

**TOWN OF TABER
BYLAW NO. 21-2018**

A BYLAW FOR THE PURPOSE OF AMENDING THE TOWN OF TABER LAND USE BYLAW NO. 14-2016 IN ACCORDANCE WITH THE MUNICIPAL GOVERNMENT ACT, R.S.A 2000 CHAPTER M-26, AS AMENDED, TO PROVIDE FOR A NEW DIRECT CONTROL DISTRICT-4 AND TO REDISTRIBUTE CERTAIN LANDS FROM RESIDENTIAL SINGLE AND TWO DWELLING DISTRICT (R-2) TO DIRECT CONTROL DISTRICT 4 (DC-4)

WHEREAS the Town of Taber adopted Land Use Bylaw No. 14-2016;

AND WHEREAS Council wishes to amend Land Use Bylaw No. 14-2016 to add Direct Control District-4 (DC-4);

AND WHEREAS Council wishes to re-designate a portion of LOT 46, BLOCK 44, PLAN 8811336 and LOT 23-25, BLOCK 44, PLAN 266JK containing 0.367 hectares (0.91 acres) more or less, from Residential Single and Two Dwelling District (R-2) to Direct Control (DC-4) in order to facilitate the development of an Emergency Services Building and related uses.

NOW THEREFORE, the Council of the Town of Taber in the Province of Alberta, duly assembled, hereby amends Town of Taber Land Use Bylaw No. 14-2016 as follows:

1. Add the attached "Schedule A" to Part 4.0 in accordance with the alphabetical order of the section to provide for Direct Control (DC-4) designation.
2. The Land Use Map contained in Land Use Bylaw No. 14-2016 is amended by the re-districting of:

PROPOSED LOT 51, BLOCK 44, PLAN 18_____

CONTAINING 0.367 HA (0.91 AC) MORE OR LESS

as identified in the attached figure shown as "Schedule B", from Residential Single and Two Dwelling District (R-2) to Direct Control (DC-4).

3. The remainder of Bylaw 14-2016 is not amended by this Bylaw 21-2018 and remains in full force and effect.

4. It is the intention of the Town Council that each separate provision of this Bylaw shall be deemed independent of all other provisions herein and it is further the intention of the Town Council that if any provision of the Bylaw be declared invalid, all other provisions thereof shall remain valid and enforceable.

- RES. **READ** a first time this XXth day of XXXXXX, 2018.
- RES. **READ** a second time this XXth day of XXXXXXXX, 2018.
- RES. **READ** a third time this XXth day of XXXXXX, 2018.

Mayor

Chief Administrative Officer

Schedule "A"

4.19 DIRECT CONTROL (DC) DISTRICT 4 (DC-4)

4.19.1 Purpose

The purpose of this District is to provide for the development of an Emergency Services Building (ESB) for municipal use.

4.19.2 Definition

For the purpose of this Direct Control District Emergency Services Building means:

an institutional building for the purpose of any or all of the following uses: fire station/hall, ambulance service, emergency responder training facility and any similar or related use.

All other definitions of the Land Use Bylaw No. 14-2016 apply to this DC-4 District.

4.19.3 Uses

No person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

(1) Permitted Use

- (a) Emergency Services Building
- (b) Accessory Buildings, Structure or Use
- (c) Sign

(2) Discretionary Use

- (a) Storage, Outdoor

4.19.4 Development Permit Applications

(1) Permitted Uses listed in Section 4.19.3(1) that comply with all Development requirements set out below in this District (Sections 4.19.5-4.19.9) are exempt from requiring a Development Permit.

(2) Any Permitted Uses listed in Section 4.19.3(1) which do not comply with all District Requirements set out below in this District (Sections 4.19.5-4.19.9) require a Development Permit. Council is the decision maker for the purpose of a Development Permit application for a Permitted Use in accordance with this Section 4.19.4(2).

(3) The Municipal Planning Commission is the Development Authority for the purpose of Discretionary Use Development Permit applications in this District.

4.19.5 General Development Requirements

- (1) Unless specifically exempted or modified within this District, Parts 1, 2 and 3 of the Land Use Bylaw apply to all Development within this District including but not limited to the following:
 - (a) Parking for the Development shall meet the requirements as set out in Section 2.4 of the Land Use Bylaw,
 - (b) Landscaping of the site shall meet the requirements as set out in Section 2.5 of the Land Use Bylaw, and
 - (c) Signs on this site shall meet the requirements as set out in Section 2.6 of the Land Use Bylaw.

