

AGENDA

REGULAR MEETING OF THE SUBDIVISION & DEVELOPMENT APPEAL BOARD OF THE TOWN OF TABER, TO BE HELD IN THE GREEN ROOM, TABER COMMUNITY CENTRE, ON AUGUST 21, 2018 AT 5:00 PM.

		<u>MOTION</u>
ITEM No. 1.	CALL TO ORDER	
ITEM No. 2.	ADOPTION OF THE AGENDA	X
ITEM No. 3.	ADOPTION OF THE MINUTES	
ITEM No. 3.A.	Minutes Subdivision and Development Appeal Board Meeting: November 29, 2017	X
ITEM No. 4.	PURPOSE OF HEARING	
ITEM No. 4.A.	Notice of Decision DP 18-60, 6002 58 Street, Taber, AB, Lot 36, Block 27, Plan 821 0712	
ITEM No. 5.	INTRODUCTION OF THE BOARD MEMBERS	
ITEM No. 6.	APPELLANT'S PRESENTATION	
ITEM No. 7.	PUBLIC COMMENTS IN SUPPORT OF APPELLANT	
ITEM No. 8.	DEVELOPMENT AUTHORITY PRESENTATION	
ITEM No. 9.	PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY	
ITEM No. 10.	DEVELOPMENT AUTHORITY FINAL COMMENTS AND SUMMATION	
ITEM No. 11.	CLOSED SESSION (MGA, SECTION 197(2))	X
ITEM No. 11.A	Notice of Decision DP 18-60	
ITEM No. 12	OPEN SESSION	X
ITEM No. 13.	CLOSE OF MEETING	X



Subdivision & Development Appeal Board Request for Decision	
Meeting Date: August 21, 2018	
Subject: Minutes Subdivision and Development Appeal Board Meeting: November 29, 2017	
Recommendation:	That the Subdivision and Development Appeal Board adopts the minutes of the Regular Meeting held on November 29, 2017, as presented.
Background:	N/A
Legislation / Authority:	MGA, Section 208(1)(a)(c)
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Approval of minutes is in accordance with the <i>Municipal Government Act</i> , Section 208
Alternative:	That the Subdivision and Development Appeal Board adopts the minutes of the Regular Meeting held on November 29, 2017, as amended.



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

MINUTES OF THE REGULAR MEETING OF THE SUBDIVISION & DEVELOPMENT APPEAL BOARD OF THE TOWN OF TABER, IN THE PROVINCE OF ALBERTA, HELD IN THE COUNCIL CHAMBERS, ADMINISTRATION BUILDING, ON WEDNESDAY, NOVEMBER 29, 2017, AT 5:00 PM.

Chair

Sargeant, Deb

Members

McKee, Dave

Sorensen, Joanne

Absent

Koernsen, Ben

Untereiner, Ray

Staff

Armfelt, Cory

Malcolm, Andrew

Noble, Grace

Van Ham, Kerry

CALL TO ORDER

C. Armfelt called the meeting to Order at 5:06 PM as the Board required the election of a Chairperson.

C. Armfelt called for the nomination of a Chairperson.

D. McKee nominated D. Sargeant to be the Chair of the Subdivision and Development Appeal Board.

C. Armfelt called for a 2nd and 3rd time if there were further nominations amongst the members present.

No further nominations were put forth and D. Sargeant accepts the nomination as Chair of the Subdivision and Development Appeal Board.

D. Sargeant assumed the Chair at 5:07 PM.

ADOPTION OF THE AGENDA

Chair Sargeant inquired if there were any additions or deletions to the Agenda.

C. Armfelt stated that Agenda Item No. 10 should be titled as Appellant's Final Comments and Summation, instead of Development Authority Final Comments and Summation.

RES. 1/2017 MOVED by J. Sorensen that the Subdivision and Development Appeal Board adopts the Agenda, as amended to title Agenda Item 10. Appellant's Final Comments and Summation.

CARRIED UNANIMOUSLY

ADOPTION OF THE MINUTES

A) Minutes Subdivision and Development Appeal Board Meeting: November 3, 2015

RES. 2/2017 MOVED by J. Sorensen that the Subdivision and Development Appeal Board adopts the minutes of the Meeting of the Subdivision and Development Appeal Board held on November 3, 2015, as presented.

CARRIED UNANIMOUSLY

PURPOSE OF HEARING

A) Notice of Decision DP 17-108, 5306 49 Ave, Taber, AB, Lots B & 4, Block 9, Plan 5638L

C. Armfelt described the purpose of the hearing involving the decision of the Development Authority (Municipal Planning Commission) to issue a development permit application for a liquor store, Discretionary Use, Downtown District (DT) at 5306 49th Avenue. C. Armfelt stated that the Town had received an appeal against the development permit. C. Armfelt described the description of the decision, the appeal, and read the letter from the appellants.

