TOWN OF TABER OFFICE

50 ST

88.48

54.86

88.53

40.54

69.24

82.2

Monopole
Wireless Connection Point
80 ft Tall, 18 inch Diameter
Color Beige (Same as Building Color)



4900 B
MD OF TABER OFFICE

R

4900 A
TOWN OF TABER OFFICE

50 ST

88.48

54.86

54.86

9.14

88.53

50.54

40.54

69.24

21.83

27.43

62.53

Development Authority Request for Decision

Meeting Date: August 22, 2017

Subject: DP 17-89 Move On Four Unit Row House

Recommendation:

That the Municipal Planning Commission approves Development Permit 17-89 for a Move On Four (4) Unit Row House located at 5003 41st Ave., Lots 24-26, Block 47, Plan 575T with the following conditions:

1. Pursuant to Section 1.4.3 of the Land Use Bylaw 14-2016, as amended, a side yard setback requirement waiver reducing the distance from 3.0m to 2.87m on the south side of the property is hereby granted,
2. Pursuant to Section 1.4.3 of the Land Use Bylaw 14-2016, as amended, a rear yard setback requirement waiver reducing the distance from 6.0m to 1.52m on the east side of the property is hereby granted,
3. The site is developed as per the site plan submitted, to the satisfaction of the Director of Planning and Economic Development and the Director of Engineering and Public Works,
4. The applicant must obtain a Building Permit to ensure the development complies with the Alberta Fire Code and Alberta Building Code. It shall be the responsibility of the applicant to obtain the necessary building, plumbing, electrical and gas permits,
5. If sprinkler permits are required under the Alberta Building Code, a separate building permit application must be made in conjunction with the permit for the building, and a copy provided to the Town of Taber,
6. The applicant must ensure the contractor commissioned for the construction has a valid Business License for the Town of Taber,
7. The applicant must obtain an Elevation Approval, a separate approval form by the Planning & Economic Development Department, to ensure the development complies with an approved site and or grade plan. All finished elevations/grades shall be consistent with the approval form,
8. A lot drainage (grade) plan illustrating water will not accumulate at or near the buildings (positive drainage), nor accumulate on the lot, and


	<p>will not adversely affect adjacent properties shall be produced by a qualified professional and supplied to the Town of Taber prior to the Building Permit being issued. In addition, the foundation must be staked by a qualified professional,</p> <ol style="list-style-type: none"> 9. During construction, the site shall be maintained in a neat and orderly manner so as to ensure that neighbours are not directly impacted by construction activity. This includes parking of construction vehicles and storage of construction materials, debris, and topsoil. Any damage to neighbours' property, including fences, driveways, or landscaping that occurs due to this construction shall be repaired. Erosion shall be controlled so that soil and dust is not conveyed off site. Standing water on the site shall also be controlled by the applicant. (Non-compliance of these items are subject to fines as indicated under Bylaw 4-2008). In addition, the addressing of the home is to remain clearly visible through all stages of construction, 10. The water curb stop shall be set at a finished grade elevation to ensure accessibility by Public Services prior to installation of water metre and access to Town water. Public Services shall determine if water curb stop is acceptable and so advise the Town office prior to occupancy of the dwelling. As per Bylaw 1-2010 5.29, temporary water services for a maximum of 60 days must be arranged through the Town office, 11. In accordance with policy 68C08/21/00, a \$2500.00 damage deposit shall be forwarded to the Town office (Planning and Economic Development Department) prior to construction. Any damages to public streets, sidewalks, or services as a result of construction of this dwelling shall be restored to Town standards at the applicant's expense prior to the issuance of an occupancy permit, 12. The applicant will be required to submit a servicing plan to the satisfaction of the Town of Taber prior to entering into a Servicing Agreement with the Town of Taber, 13. 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, 14. The applicant will be responsible for ensuring all servicing work is completed by a qualified professional, the Town of Taber will provide pricing for servicing, 15. The applicant will be responsible for ensuring each unit has its own garbage, recycling, and composting services in accordance with the
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	<p>Waste, Recycling, and Compostable Material Bylaw 4-2016,</p> <p>16. Eight (8) parking stalls are to be developed on the property to the satisfaction of the Development Officer,</p> <p>17. The applicant will be required to submit a plan for the exterior finish of the building to the satisfaction of the Municipal Planning Commission;</p> <p>18. Prior to Occupancy, the applicant will provide a Real Property Report to the Town of Taber.</p>
Background:	<p>Administration has received an application for a Move On Four (4) Unit Row House that will require setback waivers located at 5003 41st Avenue. The lot has sat vacant for some time and the applicant has recently purchased the property in order to continue with providing sustainable housing for the residents of Taber.</p> <p>The applicant had a similar application submitted last summer which was approved by the Municipal Planning Commission. The applicant has also just completed their second move on row house project located in Barnwell. The row house would have all four units rented out; creating a more diverse rental market in Taber.</p>
Legislation / Authority:	<p>Town of Taber Land Use Bylaw 14-2016 Sec. 1.6.2(2) The Development Officer may refer any development permit application to the Municipal Planning Commission acting as the Development Authority for advice or a decision on the application.</p>
Strategic Plan Alignment:	<p>Family/Community 1: Build a community that is affordable and attractive.</p>
Financial Implication:	<p>The applicant has paid the associated fees.</p>
Service Level / Staff Resource Implication:	<p>Administration's time is require to advertise and circulate the application.</p>
Justification:	<p>The proposed application is similar to previous move on row houses and it would create more sustainable housing in Taber.</p>
Alternative(s):	<p>Alternative 1: That the Municipal Planning Commission approves Development Permit 17-89 for a Move On Four Unit Row House located at 5003 41st Ave., Lots 24-26, Block 47, Plan 575T with amendments to the conditions.</p>



	Alternative 2: That the Municipal Planning Commission does not approve Development Permit 17-89 for a Move On Four Unit Row House located at 5003 41 st Ave., Lots 24-26, Block 47, Plan 575T with reasons.
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Attachment(s):	DP 17-89 - Application DP 17-89 - Site Plan DP 17-89 - Proposed Move On Row House DP 17-89 - Floor Plan DP 17-89 - Proposed Exterior 5003 41 Ave - Map
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APPROVALS:	
Originated By:	Grace Noble
Chief Administrative Officer (CAO) or Designate:	



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

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

Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: R-2	Roll No: 4150540	
Development Permit No: 17-89	DP Fee: \$ 400.00	Off-Site Levy: \$ N/A	Security Deposit: \$ 2500.00
Building Permit No: T1B 8 00 75 17M	BP Fee: \$ 848.75 (Minimum \$100.00)	SCC Levy: \$ 33.95 (minimum \$4.50)	Total Fees: \$ \$4,107.70
Application Received: 08/16/2017	Date Advertised:	Permit Effective:	

+ \$125 Construction Water
+ \$200 Elevation Inspection.

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

Please attach the following:

- Site Plan (3 copies) New Home Warranty Documentation (if applicable)
- Building Plan (3 copies) Security Deposit (if applicable)
- Elevation/ Drainage/ plot Plan (3 copies) Architect Controls Approval

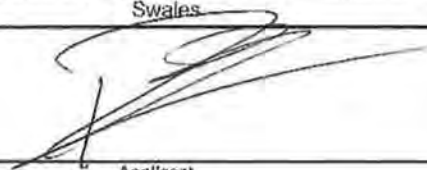
I / We hereby make application under the provisions of Land Use Bylaw No. 14-2016 for a Development Permit in accordance with the plans and supporting information submitted herewith and which forms part of this application.

Municipal Address:	5003 41st Ave.		
Legal Description of property to be developed:	Lot (Parcel): 24-26	Block: 47	Plan: 575 T
Applicant:	Name: RTK Ranches Ltd	Email: [REDACTED]	
	Address: Box 4178		
	Town: Taber	Postal Code: T1G 2C6	
	Phone Res: [REDACTED]	Phone Cell: [REDACTED]	
	Business License#: _____		
Interest in the proposed development, if not the registered owner: <input type="checkbox"/> Agent <input type="checkbox"/> Contractor <input type="checkbox"/> Tenant <input type="checkbox"/> Other explain: _____			
Registered Owner: (if different from applicant)	Name: same.	Email: _____	
	Address: _____		
	Town: _____	Postal Code: _____	
	Phone Res: _____	Phone Cell: _____	
Type of Development Proposed:	<input type="checkbox"/> New Construction <input type="checkbox"/> Waiver <input type="checkbox"/> Change of Use <input type="checkbox"/> Discretionary Use <input type="checkbox"/> Renovation <input checked="" type="checkbox"/> Moved in Building <input type="checkbox"/> Addition <input type="checkbox"/> Other explain: _____		

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

Lot Dimensions	Width: 17.62m (N) 28.50m (S)	Depth: 39.62m (W) 38.10m (E)	Area: 830.37m ²	
Lot Coverage	By proposed build (%): 38%	Total site coverage (%): 38%	Landscaped open space (%): 62%	
Proposed setback from property lines:	Front: 6.64m	Side 1: (N) 1.57m	Side 2: (S) 2.87m Rear: 1.52m	
Additional Information:	Number of Units: 4			
	Number of Off Street Parking Spaces: 8			
	Driveway Width: 3.05m/parking stall			
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:	\$400,000	
If development is temporary, state for what period:	N/A			
Existing Use of Site: List existing buildings, structures and use(s) of the land and whether any are to be removed or relocated.	Residential Property - Vacant R2 Zoning			
Proposed Use of Site: Describe in detail - attach additional information if necessary.	Row house - 4 unit			
Services:				
Water Supply	Municipally owned and operated piped water system	Existing <input type="checkbox"/>	Proposed <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
	Other (Specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	Municipally owned & operated sanitary sewer system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Other (specify):	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Drainage	Ditches	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Swales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Signed:



Applicant

Date:

17/5/17

Signed:

Registered Owner (if different than applicant)

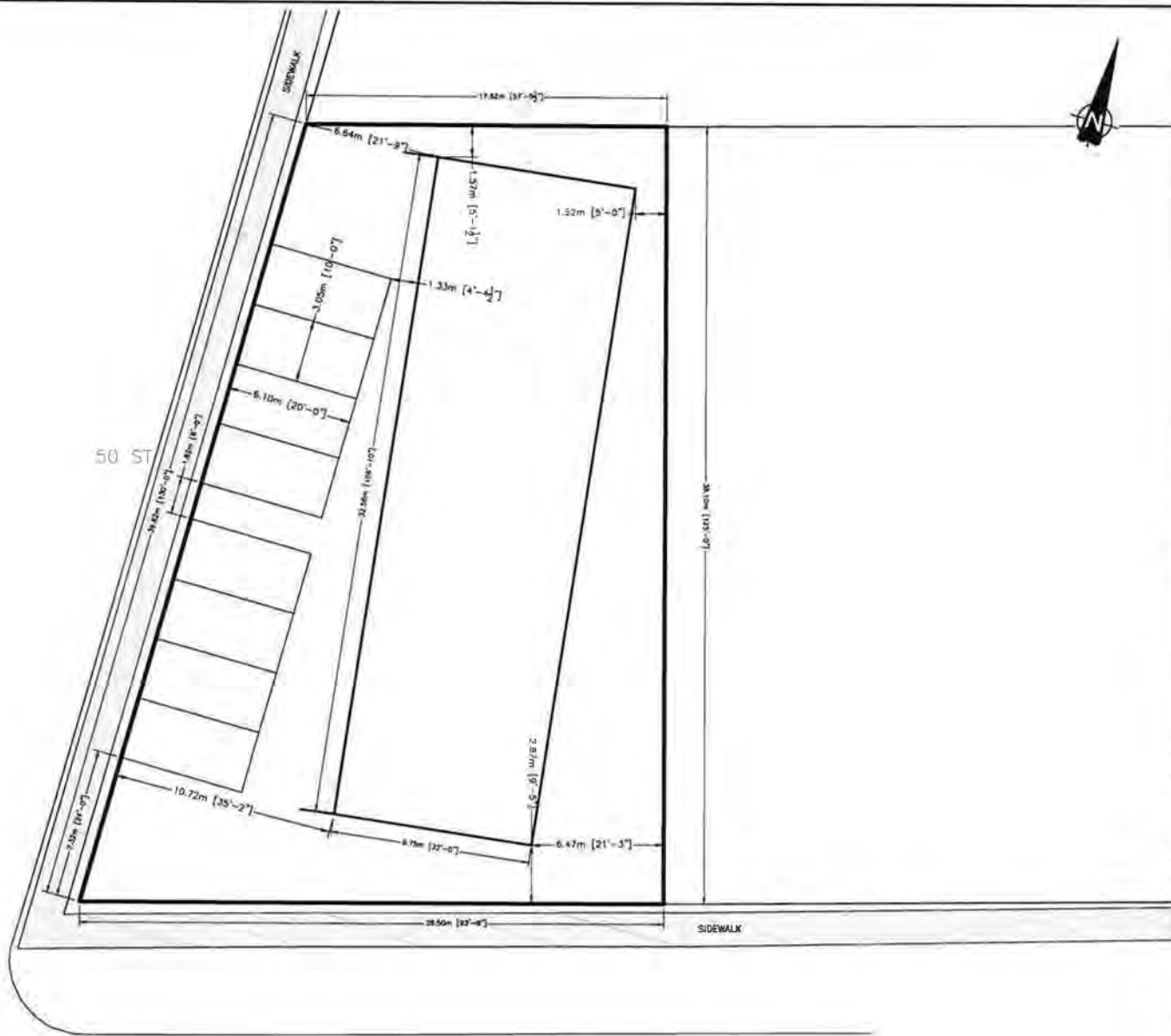
Date:

Signed:

Development Officer

Date:

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



LEGEND

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH & LOCATION OF SERVICES PRIOR TO CONSTRUCTION.
2. ALL UNDERGROUND UTILITIES, INCLUDING GAS, OIL, TELLS, ELECTRICAL, MUNICIPAL WATER, ETC., AS SHOWN ON THIS PLAN, ARE BASED ON INFORMATION RECEIVED FROM THE RESPECTIVE AUTHORITIES. NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER AS TO LOCATION, OR OMISSIONS. THE CONTRACTOR MUST CONTACT THE VARIOUS UTILITIES FOR ON-SITE INFORMATION AS TO ACTUAL LINE LOCATIONS PRIOR TO STARTING CONSTRUCTION.
3. IT IS THE LANDSCAPER'S RESPONSIBILITY TO ENSURE THAT RUNOFF FOLLOWS THE RECOMMENDED DRAINAGE PATHS AND NO STANDING WATER OCCURS NEAR THE RESIDENCE.

DATE	REVISION	DESCRIPTION
18 JUL 17	PRELIMINARY	

WILDE BROTHERS
ENGINEERING LTD.
PERMIT TO PRACTICE
P01438

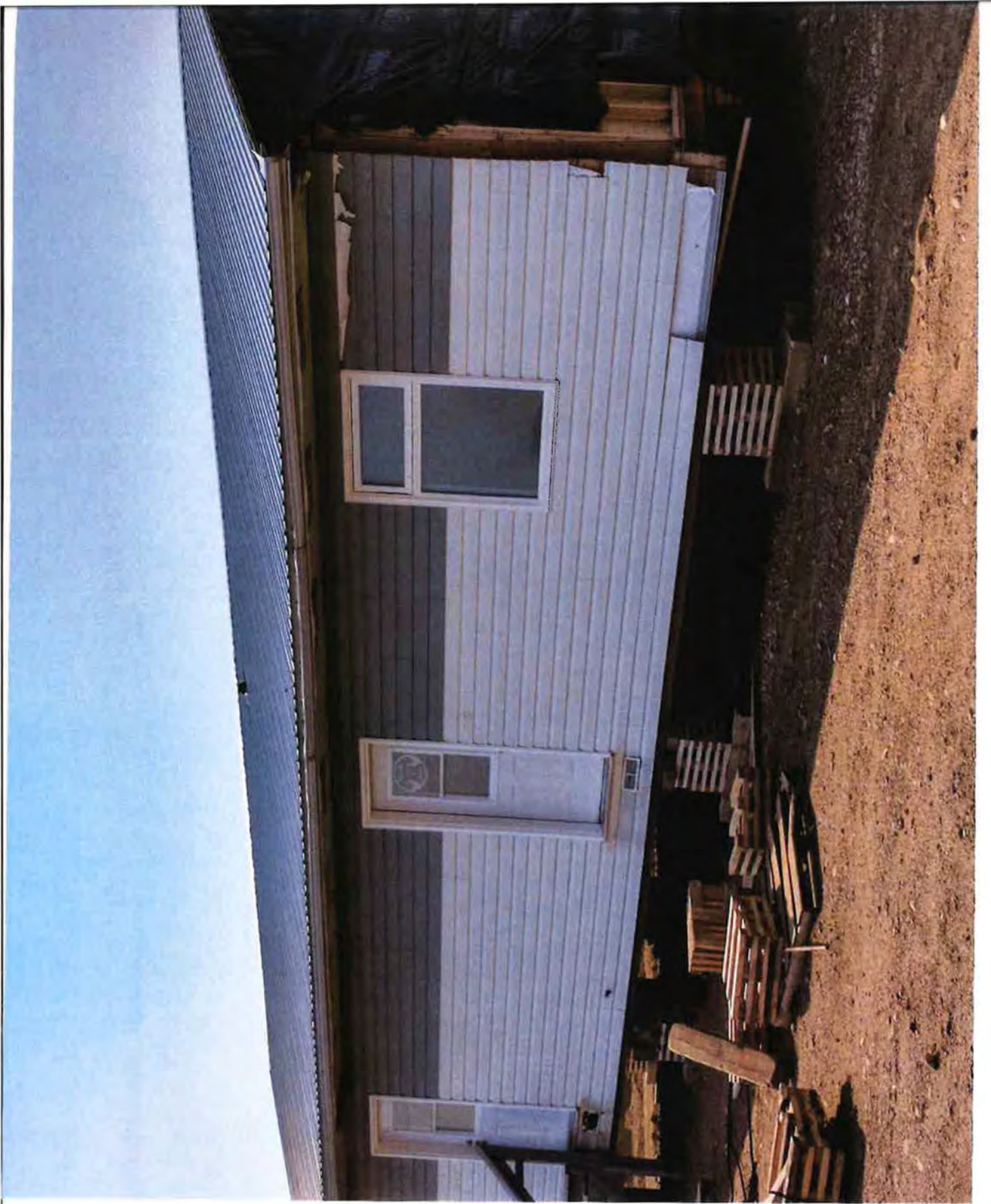
WILDE BROS. ENGINEERING LTD.
Raymond, Alberta
RYAN TORRIE