4.19.6 Special District Requirements

In addition to the General Land Use Provisions contained in Part 2 and Part 3 of the Land Use Bylaw, the following Development Regulations shall apply to every Development in this District:

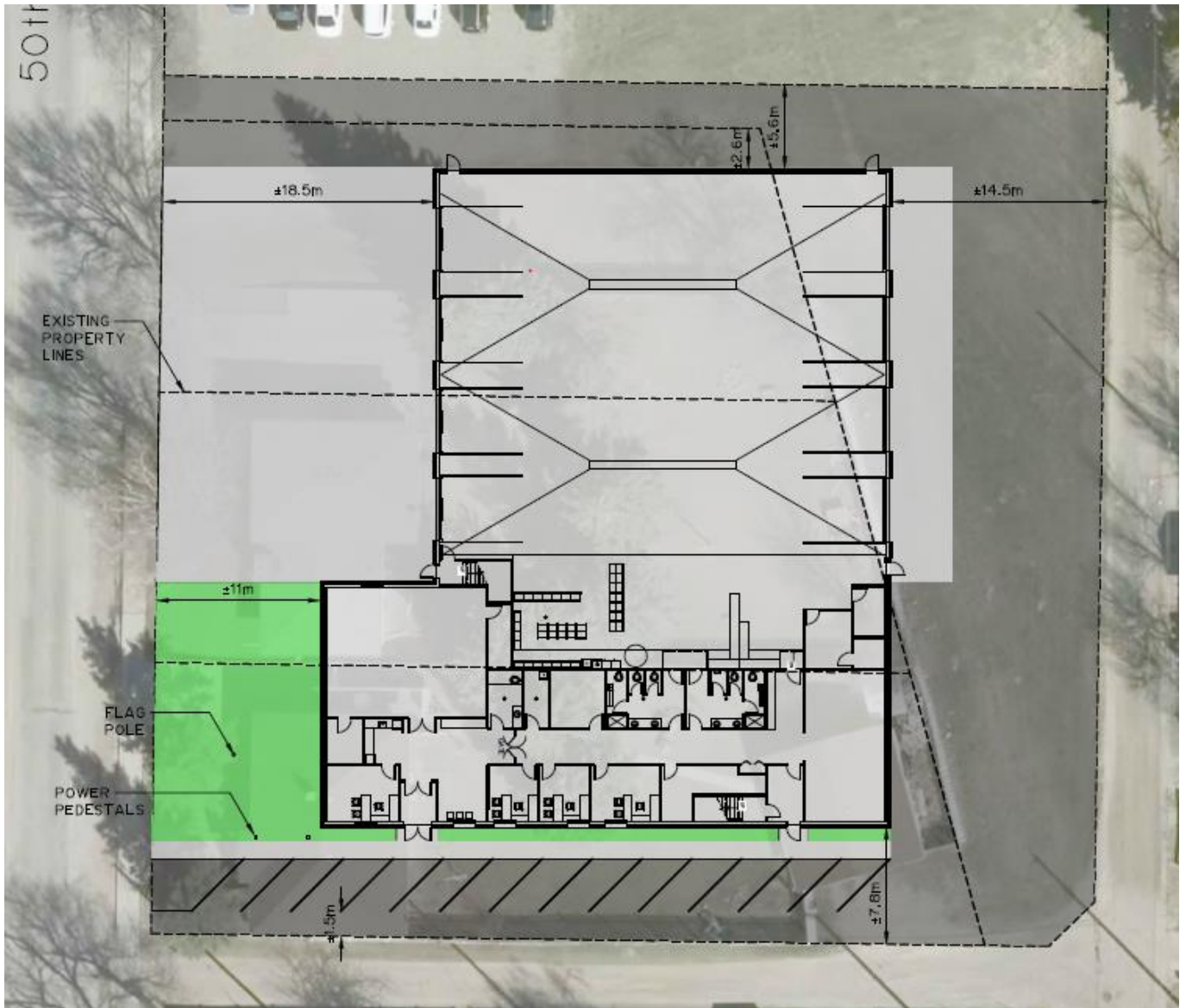
Minimum Lot Area:	0.3 ha (0.74 ac)
Maximum Building Coverage:	As Council deems necessary
Minimum Front Yard Set Back:	7.0 m
Minimum Rear Yard Set Back:	7.0 m
Minimum Interior Side Yard Set Back:	3.0 m
Minimum Exterior Side Yard Set Back:	3.0 m
Maximum Height:	12.0 m
Minimum Landscaped Area:	10%