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PURPOSE OF HEARING – CONT'D

A) Notice of Decision DP 17-108, 5306 49 Ave, Taber, AB, Lots B & 4, Block 9, Plan 5638L – CONT'D

C. Armfelt stated that the Subdivision and Development Appeal Board has the opportunity to rule in any which way they see fit on the matter. He stated that any decision will be drafted after the meeting, and that this meeting to hear the evidence from the appellants.

INTRODUCTION OF THE BOARD MEMBERS

The Board Members introduced themselves and Chair Sargeant inquired if there was any objection to the members of the Board by the appellants. She stated that the Board for this meeting only consist of 3 members, as the other two members of the Board declared a conflict of interest.

There were no objections.

APPELLANT'S PRESENTATION

Tod Pickerell, representing Taber Hotel Co. Ltd. o/a Royal Hotel, stated that he didn't believe it was the Development Officer's job to determine how many liquor stores, pizza restaurants, or gas stations are in Taber, and that instead the market should determine that.

Mr. Pickerell stated that he is appealing the development application is due to the location of the proposed liquor store in regards the parking concerns along 49th Avenue. He presented that his building, which includes tenants, a tavern and a liquor store, along with neighboring businesses creates a high demand for parking in the area.

Mr. Pickerell stated that a liquor store in that location by nature will create a tremendous amount of traffic in the area, opposed to other types of businesses, and stated that although his building might not be the best location for a liquor store, they have been in business at that location for over twenty years.

Chair Sargeant inquired if the Board had any questions.

APPELLANT'S PRESENTATION – CONT'D

The Board had no questions at this time.

PUBLIC COMMENTS IN SUPPORT OF APPELLANT

Chair Sargeant inquired if there was any else present in the gallery to speak in support of the Appellant.

Glen Wada, a real estate agent from a neighboring office, stated that he was in agreement with what Mr. Pickerell presented. He added that parking was not an issue on 49th Avenue until approximately a year and a half ago because of the changes with the library, and he stated that the entire area has become more congested.

Bruce David, representative from Richardo's Restaurant, stated that he was in agreement with Mr. Pickerell, and added that he has complained to the Town before regarding the parking on 49th Avenue, and stated that residents and employees in the area permanently parking on the street and is concerned about the weight structures of the alleyway.

Marta David, representative from Richardo's Restaurant, stated that she was in agreement with the previous parties and added that employees parking in front of businesses in the area for the shifts are causing problems and affecting neighboring businesses.

Mr. David also noted an amendment to the photograph and stated that parking in front of the Cenotaph has been eliminated on 53rd street.

Chair Sargeant inquired if there were any additional members of the galley who would like to speak in favour with the appellant.

There was no one else present to speak in support of the Appealant.

Chair Sargeant inquired if the Board had any questions.

The Board had no question at this time.

DEVELOPMENT AUTHORITY PRESENTATION

Speaking to the Appellant's objection, A. Malcolm, representing the Development Authority (Municipal Planning Commission), described what criteria and resources the Development Authority (Municipal Planning Commission) uses when making decisions on Development permits. He stated that although this building is changing its use, the building itself is not changing and therefore the parking requirements do not change.

A. Malcolm stated 49th Avenue is a commercial street with adjacent use such as, a hotel with liquor store, retail, restaurants, finance, real estate, and insurance. He added that there is additional parking in the area along 50th Avenue, and stated that downtown has a good grid layout to move traffic accordingly and that he has been monitoring 49th Avenue and 50th Street since the appeal was received and has repeatedly seen available stalls along 49th Avenue.

Chair Sargeant inquired about the how long and at what times A. Malcolm had visited 49th Avenue.

A. Malcolm stated that he began visiting the area regularly since the appeal was received, approximately two weeks, and had stopped a number of times between the hours of 8:00 AM and 4:30 PM.

J. Sorensen inquired if the information and presentation was included in the Agenda package.

A. Malcolm stated it was not as the Land Use Bylaw addresses parking downtown, and instead he chose to do this for his own knowledge of the area.

C. Armfelt stated that if the Board wishes to have a copy of the presentation, it is within their purview to ask for that.

Chair Sargeant requested a copy of A. Malcolm's presentation for the Board members.

Chair Sargeant inquired if anyone from the Board had any further questions.

J. Sorensen inquired if the parking included the front, unloading, and delivery use.

DEVELOPMENT AUTHORITY PRESENTATION – CONT'D

A. Malcolm stated that the area in front of the buildings is considered for come as you go parking, and that there is room for a truck to pull in to load and unload. He added that as for the condition of the road or land, that is not his place to comment, nor is it something that the Development Authority (Municipal Planning Commission) factors into their decision.