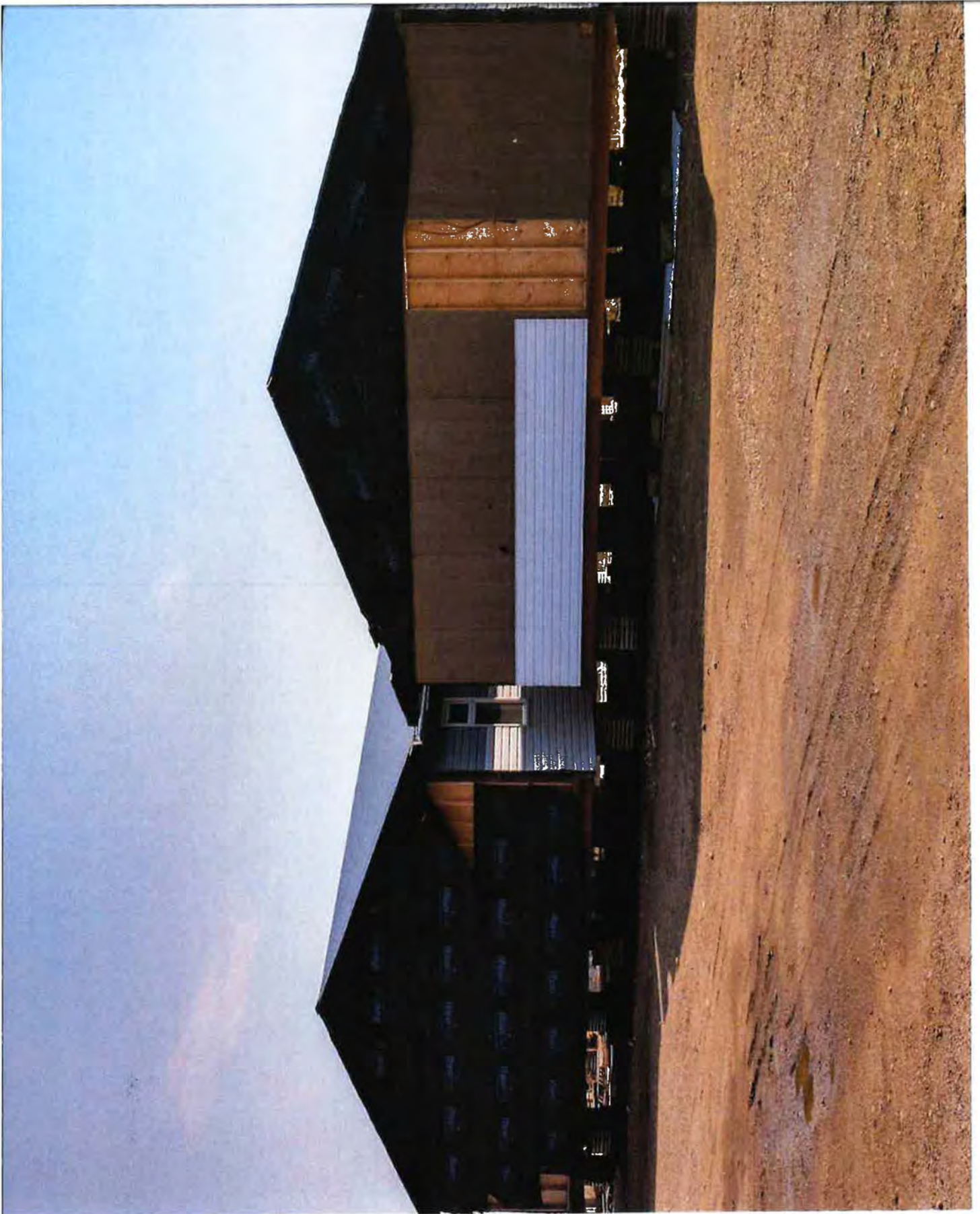
LOTS 24-26
BLOCK 47
PLAN 575T
TABER, AB
LOT LAYOUT

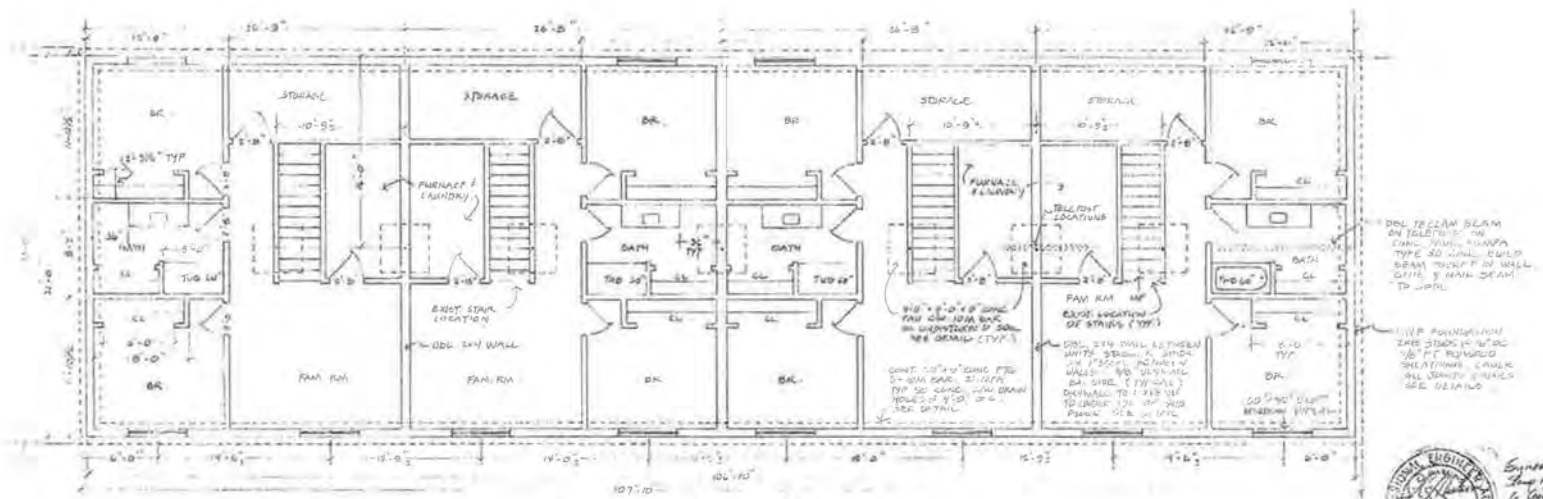
DESIGNED:	CHECKED: DJW
DRAWN: DJW	JOB: 7017-16
SCALE: 1:200	DIMENSIONS: METERS
DATE: 18 JULY 2017	DRAWING No: 1

41 AVE

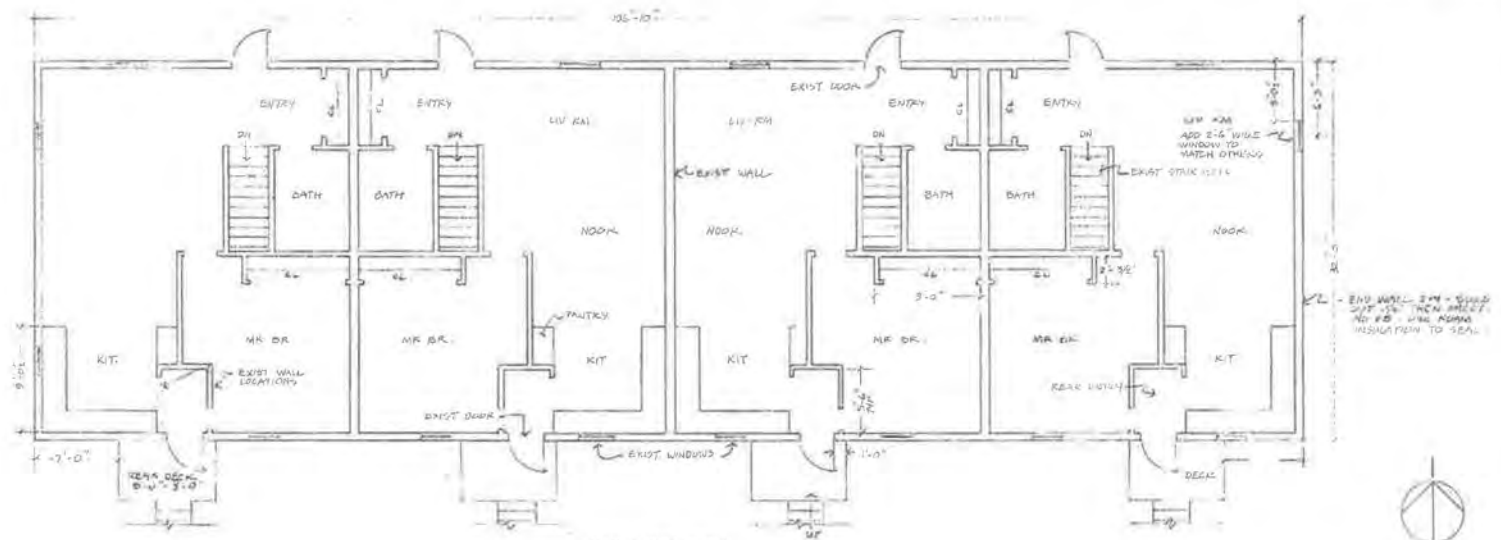








PROPOSED BASEMENT LAYOUT & FOUNDATION PLAN
SCALE: 3/16" = 1'-0"



MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0"



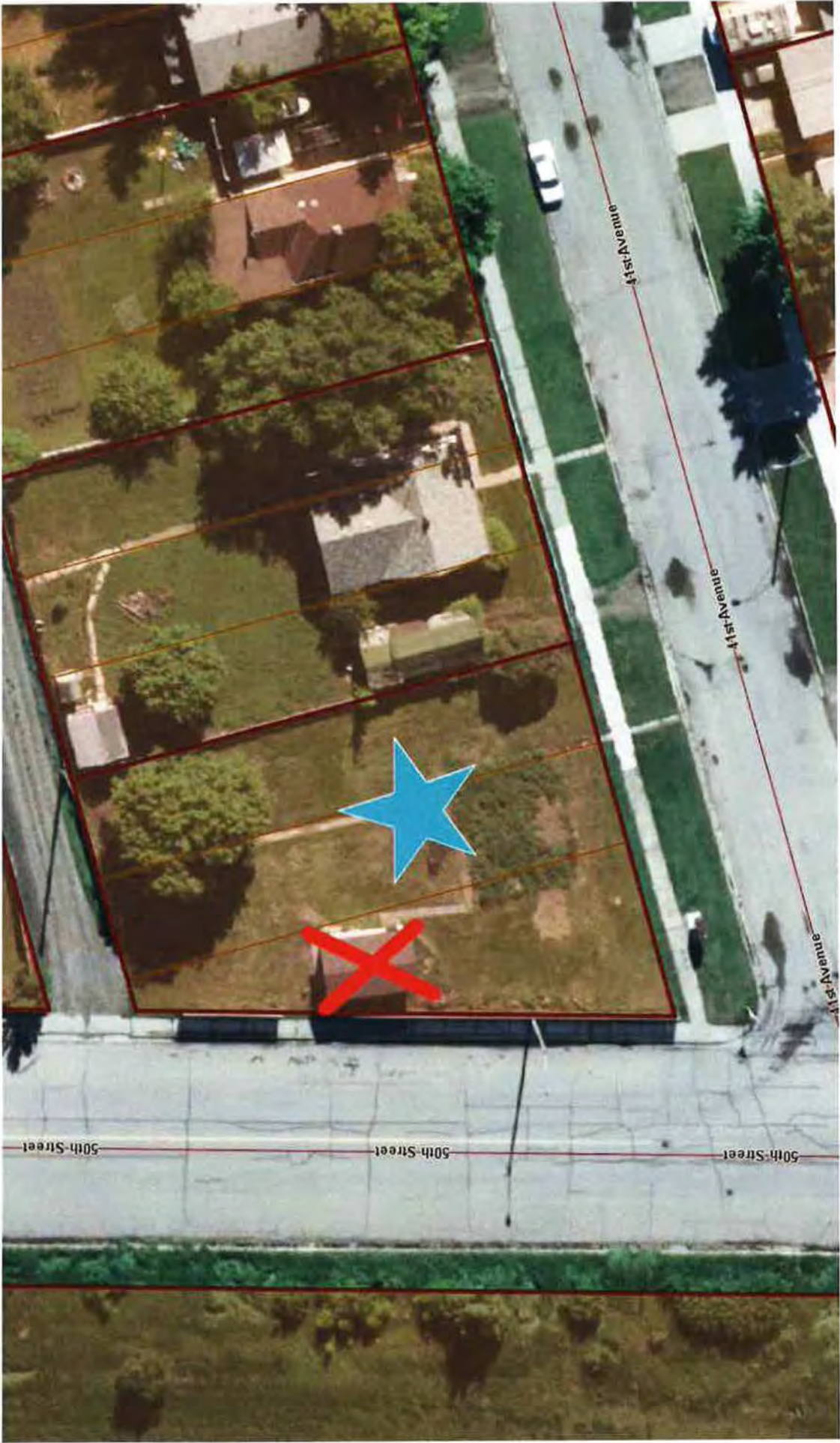
PROPOSED 4 PLEX	
SCALE: AS SHOWN	DWG. BY: H.T.
FLOOR, BASEMENT & FOUNDATION PLANS	
TAB. NO. 12	DRAWING NO. 100














Development Authority Request for Decision	
Meeting Date: August 22, 2017	
Subject: Foundation Elevation Approvals - Update	
Recommendation:	That the Municipal Planning Commission accepts the update on foundation elevation approvals as information.
Background:	Administration had previously brought forward the proposed process for monitoring foundation elevations with residential properties. The Municipal Planning Commission approved the foundation inspection process as presented. Which included a 1" +/- tolerance for the acceptable difference in proposed foundation elevations and constructed foundation elevations. When put into practice administration found that our equipment could not operate effectively with that fine of a tolerance measurement. Administration has now implemented a 2" +/- tolerance which allows the equipment used by our Engineering and Public Works department to function more efficiently.
Legislation / Authority:	N/A
Strategic Plan Alignment:	Family/Community 1: Build a community that is affordable and attractive.
Financial Implication:	The \$200 fee for the Elevation Inspection will remain the same.
Service Level / Staff Resource Implication:	Administration's time is required to review submitted elevations, shoot the elevations and process the data. This amount of time will not change with the tolerance level change.
Justification:	This additional tolerance level will allow our equipment to work properly and the review stage of the foundation elevations to operate smoothly.
Alternative(s):	Alternative 1: The Municipal Planning Commission does not accept the update on foundation elevation approvals as information.



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

Development Authority Request for Decision

Meeting Date: August 22, 2017

Subject: Sea Can Report for Potential Land Use Bylaw Amendments

Recommendation:

That the Municipal Planning Commission accepts the following as information and recommends that Council accepts the recommendations of the report, and directs administration to make necessary updates to bylaws and forms as needed.

Background:

At a regular meeting of the Municipal Planning Commission, on July 18th, 2017, two development permit applications were brought before the commission for a decision on the placement of two separate sea cans at two separate downtown properties. Both applications were denied due to aesthetic reasons in the Downtown District. Currently the Land Use Bylaw has no specific rules for sea cans and Administration has been handling them as an accessory use throughout the districts.

Administration was directed by the Municipal Planning Commission to draft a report that provided research on best practices currently being used by other municipalities within Alberta. The attached report showcases the research Administration conducted in a similar manner to the well-received Food Truck report.

Legislation / Authority:

Section 692 of the Municipal Government Act allows for amendments to the Land-Use Bylaw.

Section 7 of the Municipal Government Act (general jurisdiction to pass bylaws) provides Council with the authority to pass bylaws to address issues such as: safety, health and welfare; people, activities and things in, on or near a public place or places open to the public; nuisance; and enforcement including fines.

Strategic Plan Alignment:

Economic: Create conditions for business success.


Financial Implication:

No financial implications at this time.



Service Level / Staff Resource Implication:	Staff time is required to compile all comments, create a guideline and draft bylaw amendments to take to Council.
Justification:	By implementing the recommended rules and regulations on Sea Cans there will be less confusion on their regulations.
Alternative(s):	Alternative 1: That the Municipal Planning Commission recommends Council to direct administration to get public feedback before making any changes. Alternative 2: That the Municipal Planning Commission recommends that Council directs administration to not make any changes to current rules and regulations and to stop all Sea Can related work.

Attachment(s):	Sea Can Report
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APPROVALS:	
Originated By:	Emily Hembrough
Chief Administrative Officer (CAO) or Designate:	



TOWN OF
TABER

Shipping Containers/Sea Cans

August 3, 2017

Table of Contents

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DRAFT

1.0 Introduction

Millions of sea cans also known as shipping containers have been manufactured in recent years to accommodate trade between North America and Asia. Used ones are plentiful and inexpensive. Not surprisingly, many property owners have found new uses for them as auxiliary storage buildings as they are strong, spacious, easy to move and provide instant, secure storage. In Taber, sea cans have been increasing in popularity, especially in industrial areas.

This report was prepared for Municipal Planning Commission (MPC) following a recent MPC meeting where two applications were submitted for shipping containers in Taber's Downtown. Both applications were denied approval by the MPC on the premise that shipping containers do not fit within the aesthetic goals identified for the downtown within the Municipal Development Plan. MPC further directed Administration to conduct an evaluation on best practices of other municipalities in regards to shipping containers.

Administration has prepared the following report to summarize the findings out evaluating 7 municipalities within Alberta.

2.0 Existing Rules and Regulations

Land Use Bylaw 14-2016 does not specifically define or regulate sea cans/shipping containers. Currently they have been classified as an accessory use, defined as any use, building or structure that is subordinate or incidental to the principal building or use and is located on the same site as the principal building or use and includes, but is not limited to, garages, swimming pools, sheds, decks, and fences.