4.19.7 Special Requirement: Storage Areas

- (1) All storage areas shall be appropriately fenced or screened to the satisfaction of the Development Officer.
- (2) All storage on the site shall be accessory and a subordinate use to the Emergency Services Building and shall comply with the yard and setback requirements of Section 4.19.6 above.
- (3) "Outdoor storage" may be allowed only as a Discretionary Use which is a subordinate use to the Emergency Services Building. Exclusive or primary use of the site for "outdoor storage" is not permitted in this District.

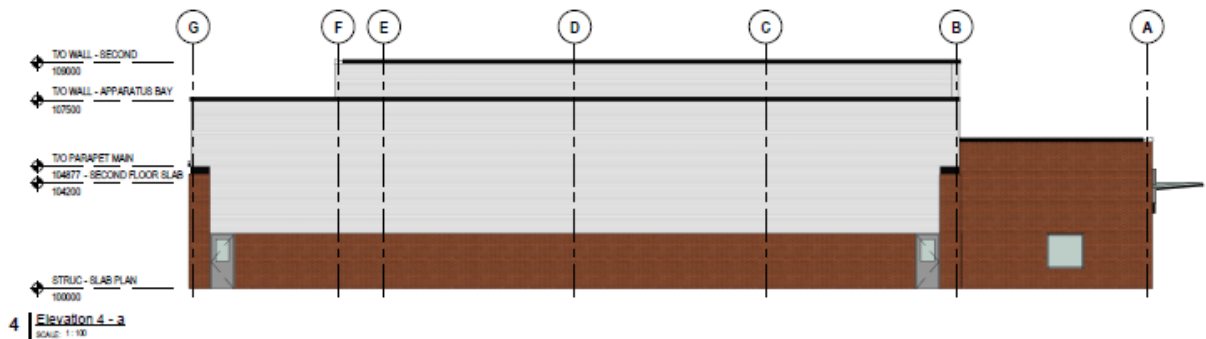
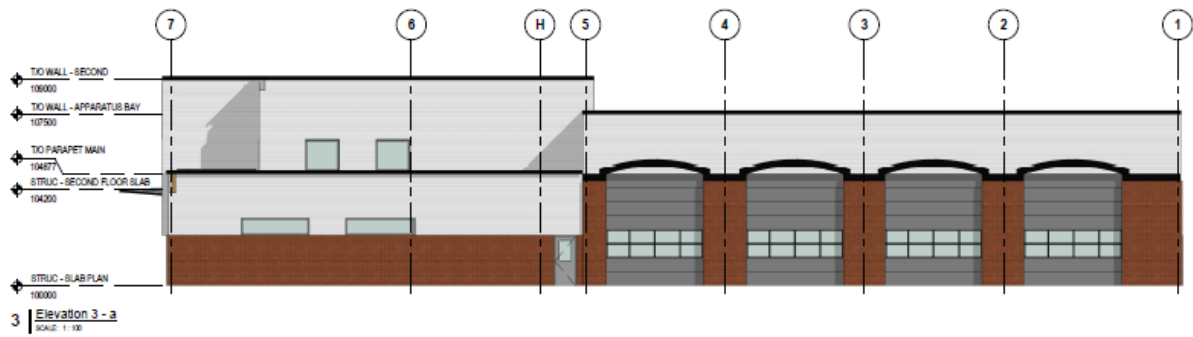
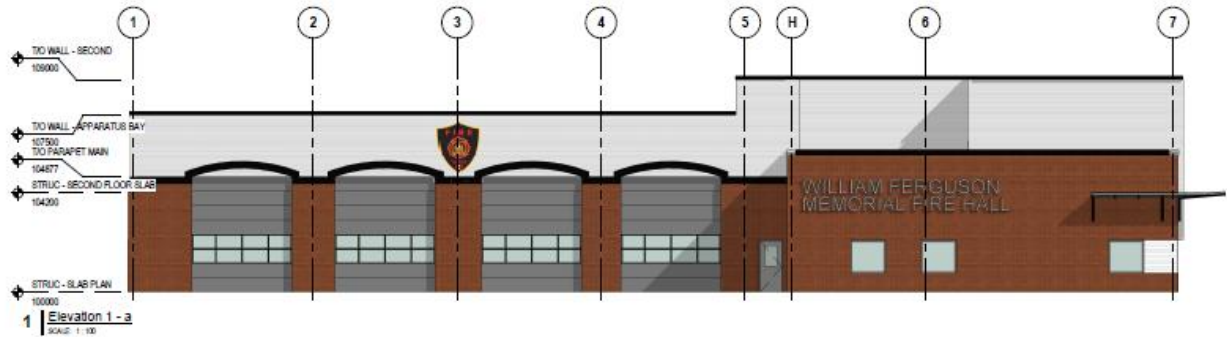
4.19.8 Site Plan