Chair Sargeant inquired if there are guidelines or recommendations to businesses on that street to provide parking in the rear of their buildings for staff.

A. Malcolm stated that staff parking requirements are not captured in the Land Use Bylaw, but stated that there is one clause that identifies no additional parking requirements that when the building changes use, the same parking requirements apply.

Chair Sargeant inquired if there were any additional questions.

There were no additional questions from the Board Members.

PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY

Chair Sargeant inquire if there were any members of the gallery in support of the Development Authority (Municipal Planning Commission) decisions.

Nolan Day, current owner of the building in question, stated that the location is currently a retail business with people coming and going all day from the location, and stated that even with a new retail business it would remain the same. He added that the parking has been the same for a number of years and that it would be a shame for a new business to be able to move into the area over a parking concern.

Jasminder Ratol, Development Permit applicant, stated that he has done a study on parking along 49th Avenue and stated that there are approximately 30 stalls and that during different times of the day are always plenty of stalls available for customers of all businesses. He added that the lowest number of stalls available was 9, but that there was always 9-18 stalls available.

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PUBLIC COMMENTS IN SUPPORT OF DEVELOPMENT AUTHORITY – CONT'D

Mr. Ratol stated that as the liquor store would be a retail business, similar to what is currently in the building, the flow of customers would remain the same and added that he did not see any parking issues along 49th Avenue.

Chair Sargeant inquired if any members of the Board had questions for the supporters.

The Board Members had no questions at this time.

APPELLANT'S FINAL COMMENTS AND SUMMATION

Chair Sargeant stated that Mr. Pickerell now has the opportunity for any rebuttal to any comments or questions made.

Mr. Pickerell stated that he would like to add comments about monitoring the area, and stated that he understands there are empty stalls at times, but there have been times where he has not been able to park in front of his business, and instead has to park by the MCC Store. He added that although he does not have it recorded or is able to tell what time it happens at, it does still happen.

Chair Sargeant inquired if any of the Board Members required any additional information.

Tina Neudorf, realtor of interested party in purchasing the building, stated that she has a log of the number of stall available during the day, and inquired if the Board would like a copy of it.

Chair Sargeant accepted the copy of Ms. Neudorf's report.

J. Sorensen stated that the building has always been a commercial site with tenants living above. She inquired if there are more tenants to retail space in the area now.

Mr. Pickerell stated that the number of tenants in the area has remained stable for a number of years.

APPELLANT'S FINAL COMMENTS AND SUMMATION – CONT'D

Mr. Day stated that there are three apartments in his building, and has been like that for a number of years as well.

Chair Sargeant inquired if there are assigned stalls for tenants in the area.

Mr. Pickerell stated that his building uses the entire lot, and therefore his tenants only have street parking.

Mr. David stated that there is parking available at the rear of the buildings for some of the tenants.

Chair Sargeant inquired if there any additional questions from the Board.

The Board had no further questions.

Chair Sargeant inquired if in Mr. Pickerell and A. Malcolm's opinions that it has been a fair hearing.

Mr. Pickerell stated yes, and had no concerns.

A. Malcolm stated that he had no concerns.

Chair Sargeant stated that a decisions will be made by the Board within 15 days.

CLOSE OF MEETING

Chair Sargeant stated that the meeting of the Subdivision and Development Appeal Board is here by Closed at 5:51 PM.

CHAIR

CHIEF ADMINISTRATIVE OFFICER

9/2017

Meeting Date
29/11/2017



Subdivision & Development Appeal Board Request for Decision	
Meeting Date: August 21, 2018	
Subject: Notice of Decision DP 18-60, 6002 58 Street, Taber, AB, Lot 36, Block 27, Plan 821 0712	
Recommendation:	That the Subdivision and Development Appeal Board will discuss the appeal and make its decision in Closed Session. A decision will be made public within 15 days of the conclusion of the hearing.
Background:	Notice of Subdivision and Development Appeal Board Hearing regarding conditions for Development Permit Application DP 18-60.
Legislation / Authority:	MGA, Section 685 (1) (b).
Strategic Plan Alignment:	N/A
Financial Implication:	N/A
Service Level / Staff Resource Implication:	N/A
Justification:	Subdivision and Development Appeal Board Hearing is in accordance with the <i>Municipal Government Act</i> , Section 685.
Alternative(s):	N/A



Attachment(s):	S/DAB Hearing Package
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APPROVALS:	
Originated By:	Raeanne Keer
Chief Administrative Officer (CAO) or Designate:	