It has further been regulated through Section 2.1.4 – Temporary Buildings and Structures:

- 1) Temporary uses, buildings, or structures may be approved in all Districts at the discretion of the Development Authority, provided that temporary buildings or structures are not placed on permanent foundations and provided that the use is listed as a discretionary use in the relevant land use district.
- 2) Not related to shipping containers.
- 3) Temporary uses, buildings, or structures may be approved for a period of up to three years with renewal of these approvals allowed provided that such renewals do not extend the temporary approval beyond a total of ten (10) years.
- 4) A request for renewal of an approval of a temporary use, building or structure under (3) years must be made 60 days or more before the expiration of the temporary development approval.

Currently, an accessory use is a permitted use in Residential R1-R3 Districts and a discretionary use in Residential R-4 and RMH Districts, Commercial Districts, Industrial Districts, Institutional and Recreational Districts. Therefore, a temporary use development approval for a shipping container has been approved by the Development Authority (Development Officer) where it is a permitted use and has been handled case by case based on discretion of the Development Authority (Development Officer or Municipal Planning Commission). Municipal Planning Commission will typically see those proposed in the Downtown and along the Major Community Corridor due to the urban design goals and policies of the Municipal Development Plan, although shipping containers are not specifically identified.

In addition to the Land Use Bylaw, the Town of Taber’s Municipal Development Plan has a Major Community Corridor Urban Design Overlay which focuses on the visual aspects of development and specifically identifies outdoor storage to not be permitted within the front yards of buildings with frontage along the Major Community Corridors.

3.0 Analysis / Best Practice

As requested by Municipal Planning Commission, Administration has researched existing rules and regulations of 5 Alberta municipalities as they relate to sea cans/shipping containers, specifically how they are defined, which districts are they considered permitted/discretionary/prohibited/temporary, use, and specialized rules governing specific uses.

3.1 Definition

Six of the seven municipalities specifically defined sea can/shipping containers within their respective land use bylaws, typically under the general term “shipping container”. Medicine Hat was the exception as they had no specific definition as they regulate under “outdoor storage”. Table 3.1.1 summarizes the findings:

Brooks	means any container that is or was used for transport of goods by means of rail, truck or by sea. These are generally referred to as a C-Container, sea cargo container, sea can or cargo container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this bylaw, when such a container is used for any purpose other than transporting freight, it will be considered as a structure, must conform to these regulations and may require a permit.
Lethbridge (City)	means a reusable container designed for the inter-modal transport of goods.
Lethbridge (County)	means any container that was used for transport of goods by means of rail, truck or by sea, they may also be referred to as cargo containers, c-containers or sea-containers. These containers are rectangular in shape and are generally made of metal. When used for any purpose other than transporting freight, a shipping container shall be considered a building and subject to the standards and requirements of the Land Use Bylaw.
Medicine Hat	No specific definition. Considered outdoor storage.
Okotoks	means a standard metal container that can be loaded on container ships, railroad cars and trucks and may only be used for storage of goods and materials accessory to the principal use of a site.
Olds	means a shipping or cargo container used in intermodal (sea, rail, truck) freight transportation or storage.
Vermillion	means a container that is new or was formerly used for transport of goods by means of rail, truck or sea. These containers are rectangular in shape and are generally made of metal also referred to as a sea cargo container, sea-can or cargo container. When used for any other purpose other than transporting freight, a shipping container is considered a structure.

Table 3.1.1: Defining Shipping Containers

3.2 Permitted, Discretionary, Prohibited, and Temporary Use Classifications

Each of the seven (7) municipalities addressed permitted/discretionary/prohibited/temporary uses differently, although there are some clear themes. First of which is differentiating between temporary and non-temporary. Five of the seven municipalities have a process in place for temporary development of a shipping containers that do not require a development permit. Table 3.2.1 summarizes the findings:

Brooks	<ul style="list-style-type: none"> the placement of no more than one shipping container used in the construction or alteration of a building for which a permit has been issued under this bylaw, provided the shipping container is not used as a dwelling and provided the shipping container is removed immediately upon completion of construction of the building for which the permit has been issued;
Lethbridge (City)	<ul style="list-style-type: none"> the use of a Shipping Container in a residential district for a period not exceeding 6 months. For the purposes of this subsection the 6 month period shall commence from the date of the arrival/delivery of the Shipping Container which date shall be established by the production of a delivery receipt/invoice or by such other evidence satisfactory for the Development Officer. In the event such receipt/invoice or other satisfactory evidence is not received by the Development Officer the Shipping Container shall be deemed to have been in use for the period of three months immediately prior to the date of the initial request by the Development Office for confirmation of the date of arrival/delivery of the Shipping Container.
Lethbridge (County)	<ul style="list-style-type: none"> the placement of storage, shipping, or c-containers (sea-containers): (i) that are temporary during the construction, alteration, or maintenance of a building or moving by the occupants, for a term not to exceed six (6) months providing the storage, shipping or c-container is removed upon completion of the construction, renovations or move by the occupants; (ii) that are located in the <i>Rural Agriculture</i> or <i>Rural Urban Fringe</i> land use districts provided they do not exceed two containers on a 5.0 acre or greater size parcel at any given time. <p>*A shipping container placed temporarily on a construction site, for the period of construction only, in any land use district without obtaining a development permit subject to the following provisions: (a) the shipping container is needed in connection with construction of a development for which a development permit has been issued; (b) the construction site is active (i.e. construction has commenced and is on-going or is about to commence within one week); placement of a shipping container on an inactive construction site is not permitted; (c) no more than one shipping container is placed on the construction site (a development permit will be required for any additional shipping containers that are required); (d) the exterior of the shipping container is kept clean and does not display any advertising other than the company logo or trademark.</p>
Medicine Hat	<ul style="list-style-type: none"> N/A
Okotoks	<ul style="list-style-type: none"> placement of a shipping container on any non-residential or multi-residential site for use during construction of a development for which a development permit has been issued, notwithstanding that shipping containers may not be a listed use in the district, provided the placement is satisfactory to the Town and the shipping container is removed from the site prior to occupancy of the development or upon thirty days written notice by the Town, whichever is sooner;
Olds	<ul style="list-style-type: none"> N/A
Vermillion	<ul style="list-style-type: none"> A temporary building, the sole purpose of which is incidental to the erection or alteration of a building, for which a permit has been issued under this Land Use By-law. This may also include temporary placement of a shipping container to accommodate storage or equipment or materials of an approved development project at the discretion of the Development Authority for no longer than twelve (12) months.

Table 3.2.1: Temporary Development Not Requiring a Development Permit

When a **Development Permit is required** there is a pretty clear theme that shipping containers are considered a permitted use in industrial districts, a discretionary use in commercial, public, and institutional districts, and prohibited (with exception of temporary use) in residential districts. There are exceptions to this theme. As it relates specifically to Downtown or Central Business Districts, 2 municipalities prohibit with no exceptions, 4 are discretionary with conditions, and 1 does not address. Table 3.2.2 summarizes the findings:

	Permitted	Discretionary	Prohibited	Downtown/CBD
Brooks	<ul style="list-style-type: none"> Industrial Districts 	<ul style="list-style-type: none"> Commercial Districts (including Commercial Central) 	<ul style="list-style-type: none"> Residential Districts 	<ul style="list-style-type: none"> Discretionary
Lethbridge (City)	<ul style="list-style-type: none"> Industrial Districts Commercial Districts 	<ul style="list-style-type: none"> Downtown 	<ul style="list-style-type: none"> Residential Districts 	<ul style="list-style-type: none"> Discretionary
Lethbridge (County)	<ul style="list-style-type: none"> Rural Heavy Industrial 	<ul style="list-style-type: none"> Rural Agriculture Urban Fringe Rural General Industrial Hamlet Industrial 	<ul style="list-style-type: none"> Hamlet Residential Hamlet Manufactured Home Residential 	<ul style="list-style-type: none"> N/A
Medicine Hat	<ul style="list-style-type: none"> Industrial Districts 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Residential Districts Downtown – all storage must be within building 	<ul style="list-style-type: none"> Prohibited
Okotoks	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Industrial Districts Central Business District Highway Commercial Gateway Commercial Public Service 	<ul style="list-style-type: none"> Residential Districts 	<ul style="list-style-type: none"> Discretionary
Olds	<ul style="list-style-type: none"> Light Industrial Industrial Business Heavy Industrial 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Residential Districts Commercial Districts 	<ul style="list-style-type: none"> Prohibited
Vermillion	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Industrial Districts Commercial Districts Institutional and Public Districts 	<ul style="list-style-type: none"> Residential Districts 	<ul style="list-style-type: none"> Discretionary

Table 3.2.2: Permitted, Discretionary, and Prohibited Districts

3.3 Rules Governing Specific Use – Shipping Container

All municipalities had specific rules that governed the specific use of shipping container, some more than others. Generally the rules addressed where shipping containers are permitted, described any additional requirements in the permit process, number and location of containers on a parcel, and conditions that a development authority may require. Table 3.3.1 summarizes the findings:

Brooks	<ul style="list-style-type: none"> • Shipping containers are: <ul style="list-style-type: none"> ○ prohibited in residential districts; ○ discretionary in commercial districts; ○ permitted in industrial districts; • notwithstanding a above, shipping containers are permitted in residential and commercial districts on a temporary basis for: <ul style="list-style-type: none"> ○ 30 successive days or less if placed on the lot associated with the container; ○ 2 successive days or less if placed on public r-o-w adjacent to the lot associated with the container.
Lethbridge (City)	<ul style="list-style-type: none"> • Unless otherwise provided in a residential district, an accessory building shall not be a shipping container.
Lethbridge (County)	<ul style="list-style-type: none"> • Unless otherwise authorized in the bylaw and allowed in a land use district as a permitted or discretionary use, shipping containers are prohibited from being used or stored in yards. • Development Permit Required with the appropriate application fee. At least two recent colour photographs of each container must accompany the application. • There shall be a primary use on the property where the shipping container is proposed. • Must be located in the rear or side yards only, and the rear and side setback requirements shall be regulated by the requirements of the appropriate land use district. • The maximum number of shipping containers permitted on a lot shall be regulated. Where multiple containers are permitted on a lot they shall be stacked no more than two containers high. • Development Authority may require the following conditions: <ul style="list-style-type: none"> ○ Container must be painted to match the colour(s) of the principal building or be sandblasted and/or painted to the satisfaction of the Development Authority. ○ Require container be screened from view or landscaped. ○ The exterior of container must be kept clean and regularly painted. ○ Regulate the time period for which a development permit is valid. • Shipping containers shall not display advertising, company logos, names or other marketing without an approved sign permit.
Medicine Hat	<ul style="list-style-type: none"> • Where any non-residential development involves outdoor storage, a seacan or other form of shipping container is allowed only on a site within an industrial district, and only if is not located in the Front Yard or the Exterior Side Yard of the Site. • Seacan and other forms of shipping containers are prohibited from residential areas.
Okotoks	<ul style="list-style-type: none"> • Discretionary use in all industrial areas and under three specific commercial zoning rules – the central business district, highway commercial areas, and gateway commercial • Containers will be allowed at any location in town on a temporary basis for buildings under construction or renovation. • Businesses would need to apply for a development permit from the Town to use a shipping container on their property. • Containers would need to be located in either side or back yards and they cannot take up parking stalls. • Need to be clean, rust free and painted the same colour as the primary building and murals are allowed. Any containers not meeting the requirements would have to be screened from roads and residential areas either by trees and vegetation or with the use of a screening fence. • No references to shipping containers in residential areas. • Shall not be stacked.

	<ul style="list-style-type: none"> • Shall not occupy the minimum required parking spaces, loading spaces or landscaped areas on a site nor be placed over a utility right-of-way or easement. • Shall not be used as a sign, and no signage shall be installed upon it or on top of it. • Shipping containers must comply with all applicable Land Use Bylaw regulations of an accessory building. • Public Service (PS) Districts are subject to the following restrictions and limitations: <ul style="list-style-type: none"> ○ not more than one (1) shipping container may be approved on a site, ○ approval is limited to those sites containing a permanent principal building and the shipping container must be located immediately adjacent to the principal building; and ○ all development permit applications for placement in a Public Service (PS) District must: <ul style="list-style-type: none"> ▪ be circulated to all adjacent property owners for comment and a notice must be posted on the site at least fourteen (14) days prior to a decision on the application, ▪ be referred to the Culture, Parks and Recreation Committee for comment prior to a decision on the application.
Olds	<ul style="list-style-type: none"> • Sea cans or similar forms of shipping or cargo containers, shall not be permitted on a site in any district except for Light Industrial, Industrial Business and Heavy Industrial.
Vermillion	<ul style="list-style-type: none"> • Discretionary and shall only be considered as an accessory use to a legal primary use in the Non-residential Districts. Prohibited in all other Districts unless approved by the Development Authority as a temporary use only. • Considered accessory buildings and are to be used for cold storage purposes only, excluding dangerous or hazardous materials or containers. Containers shall not be used as a dwelling nor shall they have services connected to them. • Prior to the Development Authority accepting an application for a Development Permit for a shipping container, colour photographs of all four sides of the proposed container(s) shall be provided. In addition to obtaining a Development Permit a Building Permit must also be obtained. • Shall not be stacked one upon another. • Shall be located in the rear or side yards only and shall not be permanently fixed to the ground nor project beyond the front face of the principal building on the subject lot. • Shall have an exterior finish to match or compliment the exterior finish of other buildings on the subject property and/or be screened from view to the satisfaction of the Development Authority. If the exterior finish is not acceptable the Development Authority may require the container be painted to match the surrounding building colours. • Shipping containers must be kept clean and well maintained and must comply with all other applicable provisions contained within the current <i>Land Use By-law</i>. Any breach of these conditions may result in the cancellation of the Development Permit and removal of the container at the owner's expense. • The maximum number of containers that may be allowed per lot is as follows: <ul style="list-style-type: none"> a. less than 0.40 ha (1.0 acre) – two (2) containers; b. 0.41 ha (1.01 acres) to 1.21 ha (3.0 acres) – three (3) containers; c. 1.22 ha (3.01 acres) or more – maximum five (5) containers. d. The above does not apply where containers are being sold or rented as part of an authorized storage or shipping container related business. • Contractors licensed to operate within the Town of Vermillion may temporarily use shipping containers in any zoning district, including Residential, for the storage of equipment and materials during the period of construction at the construction site subject to the following: <ul style="list-style-type: none"> a. new construction must have an approved Development Permit issued by the Town; and b. containers must be placed wholly within the subject property and not within a Town road right-of-ways; and c. the containers shall be removed from the property no later than seven (7) calendar days after completion of the project and for no longer than a maximum of twelve (12) months; and d. if construction ceases for a period of thirty (30) days or is abandoned, the shipping container shall be removed no later than seven (7) days after notice to remove is issued by the Town); and e. shipping containers temporarily used in single family Residential Districts shall not exceed 6m (20.0ft.) in length and shall be placed wholly within the property boundaries and not within the Town road right-of-ways.

Table 3.3.1: Rules Governing the Specific Use – Shipping Container

3.4 *Shipping Containers as a Building Material*

In recent years, shipping containers have started being used for more than land-based storage as some architects and builders have begun stacking and welding them together and cutting passages between to create single family, duplexes, and multifamily buildings. This is essentially using shipping containers as a building material, for which the Town of Taber does not necessarily regulate.

With that being said, a development that proposes to convert shipping containers to use as a building or structure for a different use should consider that all applicable building and safety code requirements are met; and the Development Authority is satisfied that the design, character and appearance of the finished building is compatible with other buildings in the vicinity and that the design, character and appearance of the building is consistent with the purpose of the land use district in which the building is located. The Development Authority may require engineering reports, structural engineer's stamped schematic drawings, and building inspection reports in consideration of approving a development permit for a shipping container conversion.

This is more for information and do not see any necessary Land Use Bylaw amendments at this time.

4.0 Recommendations

Based on the evaluation of best practices from seven other municipalities in Alberta the following are the recommendations of Administration to the Municipal Planning Commission in terms of regulating shipping containers.

1. Definition

Define "shipping container" as its own specific use. The proposed definition is: means any container that is or was used for transport of goods by means of rail, truck or by sea. Also generally referred to as a C-Container, sea cargo container, sea can or cargo container. Such containers are typically rectangular in shape and are generally made of metal. For the purposes of this bylaw, when such a container is used for any purpose other than transporting freight, it will be considered as a structure, must conform to these regulations and may require a permit.

2. Development not requiring a Development Permit

Amend Land Use Bylaw section 1.3.3 – Exempt Developments to include: The placement of storage, shipping, or c-containers (sea-can) in any land use district, that are temporary during the construction, alteration, or maintenance of a building or moving by the occupants, in keeping with the following restrictions:

- Temporary is defined as a term not to exceed six (6) months providing the storage, shipping or c-container is removed upon completion of the construction, renovations or move by the occupants. The 6 month period shall commence from the date of the arrival/delivery of the Shipping Container which date shall be established by the production of a delivery receipt/invoice or by such other evidence satisfactory for the Development Officer. In the event such receipt/invoice or other satisfactory evidence is not received by the Development Officer the Shipping Container shall be deemed to have been in use for the period of three months

immediately prior to the date of the initial request by the Development Office for confirmation of the date of arrival/delivery of the Shipping Container.

- Shall not be permitted in the front yards of buildings in residential and commercial areas with frontages along any of the major community corridors (50th Street, 50th Avenue, Highway 3, 64th Avenue, and Highway 36.

3. Permitted, Discretionary, and Prohibited Districts

Amend Land Use Bylaw section 3.1 – Rules Governing Specific Uses to include that shipping containers are:

- permitted in industrial districts,
- discretionary in commercial districts, and
- prohibited in residential districts.

Notwithstanding above, shipping containers are permitted in residential and commercial districts on a temporary basis as identified in Section 1.3.3.

4. Rules Governing Specific Uses

- Prior to the Development Authority accepting an application for a Development Permit for a shipping container, colour photographs of all four sides of the proposed container(s) shall be provided. In addition to obtaining a Development Permit a Building Permit must also be obtained.
- There shall be a primary use on the property where the shipping container is proposed.
- Considered accessory buildings and are to be used for cold storage purposes only, excluding dangerous or hazardous materials or containers. Containers shall not be used as a dwelling nor shall they have services connected to them.
- Must be located in the rear or side yards only, and the rear and side setback requirements shall be regulated by the requirements of the appropriate land use district.
- Shall not occupy the minimum required parking spaces, loading spaces or landscaped areas on a site nor be placed over a utility right-of-way or easement.
- The maximum number of containers that may be allowed per lot is as follows:
 - o less than 0.40 ha (1.0 acre) – one (1) containers;
 - o 0.41 ha (1.01 acres) to 1.21 ha (3.0 acres) – two (2) containers;
 - o 1.22 ha (3.01 acres) or more – maximum four (4) containers.
 - o The above does not apply where containers are being sold or rented as part of an authorized storage or shipping container related business.
- Where multiple containers are permitted on a lot they shall be stacked no more than two containers high.
- Shall not display advertising, company logos, names or other marketing without an approved sign permit.
- With discretionary uses the Development Authority may require the following conditions:
 - o Container must be painted to match the colour(s) of the principal building or be sandblasted and/or painted to the satisfaction of the Development Authority.
 - o Require container be screened from view or landscaped.
 - o The exterior of container must be kept clean and regularly painted.