The site shall be developed in general accordance with the following Site Plan:

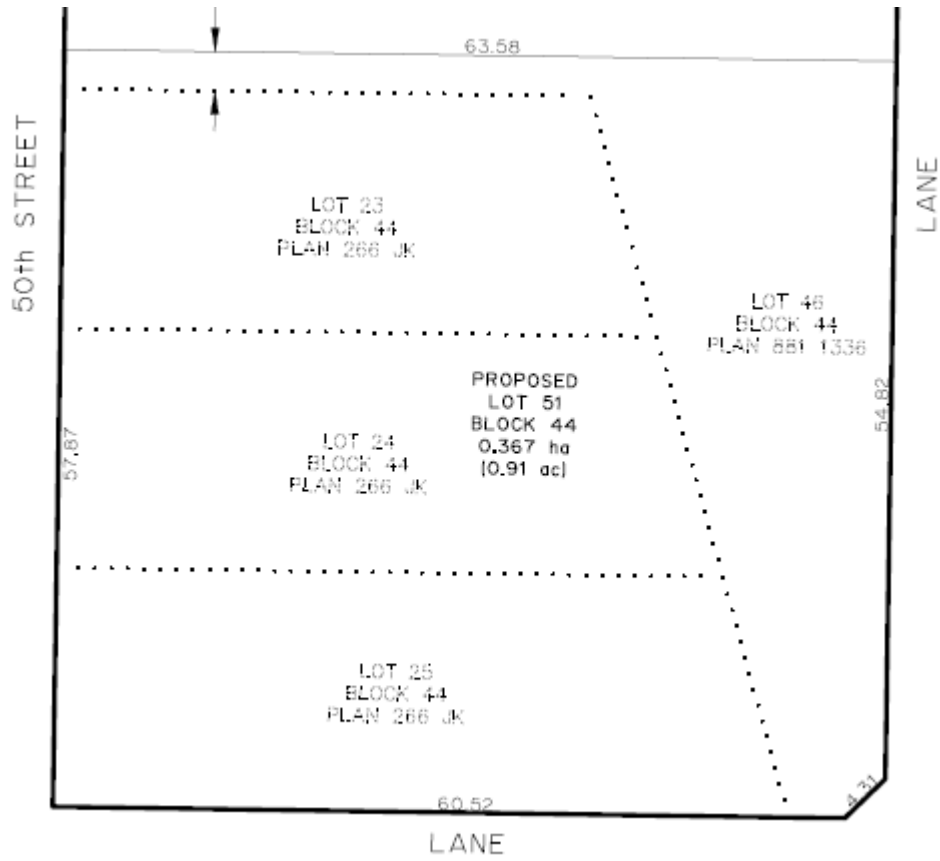


4.19.9 Design Requirements

The Emergency Services Building shall be developed in accordance with the following Design Requirements:



Schedule "B"



A portion of LOT 46, BLOCK 44, PLAN 8811336 and LOT 23-25, BLOCK 44, PLAN 266JK containing 0.367 hectares (0.91 acres), proposed Lot 51, Block 44, Plan 18_____