**NOTICE OF SUBDIVISION AND DEVELOPMENT APPEAL BOARD HEARING REGARDING THE ISSUANCE OF
DEVELOPMENT PERMIT APPLICATION DP 18-60**

(6002 58 Street Taber, AB at Lot 36, Block 27, Plan 821 0712)

HEARING DATE: Tuesday, August 21, 2018
TIME: 5:00 PM
LOCATION: TOWN OF TABER COMMUNITY CENTRE, GREEN ROOM, 4712 50th STREET TABER, AB

Pursuant to the requirements of the Municipal Government Act, you are being advised of a public hearing being held by the Town of Taber's Subdivision and Development Appeal Board. *If you have received this package of information, you are either directly involved in the issue at hand or are a nearby landowner.*

The appeal involves the decision by the Town's Development Authority Officer to approve the Development Permit Application for metal fabrication and structural steel welding, Discretionary Use, Light Industrial District (M-1) at 6002 58 Street. The Subdivision and Development Appeal Board will make a decision as to whether or not to uphold the original decision after it has heard from anyone claiming to be affected by the proposal.

The Board will hold its hearing on August 21, 2018 at 5:00 PM as noted above. You are invited to attend this hearing and speak to the matter, either in support of the appeal or in support of the Development Officer's decision. You do not have to register for the hearing in advance, and can simply voice your opinion at the appropriate point in the hearing. You can also provide a written comment, whether or not you speak at the hearing. Any written comment must be delivered in person at the hearing or be provided to the Town's Municipal Office by 2:00 PM on the day of the hearing (August 21, 2018). The Town's office address for delivery or mail purposes is: A – 4900 50th Street Taber, AB T1G 1T1.

To assist you in understanding this matter, enclosed are:

- Subdivision and Development Appeal Board Hearing Procedure
- Notice of Appeal
- Notice of Decision (Form C)
- Area map to show property location
- Development Permit Application for Commercial/Industrial/Public & Institutional Development DP 18-60
- Correspondence to affected parties
- Original advertisement

The Town of Taber hopes that you find this information package sufficient to address your questions but, if not, please do not hesitate to contact Cory Armfelt, Secretary to the Subdivision and Development Appeal Board, at (403) 223-6023.

Sincerely,

Cory Armfelt, RPP, MCIP
Secretary to the Board



Subdivision and Development Appeal Board (S/DAB) Hearing

Procedure No.: ADM- 4

Department: Administrative

Effective Date: April 16, 2013

Review Date: April 2016

Supersedes: N/A

Related Policy No.: N/A

Related Policy Name: N/A

Council Resolution No.: N/A

Authority: CAO

Revision Date:

Repealed Date:

Purpose

The Purpose is to develop operating guidelines for the Subdivision and Development Appeal Board (S/DAB) Hearing.

Operating Guidelines

When hearing a subdivision or development appeal, the S/DAB shall follow the following procedure:

- 1) The Chair will call the hearing to order and describe the hearing procedure and protocols.
- 2) The Chair will ask the Secretary to the S/DAB to provide an overview of the appeal, including the property involved and any relevant material from the Town's files. (Questions from the Board, if any.)
- 3) The Chair will introduce the Board and ask if there are any objections to these persons hearing the appeal from the appellant or other parties directly affected.
- 4) The appellant will be asked to present the appeal details, explaining the reasons for the appeal and the remedy being sought. (Questions from the Board, if any.)
- 5) Persons in support of the appellant will be asked to speak. Written submissions in support of the appeal will also be presented. (Questions from the Board, if any.)



- 6) The development authority will be asked to present its case: the reason the decision was made, and any other pertinent conditions or factors. (Questions from the Board, if any.)
- 7) Persons in support of the development authority's decision will be asked to speak. Written submissions in support of the development authority's decision will also be presented. (Questions from the Board, if any.)
- 8) The Chair will then provide an opportunity for the person(s) making the appeal, not those in support, to make any rebuttal. (Questions from the Board, if any.)
- 9) The Chair will ask the Board members whether or not they require additional information, or if the hearing can be closed. (The Board may choose to recess the hearing to a future date, if necessary.)
- 10) The Chair will then ask the appellant and the development authority to express an opinion as to the fairness of the hearing.
- 11) The Chair closes the hearing.

Note: The S/DAB will discuss the appeal and make its decision in closed session. A decision will be made public within 15 days of the conclusion of the hearing.