- The time period for which a development permit is valid may be regulated.

5.0 Conclusion

After careful consideration of best practices among Alberta Municipalities, administration concludes that Municipal Planning Commission should take the report as information and direct administration to prepare the necessary land use bylaw amendments to implement recommendations 1 through 4 to better regulate shipping containers in Taber.


DRAFT

Development Authority Request for Decision	
Meeting Date: August 22, 2017	
Subject: Sign Report for Potential Land Use Bylaw Amendments	
Recommendation:	That the Municipal Planning Commission accepts the following as information and recommends that Council accepts the recommendations of the report, and directs administration to make necessary updates to bylaws and forms as needed.
Background:	<p>During the regular meeting of the Municipal Planning Commission, on July 18th, 2017, an application was presented for an A-Board/Folding Sign to be placed in the Downtown. The application was tabled after a discussion was had regarding the permitting and placements of Class A signs within the Town of Taber.</p> <p>Administration was asked to draft a report similar to the well-received Food Truck report which was brought before the Municipal Planning Commission during the same meeting on July 18th, 2017, to address the concerns regarding Class A signs in the Town of Taber. Administration conducted research into six municipalities in Southern Alberta and compared these best practices with the current practices of the Town of Taber. The attached report highlights these findings.</p>
Legislation / Authority:	<p>Section 692 of the Municipal Government Act allows for amendments to the Land-Use Bylaw.</p> <p>Section 7 of the Municipal Government Act (general jurisdiction to pass bylaws) provides Council with the authority to pass bylaws to address issues such as: safety, health and welfare; people, activities and things in, on or near a public place or places open to the public; nuisance; and enforcement including fines.</p>
Strategic Plan Alignment:	Economic: Create conditions for business success.
Financial Implication:	No financial implications at this time.



Service Level / Staff Resource Implication:	Staff time is required to compile all comments, create a guideline and draft bylaw amendments to take to Council.
Justification:	By implementing the recommended rules and regulations on Signs there will be less confusion on their regulations.
Alternative(s):	Alternative 1: That the Municipal Planning Commission recommends Council to direct administration to get public feedback before making any changes. Alternative 2: That the Municipal Planning Commission recommends that Council directs administration to not make any changes to current rules and regulations and to stop all Sign related work.

Attachment(s):	Sign Report
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APPROVALS:	
Originated By:	Emily Hembrough
Chief Administrative Officer (CAO) or Designate:	



TOWN OF
TABER

Signs Report

August 8, 2017

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1.0 Introduction

This report was created for the Municipal Planning Commission (MPC) following the most recent meeting where an A-Frame sign application was submitted for a community event in the Town of Taber and a supplementary discussion was had on temporary signs including but not limited to business advertising real estate open house signs, etc. At the direction of MPC Administration has conducted research surrounding best practices from other municipalities in regards to signage; focusing mainly on Class A signs from the Town of Taber Land Use Bylaw 14-2016, as amended to this date, and portable signs.

Administration has prepared the following report based on research of six (6) municipalities within Southern Alberta compared to the Town of Taber's existing practices.

2.0 Existing Rules and Regulations

The Town of Taber Land Use Bylaw 14-2016 has a section entirely devoted to the rules and regulations of signs. Section 2.6 of LUB 14-2016 is attached as Schedule A to this report. Due to the wide variety of signs, uses will vary between permitted and discretionary based on the nature of the sign.

Currently under the Land Use Bylaw there are four (4) different classes of signs. The focus will be on Class A signs which include but are not limited to, Pedestrian, Real Estate, and Folding (Sandwich) Signs. As well as on Portable Signs which fall under Class D Signs.

3.0 Analysis/Best Practice

As requested by the Municipal Planning Commission, Administration has researched existing rules and regulations of six Southern Alberta municipalities as they relate to signs, specifically in relation permitting and their classification of use under their districts.

3.1 *Definitions and Use Classifications*

The definitions for the examined signs have been pulled from the Town of Taber's Land Use Bylaw 14-2016 as amended to this date which include; pedestrian signs, real estate signs, folding signs and portable signs. Administration then compared the Town of Taber's existing practices with the practices implemented by other municipalities in terms of where the signs can and cannot be located.

3.1.1 *Pedestrian Signs*

As per Figure 1.1, Pedestrian Signs are a classification of signs that are typically smaller and meant for local advertising on a temporary basis for promotional sales and services of a business. These are commonly found in front of businesses that attract a fair amount of foot traffic.

Pedestrian Signs - District Use

Town of Taber Definition: A self-supporting temporary local advertising sign that is set upon the ground and has no external supporting structure. Pedestrian Signs are typically comprised of two panels joined at the top (sometimes referred to as an A-Board), and do not include portable signs.

City/Town	Permitted	Discretionary	Prohibited
Bow Island	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Brooks	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Coaldale	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Lethbridge	<ul style="list-style-type: none"> Most Commercial Districts Most Industrial Districts Public Building Park and Recreation Medium & High Residential 	<ul style="list-style-type: none"> Downtown Commercial Specialist Office Future Urban Development 	<ul style="list-style-type: none"> Heavy Industrial Transportation Most Residential Districts Urban Innovation Valley District
Medicine Hat	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> N/A
Taber	<ul style="list-style-type: none"> All Districts (except two industrial districts) 	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Industrial Districts M-1 & M-2
Vauxhall	<ul style="list-style-type: none"> N/A 	<ul style="list-style-type: none"> Retail Commercial Highway Commercial Industrial Public Institutional Residential¹ 	<ul style="list-style-type: none"> N/A

¹ This is restricted to signage associated with approved clubs and organizations, day care centres, nursing homes, parks and playgrounds, places of worship, seniors housing, manufactured home parks and the following residential uses: lodging and boarding houses, multi-unit dwellings, townhouse/row housing, where classified as a permitted or discretionary use in the respective district.

Figure 1.1 Pedestrian Signs

3.1.2 Real Estate Signs

As per Figure 1.2, Real Estate Signs are a classification of signs that are based around the sale, lease or rental of the property on which the sign is located. When administration looked into other municipalities it was found they can range in size but are typically asked to be removed 30 days after the sale, lease or rental agreement has been completed.

Real Estate Signs - District Use	
Town of Taber 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.	
Bow Island	<ul style="list-style-type: none"> All Districts – No permit required Providing the real estate sign is located on the property it is selling
Brooks	<ul style="list-style-type: none"> All Districts – No permit required Providing the real estate sign is located on the property that is for sale Must be removed 30 days after the sale
Coaldale	<ul style="list-style-type: none"> All Districts – No permit required Providing the real estate sign is located on the property that is for sale Must be removed 30 days after the sale
Lethbridge	<ul style="list-style-type: none"> All Districts – No permit required Providing the real estate sign is located on the property that is for sale, rental or lease
Medicine Hat	<ul style="list-style-type: none"> All Districts – No permit required Size requirements depending on the district
Taber	<ul style="list-style-type: none"> All Districts – No permit required² Providing the real estate sign is located on the property this is for sale
Vauxhall	<ul style="list-style-type: none"> All Districts – No permit required Providing the real estate sign is located on the property that is for sale

Figure 1.2 Real Estate Signs

² The following Land Use Bylaw Districts do not provide for signs – Class A & B: Light Industrial District (M-1) and Medium Industrial District (M-2).

3.1.3 Folding Signs

Similar to Pedestrian Signs, Folding Signs are a classification of signs that are typically smaller and meant for local advertising on a temporary basis for promotional sales and services of a business. The only difference in these signs are the definitions in the Land Use Bylaw. Folding Signs can be placed on a public sidewalk and not need a permit. Generally these signs are removed from their location after regular business hours similar to Pedestrian Signs. They are typically located in front of the business they are advertising for.

Folding/Sandwich/A-Board Signs - District Uses	
Town of Taber Definition: A temporary sign placed on a public sidewalk or private property at the front of a business that folds in the centre (i.e. sandwich or A sign).	
Bow Island	<ul style="list-style-type: none"> No specific regulations
Brooks	<ul style="list-style-type: none"> Any District – No permit required Providing they are in compliance with the LUB and they are not placed on City property
Coaldale	<ul style="list-style-type: none"> Any District Must be removed on a daily basis When on Town property they are only permitted during normal business hours
Lethbridge	<ul style="list-style-type: none"> No specific regulations Temporary signs on parcels in commercial or industrial districts advertising a special promotion on the premises, provided the sign is removed within seven days of the end of the special promotion shall not require a development permit
Medicine Hat	<ul style="list-style-type: none"> All Districts, except residential districts – No permit required (thou not specified)
Taber	<ul style="list-style-type: none"> All Districts – No permit required³ Can be placed on a public sidewalk or private property
Vauxhall	<ul style="list-style-type: none"> Any District Providing they are in compliance with the LUB and they are removed from their location every evening.