CHIEF ADMINISTRATIVE OFFICER

APRIL 16 / 2013
DATE



Notice for Appeal



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



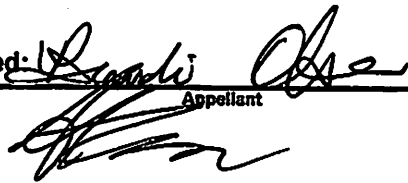
Office Use Only			
Date Received: <i>Aug. 3rd, 2018</i>	Land Use District: <i>M-1</i>	Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	
Building Permit No: —	Development Permit No: <i>18-60</i>	Subdivision File No: <i>N/A</i>	Roll No: <i>6058360</i>
Appeal No:	Final Date of Appeal: <i>Aug. 2nd, 2018</i>	Hearing Date:	Date Applicant Notified:
<ul style="list-style-type: none"> • Division 10 of the <i>Municipal Government Act</i> establishes the requirements and procedure for Appeals. • The Notice of Appeal must be received by the Subdivision and Development Appeal Board, no later than the final date for appeal, as specified in the <i>Municipal Government Act</i>. Otherwise, the appeal will not be processed. <ul style="list-style-type: none"> ◦ In most cases, this is 14 days from the date the notice of decision was mailed. • Any decision of the Municipal Planning Commission or Development Officer can be appealed. • The Subdivision and Development Board will give a minimum of 5 days written notice of the hearing to all affected parties, this includes the applicant, the authority who made the decision, and anyone else that received a notice of the application such as neighbors and external agencies. • The decision of the Subdivision and Development Appeal Board is final. 			
Municipal Address Subject to Appeal:	<i>6002 - 58 STREET TORRENT STEELWORKS LTD</i>		
Legal Description of property to be appealed:	Lot (Parcel): <i>36</i>	Block: <i>27</i>	Plan: <i>821 0712</i>
Appellant:	Name: <i>Scott & Brandi Olsen</i>		
	Address: <i>6017-57 ST</i>		
	Town: <i>TABER,</i>		Postal Code: <i>T1G 1K1</i>
	Phone Res: <i>403-223-6362</i>		Phone Cell: <i>403 332 2244</i>
	Email: <i>bsole36@gmail.com</i>		
Agent: (if different from appellant)	Name:		
	Address:		
	Town:		Postal Code:
	Phone Res:		Phone Cell:
	Email:		
Appeal Commenced By:	Interest in the property subject to appeal:		
	<input type="checkbox"/> Applicant of the development permit or subdivision <input type="checkbox"/> A school authority <input type="checkbox"/> A government department <input type="checkbox"/> Agency identify: <input checked="" type="checkbox"/> Other explain: <i>Resident affected by the noise level</i>		
Reason(s) for the Appeal:	<input type="checkbox"/> Development Permit - Approval of the permit <input checked="" type="checkbox"/> Development Permit - Refusal of the permit <input type="checkbox"/> Development Permit - Conditions of Approval imposed on the permit <input type="checkbox"/> Subdivision - Approval of the subdivision <input type="checkbox"/> Subdivision - Refusal of the subdivision <input type="checkbox"/> Subdivision - Conditions of approval imposed on the subdivision		
	Details must be provided on the next page.		

The personal information requested on this form is being collected for a Notice of Appeal 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

Reason for Appeal:
The *Municipal Government Act* requires that the written notice of Appeal must contain specific reasons for the appeal.
Attach additional information if necessary

We are appealing the decision for Torrent Steelworks Ltd. to be located @ 6002-58 Street in Taber. We do so based on the high noise level which is impacting the residential zone negatively. The loud, continual noise makes it impossible for us to enjoy being in our yard - we feel we are at a work site, not in our home. The noise can be heard when we are inside also. Every home owner has a right to quiet at their residence. We understand that there were no decibel level tests done to determine if a business is suitable for a location when it is adjacent to a residential zone. We do not feel that an adequate assessment was considered when the decision to move this business was transacted. We feel the rights & needs of residents were overlooked and believe it is the towns responsibility to be concerned for both zone needs. We

Signed: _____


Appellant

Date: _____

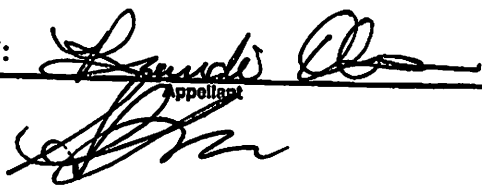
August 2/18
Aug 2 / 2018

Reason for Appeal:
The Municipal Government Act requires that the written notice of Appeal must contain specific reasons for the appeal.
Attach additional information if necessary

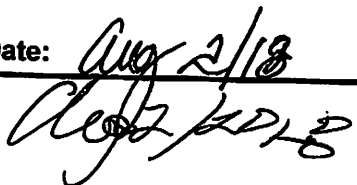
are now subject to listening to a continual loud level of noise which includes the hum of a generator, a grinder (working on metal beams) as well as loud clanging, banging sounds we presume result from the dropping of iron rivets. These noises can also be heard when we are inside our home.

The daily quality of our living experience at our residence has been impacted negatively.

Signed:


Appellant

Date:


Aug 2/18

Notice of Decision
FORM C



Planning Department
A4900-50 Street
Taber AB T1G 1T1
ph: (403) 223-5500
fx: (403) 223-5530
email: planning@taber.ca

PERMIT NO. 18-60
ISSUE DATE: July 19, 2018

ZONING: M-1
ROLL NO. 6058360

Applicant

Name: Torrent Steelworks Ltd.
Address: 6002 58 Street, Taber, AB T1G 2B8
Tel: 403-332-2931

Owner of Land

DBL-D Holdings Inc.
220 31 Street, N, Lethbridge, AB T1H 3Z3

Location

Municipal Address: 6002 58th Street
Legal Description: Lots: 36
Block: 27 Plan: 8210712

Description of Work: Change of Use: Industry/Manufacturing Small Scale, as per Development Permit Application 18-60, Discretionary Use, Light Industrial District (M-1)

**Note: This is *not* a Development Permit
Final date for appeals to the Notice of Decision is August 2nd, 2018.**

Permit Conditions (also see Standard Conditions attached):

1. The development conforms to the district requirements of the Light Industrial District (M-1),
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. A Fire Inspection must be conducted by the Town of Taber Fire Department,
4. The applicant must obtain a business license for the operation of a new business;
5. All outstanding taxes, if any, are paid to the Town of Taber prior to proceeding with development.

NOTE: The Municipal Government Act, (MGA) allows for appeals of development permits if the use is discretionary or the provisions of the Land Use Bylaw were relaxed, varied or misinterpreted. In these instances, the MGA provides that any person affected by the issuance of a development permit may appeal to the Subdivision and Development Appeal Board by serving written notice before the final date of appeal on the Notice of Decision.

2) Appeals can be made to:

Subdivision and Development Appeal Board
Attention: Secretary
c/o Town of Taber
A 4900 50 St
Taber, AB
T1G 1T1

Issued by:

Development Officer

The personal information provided as part of this application is collected under Section 303 and 295 of the Municipal Government Act and in accordance with Section 32(c) of the Freedom of Information and Protection of Privacy Act. The information is required and will be used for issuing permits, Land Use Bylaw enforcement and property assessment purposes. The name of the permit holder and the nature of the permit are available to the public upon request.

If you have any questions about the collection or use of the personal information provided, please contact the Town of Taber FOIP Coordinator at A4900 – 50th Street, Taber, Alberta T1G 1T1 or phone at (403) 223-5500.

STANDARD DEVELOPMENT CONDITIONS

The development outlined on the reverse side is subject to the following conditions:

1. This permit indicates that only the development to which it relates is authorized in accordance with the provisions of the Land Use By-law, and in no way relieves or excuses the applicant from complying with the Land Use By-law or any other by-law, laws, order and/or regulations affecting such development.
2. This permit, issued in accordance with the Notice of Decision, is valid for a period of 24 months from the date of issue if development has commenced within this time period. If, at the expiry of 24 months, the development has not been commenced or carried out with reasonable diligence, this permit shall be null and void.
3. If this Development Permit is issued for the construction of a building,
 - a) all finished grades shall be consistent with the approved site/grading plan.
 - b) the finished exterior cladding shall be consistent with that shown in the submitted architectural plans.
 - c) the exterior of the building, including painting, shall be completed within 24 months from the date of the issue of the Development Permit.
4. The development officer may, in accordance with the Municipal Government Act, take such action as is necessary to ensure that the provisions of this by-law are complied with.
5. This Permit is not transferable.
6. **Compliance with Town of Taber Bylaws, Alberta Building Code, and all other Provincial Codes and Regulations. It shall be the responsibility of the applicant to obtain the necessary Building, Plumbing, Electrical, and Gas permits from an accredited agency approved by the Town of Taber.**
7. **Any alterations or improvements deemed necessary to Municipal Services or Local Improvements adjacent to the property shall be the sole responsibility of the applicant.**





Application for Commercial/Industrial/
Public & Institutional Development
Planning and Economic Development
A-4900 50th St.
Taber, Alberta T1G 1T1
Phone: 403-223-6009
Fax: 403-223-5530