Figure 1.3 Folding/Sandwich/A-Board Signs

³ The following Land Use Bylaw Districts do not provide for signs – Class A & B: Light Industrial District (M-1) and Medium Industrial District (M-2).

3.1.4 Portable Signs

When administration looked into portable signs the focus was largely on the time periods the portable signs are allowed to remain in one location. Each municipality had a slightly different way to approach portable signs. Table 1.4 below illustrates the timelines that are adhered to. Administration would like to see a streamlined renewal process implemented as a way to increase customer service and provide decisions for these time sensitive permits.

Portable Signs - Timelines	
Town of Taber 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.	
Bow Island	No timeline specified.
Brooks	An annual permit must be taken out for each portable sign.
Coaldale	Portable signs shall only be valid for a period of 60 days (the sign must be removed for a period of 30 days before a new portable sign permit can be applied for on the property).
Lethbridge	A portable sign cannot be placed on a property for more than 120 days of a calendar year.
Medicine Hat	No timeline specified.
Taber	<p>Portable sign applications can be approved by the Municipal Planning Commission for a period of one year (subsequent renewals may allow the sign to remain for a period of time determined by the Development Authority).</p> <p>Portable sign applications can be approved by the Development Officer for a period of 4 months (sign must be removed for a period of 30 days before a new portable sign permit can be applied for on the property).</p>
Vauxhall	Portable signs shall not be displayed for more than 90 days in one calendar year.

Figure 1.4 Portable Signs

4.0 Conclusion & Recommendation

Administration's intent has been to research the best practices surrounding a select group of signs for purpose of placement and permitting. As a result of that research administration has created a clear and defined concept surrounding Class A signs and a streamlined process for Portable Signs.

Administration would like to make the following recommendations:

1. The Folding Sign, Pedestrian Sign and Real Estate Open House signs all be placed under one definition and classification as a Pedestrian Sign. The Real Estate signs shall maintain the same definition and rules.
2. The Pedestrian Signs shall be defined as "A self-supporting temporary local advertising sign that is set upon the ground and has no external supporting structure. Pedestrian Signs are typically comprised of two panels joined at the top (sometimes referred to as an A-Board or Folding Sign), and do not included portable signs. A Real Estate Open House Sign shall be considered a Pedestrian Sign."
3. The rules of the Pedestrian Signs shall be as follows:
 - a. May only be placed on the property, public sidewalk or road right-of-way in front of the business when the business is open to the public. A real estate open house pedestrian sign must display the date and location of the open house and may only be erected on the day of the open house.
 - b. Pedestrian Signs are restricted in size:
 - i. Maximum Sign Area: 1m²
 - ii. Maximum Sign Height: 1m
 - iii. Number of Signs: 1 per business
 - c. A pedestrian sign must not block public movement or access when located on a public sidewalk or right-of-way.
 - d. A pedestrian sign must be maintained in good repair.
4. Renewals for portable signs may be approved by the Development Officer providing the permit has been approved by the Municipal Planning Commission and it is not a condition of that permit for the renewal to be brought back to the Municipal Planning Commission.
5. That Administration update the Town of Taber's Land Use Bylaw and ensure that the proposed recommendations are working in conjunction with the Traffic Control Bylaw and the Community Standards Bylaw.

Development Authority Request for Decision	
Meeting Date: August 22, 2017	
Subject: Building Permit Statistics July 2017	
Recommendation:	That the Municipal Planning Commission accepts the July 2017 Building Permit Statistics as information.
Background:	Building Permit Statistics for the month of July 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 for monitoring 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 July as information.
Attachment(s):	July 2017 Building Permit Statistics



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



TOWN OF TABER
BUILDING PERMIT STATISTICS
Jul-17

	2017 JULY			2016 JULY		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	3	3	745,000	3	3	696,475
2 FAMILY DWELLING						
SEMI DETACHED DWELLING						
MULTI FAMILY DWELLING						
RESIDENTIAL ADDITIONS & ACCESS.	1		30,000			
GARAGES & CARPORTS	1		20,000			
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL						
COMMERCIAL ADDITIONS/ALTER				1		90,383
NEW INDUSTRIAL	1		450,000			
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL				1		75,000
INSTITUTIONAL ADDITIONS/ALTER	1		262,000			
MOBILE HOME PARK						
DEMOLITIONS						
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS						
	7	3	1,507,000	5	3	861,858

	2017 YEAR TO DATE (07 2017)			2016 YEAR TO DATE (07 2016)		
	No. of Permits	No. of Units	Construction Value	No. of Permits	No. of Units	Construction Value
SINGLE FAMILY DWELLINGS	9	9	2,511,749	13	13	3,667,235
2 FAMILY DWELLING	1	2	450,000			
SEMI DETACHED DWELLING				1	2	520,000
MULTI FAMILY DWELLING				1	4	135,808
RESIDENTIAL ADDITIONS & ACCESS.	17		198,505	10		141,370
GARAGES & CARPORTS	6		143,379	4		79,480
MANUFACTURED HOMES						
SWIMMING POOLS						
FARM & AGRICULTURE BUILDINGS						
NEW COMMERCIAL	2		800,000			
COMMERCIAL ADDITIONS/ALTER	4		230,000	3		495,383
NEW INDUSTRIAL	1		450,000			
INDUSTRIAL ADDITIONS/ALTER						
NEW INSTITUTIONAL				3		2,537,560
INSTITUTIONAL ADDITIONS/ALTER	5		8,892,997			
MOBILE HOME PARK						
DEMOLITIONS	2		250,000	5		15,750
OCCUPANCY/INSPECTION ONLY						
PERMANENT SIGNS				4		100,000
	47	11	13,926,630	44	19	7,692,586

July 2017 Month End Approved Permits - Construction Values

Permit #	Issued Date	Classification	Description	Status	Roll #	Owner	Contractor	Address		Construction Cost
9170042	2017-07-05	INST	INS ADDS	Approved	5450010	HOLY SPIRIT CATHOLIC DIV. #4	WARD BROS. CONSTRUCTION LTD.	5427	50 ST.	262,000.00
9170044	2017-07-12	RES-D	RES ADDS	Approved	4761510	DEBOER, MICHELLE	DEBOER, MICHELLE	6107	PARK PLACE	30,000.00
9170046	2017-07-19	IND	NEW IND	Approved	6658044	L & B CONSTRUCTION INC.	L & B CONSTRUCTION INC.	5800	66 AVE.	450,000.00
9170053	2017-07-19	RES	SF DWELL	Approved	5745190	1145929 ALBERTA LTD.	BOS BUILDERS INC.	4331	57 AVE.	245,000.00
9170054	2017-07-26	RES	SF DWELL	Approved	5343010	1338768 ALBERTA LTD.	WILLIAMSON, NELSON	4302	53 AVE.	250,000.00
9170057	2017-07-19	RES-D	GARAGES	Approved	5850210	MANDEL, ISAAC P.	MANDEL, ISAAC P.	5809	51 ST.	20,000.00
9170072	2017-07-26	RES	SF DWELL	Approved	5344045	1338768 ALBERTA LTD.	THIESSEN, WILLIE	4427	53 AVE.	250,000.00

1,507,000.00

Town of Taber Building Permits July 2017

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0042 17 MU	05-Jul-17	HOLY SPIRIT CATHOLIC DIVISION #4	WARD BROS. CONSTRUCTION	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5427 50 STREET		PORTABLE TRAILERS AS TEMP. SCHOOL	\$262,000.00	5450010

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0044 17 MU	12-Jul-17	MICHELLE & ALBERT DEBOER	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
6107 PARK PLACE		POST CONSTRUCTION DECK	\$30,000.00	4761510

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0046 17 MU	19-Jul-17	L & B CONSTRUCTION INC.	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5800 66 AVE		NEW INDUSTRIAL SHOP	\$450,000.00	6658044

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0053 17 MU	19-Jul-17	1145929 ALBERTA LTD.	BOS BUILDERS INC.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4331 57 AVE		NEW SINGLE FAMILY DWELLING	\$245,000.00	5745190

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0054 17 MU	26-Jul-17	1338768 ALBERTA LTD.	SILVER STAR BUILDERS	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4302 53 AVE		NEW SINGLE FAMILY DWELLING	\$250,000.00	5343010

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0057 17 MU	19-Jul-17	ISAAC P. MANDEL	SAME	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
5809 51 STREET		ATTACHED GARAGE	\$20,000.00	5850210

<i>Building Permit #</i>	<i>Issue Date</i>	<i>Owner</i>	<i>Contractor</i>	
TTB B 0072 17 MU	26-Jul-17	1338768 ALBERTA LTD.	TERRAMESA INC.	
<i>Project Site Address</i>		<i>Project Description</i>	<i>Value of Project</i>	<i>Tax Roll</i>
4427 53 AVE		NEW SINGLE FAMILY DWELLING	\$250,000.00	5344045



Development Authority Request for Decision	
Meeting Date: August 22, 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:	<p>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.</p> <p>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 direct Administration as to how best to proceed.</p> <p>The intention of this RFD is for items to be brought forward from the floor at the meeting.</p>
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 improved 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.



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