DP 18-060
Diamond Permit #: 180060

Office Use Only			
Use: <input type="checkbox"/> Permitted <input checked="" type="checkbox"/> Discretionary <input type="checkbox"/> Prohibited	Land Use District: M-1	Roll No: 6058360	
Development Permit No: 18-60	DP Fee: 300 ⁰⁰	Off-Site Levy: N/A	Security Deposit: N/A
Building Permit No:	BP Fee: -	SCC Levy: -	Total Fees: 300 ⁰⁰
Application Received: July 9, 2018	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.
- 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).
- During construction it is your responsibility to contact the building inspector for required inspections.
- After the building inspector has reviewed your plans and issued a building permit 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)
 - Plot Plan (3 copies)
 - Internal circulation/parking plan (3 copies)
 - Building Plan (3 copies)
 - Building Permit Application
 - Security Deposit (if applicable)
- Please indicate if you will be applying for:
 - Building Permit Application
 - Business License

I/We hereby make application for a commercial/industrial/public & institutional 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:	6002 58 Street		
Legal Description of property to be developed:	Lot (Parcel): 36	Block: 27	Plan: 8210712
Applicant:	Name: Torrent Steelworks Ltd.	Email: anton@torrentsteelworks.com	
	Address: 6002 58 Street		
	Town: Taber, AB	Postal Code: -	
	Phone Res:	Phone Cell: 403-332-2931	
	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 than applicant)	Name: DBL-D Holdings Inc.	Email: -	
	Address: 220 31 ST. N.		
	Town: Lethbridge, AB	Postal Code: T1H 3Z3	
	Phone Res:	Phone Cell: -	
Type of Development Proposed:	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Public and Institutional <input type="checkbox"/> New Construction <input type="checkbox"/> Waiver <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Addition <input type="checkbox"/> Renovation <input type="checkbox"/> Moved in Building <input type="checkbox"/> Other explain:		
Adjacent to Highway:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Estimated Cost of Development:	
Lot Dimensions	Width: 73m	Depth: 65m	Area: 4745m ²
	Lot Coverage		Landscaped open space (%)
Proposed setback from property lines:	Front:	Side 1:	Side 2:
	Rear:		
Additional Information	Number of Units:		Number of Loading Spaces:
	Number of Off-Street Parking Spaces:		Driveway Width:

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.

Oxygen & Acetylene Cutting

Business Information	On-Site	<input checked="" type="checkbox"/>	Proposed Signs: (Identify on site plan)	Yes	<input type="checkbox"/>
	Off-Site/Mobile	<input checked="" type="checkbox"/>		No	<input checked="" type="checkbox"/>
	Outdoor Storage: (Identify on site plan)	Yes No	Proposed Outdoor Lighting: (Identify on site plan)	Yes	<input type="checkbox"/>
	Flammable or Hazardous material on site:	Yes No		No	<input checked="" type="checkbox"/>
Potential environmental impacts or nuisance effects:	Yes No	<input checked="" type="checkbox"/>	If yes, attach a description of potential impacts and their proposed mitigation plan		
Access:			Existing	Proposed	N/A
Provincial Highway # _____			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Municipal Road			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Internal Subdivision Road			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Undeveloped Road Allowance			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Private Road (i.e. Condominium)			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (specify): _____			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Services:					
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 and 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	Municipal sewers		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ditches		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swales		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If development is temporay, state for what period: <u>N/A</u>					
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.		<u>Metal fabrication & Structural Steel welding</u>			
Present Use of Adjacent Properties		<u>Existing industrial</u>			
Describe how vehicles will access the site: (submit an internal circulation/parking plan)		<u>Existing Driveway & Parking</u>			
Describe the use, number, and size of all commercial vehicles accessing the site:		<u>1- welding truck 2- general use trucks</u>			

Signed: Aston Boyer Date: July 9/2018
Applicant

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

Signed: _____ Date: _____
Development Officer

* Copy of Lease Agreement Submitted as Registered Owner's Sign Off.



TOWN OF
TABER

A - 4900 50 ST TABER, ALBERTA, CANADA T1G 1T1

TELEPHONE: (403) 223-5500 FAX: (403) 223-5530

Our File: 6058360

July 19th, 2018,

To Whom It May Concern,

This letter is a courtesy notification as you have property within a 100 meters of a proposed development and we wish to give you the opportunity to comment on this project. The Town of Taber has received a development permit application for a Industry/Manufacturing small scale business for metal fabrication 6002 58 Street. The application listed below was conditionally approved, subject to an appeal period.

DP 18-60: 6002 58 Street; Torrent Steelworks Ltd.; Lot 36, Block 27, Plan 821 0712. An Industry/Manufacturing Small Scale Business for metal fabrication. Discretionary Use, (Light Industrial District M-1).

If you have any questions or concerns regarding this application or are an affected party wishing to appeal the application, please call us at 223-5500 ext. 6009 prior to August 2nd, 2018.

Thank you,

Phyllis Monks,
Director of Planning & Economic Development
Town of Taber
A4900 50 St
Taber, AB T1G 1T1
/eh

goal to bring everything into compliance at some point."

One point of contention within the bylaw was the lack of any talk of undeveloped roads and unmaintained roads.

"If it's a road that needs to be repaired, once it's repaired I understand it. Prior to that, I don't understand why there is a bylaw that we have to follow at every instance. You're saying even prior to 2010, so it's been farmed for two generations or whatever and because this road hasn't been built since 1940. It's functioning well, so leave it as it is," added Turcato.

Council elected to direct administration to bring the bylaw back with amendments to a future meeting.

ation preaches with bylaws

look at it," said Joe Strojwas. The particular area in question, it was estimated, had one-third of the area zoned for cannabis production. From personal cultivation, this is allowing for four plants in their homes or plants in their homes. All of a sudden you're going to have individuals growing their home with access to cannabis and kids." Strojwas questioned if there was any way for the town to limit or negate residents growing cannabis on their property. He also wanted to know if more laws in place would get-go because of the tightened regulations further on. He said it would be more difficult to regulate because it's always going to be a trim on our bylaws. But people are allowed growing marijuana in their homes, it's difficult to have a bylaw say I can't anymore,"

er councillors in agreement with Strojwas' state-

on't disagree with Councillor Strojwas at

all and to table the bylaw of this importance wouldn't bother me at all either because we have two months plus until it becomes law in Canada. I must say though, there has been a tremendous amount of thought and work done by this council and previous council, provincial governments and municipalities all over Canada. We're ploughing new ground and whenever you plough new ground, weeds are going to come. That's why you can change the bylaw at will. I'm not too afraid of proceeding because we can change the bylaw," said Coun. Garth Bekkering.

"I agree with Councillor Strojwas on this, it's always easier to draw back. I think a pause on this wouldn't hurt a bit. Let's do this right the first time," said Coun Jack Brewin.

CAO Armfelt suggested they look into legal opinion on restricting cultivation on private property which council was in favour of.

The discussion was tabled for the July 16 meeting and council requested administration gather legal information on limiting production of cannabis on personal residences.

Residents of the Town of Taber

Applications for the above may be picked up at the Town Administration Office or downloaded from the town's website at the following location:

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

Further information may be obtained by contacting Kerry Van Ham, Administrative Services Manager at 403-223-5519.

TAKE NOTICE THAT THE FOLLOWING APPLICATION FOR DEVELOPMENT HAS BEEN CONDITIONALLY APPROVED BY THE MUNICIPAL PLANNING COMMISSION SUBJECT TO AN APPEAL PERIOD

DP 18-58: 74 Prairie Gold Street; Genica Developments; Lot 19, Block 5, Plan 181 0297. A Basement Suite with a waiver to reduce the amount of required parking stalls from three (3) to two (2). Discretionary Use, (Residential Single and Two Dwelling District R-2).

DP 18-59: 78 Prairie Gold Street; Genica Developments; Lot 20, Block 5, Plan 181 0297. A Basement Suite with a waiver to reduce the amount of required parking stalls from three (3) to two (2). Discretionary Use, (Residential Single and Two Dwelling District R-2).

DP 18-60: 6002 58 Street; Torrent Steelworks Ltd.; Lot 36, Block 27, Plan 821 0712. An Industry/Manufacturing Small Scale Business for metal fabrication. Discretionary Use, (Light Industrial District M-1).

DP 18-64: 5409 43 Avenue; Jaime Thiessen; Lots: 29-31, Block 32, Plan 2325S. A Front Deck Addition with a waiver reducing the required setback distance of 6.00m to 4.96m. Permitted Use, (Residential Single and Two Dwelling District R-2).

DP 18-65: 66 Prairie Gold Street; Genica Developments; Lot 17, Block 5, Plan 181 0297. Half a Duplex with a Basement Suite with a waiver to reduce the amount of required parking stalls from three (3) to two (2). Discretionary Use, (Residential Single & Two Dwelling District R-2).

DP 18-66: 70 Prairie Gold Street; Genica Developments; Lot 18, Block 5, Plan 181 0297. Half a Duplex with a Basement Suite and a waiver to reduce the amount of required parking stalls from three (3) to two (2). Discretionary Use, (Residential Single & Two Dwelling District R-2).

DP 18-67: 5750 46 Avenue; Phynix Signs; Lot 5, Block 2, Plan 031 1899. Portable Sign. Discretionary Use, (Comprehensive Commercial District CC).

Any person affected by the above decisions may appeal the issuance of a permit to the applicant by submitting a written notice of appeal along with payment of \$350.00 to the office of the Development Officer no later than August 2nd, 2018.



A - 4900 50 St. Taber, T1G 1T1

Phone 403-223-5500 • Fax 403-223-5530

email: town@taber.ca • website: www.taber.ca • Keeping Our Community Informed

